

THINK GLOBALLY

THRIVE LOCALLY

COLUMBIA COUNTY GEORGIA



**COLUMBIA
COUNTY
GEORGIA**

As a center of growth and with many strategic advantages, Columbia County, Georgia is taking an active role in moving the Greater Augusta Region toward tomorrow's opportunity and prosperity. Columbia County offers a powerful set of world-class advantages in location, labor, and access to leading assets in energy, technology healthcare, and defense.



**DEVELOPMENT
AUTHORITY**

COLUMBIA COUNTY
GEORGIA • USA



DEVELOPCOLUMBIACOUNTY.COM

CONTENTS

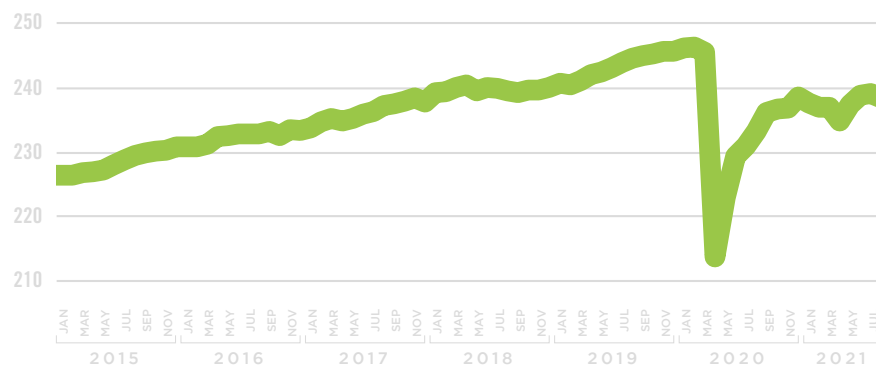
1	LABOR & WORKFORCE	11	HISTORY
2	MAJOR EMPLOYERS	12	HEALTHCARE
3	TARGET INDUSTRIES	13	HOUSING & UTILITIES
4	REGIONAL CITIES, ROADWAYS, & PORTS	14	REGIONAL OVERVIEW & ASSETS
5	EDUCATION	15	FORT GORDON & CYBER DISTRICT
6	TRANSPORTATION	16	ARTS & CULTURE
7	COST OF LIVING	17	DEMOGRAPHICS
8	WHITE OAK BUSINESS PARK	18	DEVELOPMENT CORRIDORS
9	TAXES & INCENTIVES	19	RECREATION
10	THE PLAZA AT EVANS TOWNE CENTER	20	GROWTH

LABOR

AUGUSTA MSA JOB GROWTH 2015-2021

SEASONALLY ADJUSTED

8.4% JOB GROWTH BEFORE COVID-19 IMPACT



GROWING WORKFORCE

The Greater Augusta Region has a population of **616,633**. Since 2000, the region has added **107,000** people. Columbia County is leading regional population growth with **66%** of the total population growth occurring in the region since 2000. This unprecedented growth has brought an influx of talent into the county, making Columbia County a leader in education and skilled workers. Columbia County's labor force has grown 9.5 times faster compared to the Augusta MSA as a whole since 2000.

SKILLED WORKFORCE

93.5% High School Graduate or Higher (*Columbia County, GA*)

88.3% High School Graduate or Higher (*Augusta Region*)

49.3% Associates Degree or Higher (*Columbia County, GA*)

37.2% Associates Degree or Higher (*Augusta Region*)

38.5% Bachelors Degree or Higher (*Columbia County, GA*)

27.8% Bachelors Degree or Higher (*Augusta Region*)

75,600 Workers in Columbia County (*1,700 unemployed*)

268,000 Workers in Augusta Region (*9,400 unemployed*)

59,305 Veterans (estimated) living in the Region (*Augusta MSA*)

LABOR FORCE PIPELINE

7.66 new residents per day (*Columbia County, GA*)

12.08 new residents per day (*Augusta Region*)

1,800 Military separations annually

8,900+ Students enrolled in High Schools (*Columbia County, GA*)

28,000+ Students enrolled in High Schools (*Augusta Region*)

20,000+ Students enrolled in Public Colleges and Universities (*Augusta Region*)

144,000+ Millennials estimated to be living in the MSA region.

393,000+ Regional labor shed

SOURCES : U.S. CENSUS, ESRI, BLS, WOODS & POOLE

FASTEST GROWING OCCUPATIONS (AUGUSTA MSA)

Electrical Power-Line Installers and Repairers (74.6% change) — **\$33.15**

Nurse Practitioners (23.3% change) — **\$52.11**

Construction Managers (20.0% change) — **\$34.91**

Massage Therapists (18.6% change) — **\$13.41**

Construction Laborers (17.9% change) — **\$15.22**

HIGHEST OCCUPATION LOCATION QUOTIENT (AUGUSTA MSA)

Nuclear Power Reactor Operators 16.65 LQ — **\$71.00**

Occupational Health and Safety Techs 13.67 LQ — **\$30.00**

Nuclear Engineers 12.67 LQ — **\$50.00**

Airfield Operations Specialists 10.62 LQ — **\$46.00**

Textile Knitting and Weaving Machine Setters 8.5 LQ — **\$18.00**

LARGEST OCCUPATIONS (AUGUSTA MSA)

Retail Salespersons - 7,600 positions — **\$10.76**

Fast Food Workers - 7,370 positions — **\$8.90**

Cashiers - 6,900 workers — **\$9.81**

Military-only Occupations - 6,870 positions — **\$15.51**

Registered Nurses - 6,720 positions — **\$36.16**

Customer Service Representatives - 5,270 positions — **\$14.89**

SOURCE : EMSI

MAJOR EMPLOYERS

IN COLUMBIA COUNTY

NAME	INDUSTRY	EMPLOYED
AMAZON	FULFILLMENT	4,200
JOHN DEERE	MANUFACTURING	1,500
CLUB CAR	MANUFACTURING/DISTRIBUTION	800
GIW MINERALS	HEADQUARTERS/MANUFACTURING	596
URBAN OUTFITTERS	BACK OFFICE/CALL CENTER	254
RYDER	DISTRIBUTION	200
AUGUSTA SPORTSWEAR	HEADQUARTERS/DISTRIBUTION	162
RECTEQ	HEADQUARTERS/DISTRIBUTION	150
JANUS RESEARCH GROUP	HEADQUARTERS/GOVERNMENT CONTRACTOR	140
SERTA SIMMONS BEDDING	MANUFACTURING	135
POLLARD LUMBER COMPANY	MANUFACTURING	125
FL SMIDTH	HEADQUARTERS/GOVERNMENT CONTRACTOR	100
NUTRITIONAL RESOURCES	HEADQUARTERS/MANUFACTURING	100
US BATTERY	MANUFACTURING	63
AUGUSTA IRON & STEEL	MANUFACTURING	47

IN THE REGION

NAME	INDUSTRY	COUNTY	EMPLOYED
SRS*	GOVERNMENT	AIKEN	11,500
BRIDGESTONE	MANUFACTURING	AIKEN	1,964
KIMBERLY CLARK	MANUFACTURING	AIKEN	1,250
TITAN FARMS	FOOD PRODUCTION	AIKEN	814
AGY	MANUFACTURING	AIKEN	662
SHAW	MANUFACTURING	AIKEN	630
UPS	DISTRIBUTION	AIKEN	600
AUTONEUM NORTH AMERICA	MANUFACTURING	AIKEN	485
HUBBELL POWER SYSTEMS		AIKEN	418
ASCO VALVE, INC.	MANUFACTURING	AIKEN	407
SCANA CORPORATION	UTILITY	AIKEN	351
MTU	MANUFACTURING	AIKEN	250
PLANT VOGTLE	UTILITY	BURKE	7,000
AMICK FARMS*	FOOD PRODUCTION	EDGEFIELD/SALUDA	2,350
FORT GORDON*	GOVERNMENT	RICHMOND	25,264
AUGUSTA UNIVERSITY	EDUCATION	RICHMOND	6,000
RICHMOND COUNTY BOE	EDUCATION	RICHMOND	4,000
NSA GEORGIA	GOVERNMENT	RICHMOND	4,000
AU HEALTH	HEALTHCARE	RICHMOND	4,000
UNIVERSITY HOSPITAL	HEALTHCARE	RICHMOND	3,000
AUGUSTA-RICHMOND COUNTY	GOVERNMENT	RICHMOND	2,000
VA MEDICAL CENTERS	HEALTHCARE	RICHMOND	2,000
EZ GO TEXTRON	MANUFACTURING	RICHMOND	1,501
EAST CENTRAL REGIONAL HOSPITAL	HEALTHCARE	RICHMOND	1,000
ADP	BACK OFFICE	RICHMOND	1,000
DOCTORS HOSPITAL	HEALTHCARE	RICHMOND	1,000
T-MOBILE	BACK OFFICE	RICHMOND	900
CARDINAL HEALTH	MANUFACTURING	RICHMOND	800
SITEL	BACK OFFICE	RICHMOND	800
UNISYS	IT SUPPORT	RICHMOND	700
GRAPHIC PACKAGING	MANUFACTURING	RICHMOND	600
KELLOGG'S	MANUFACTURING	RICHMOND	600

*INCLUDES EMPLOYMENT NUMBERS FROM MULTIPLE AGENCIES AND CONTRACTORS

TARGET INDUSTRIES

OFFICE HEADQUARTERS

Nationally acclaimed for our quality of life amenities, it is no surprise companies choose Columbia County for both work and play. Recreation, low taxes, and broadband allow businesses to thrive locally.

DEFENSE AND CYBERSECURITY

Massive cyber operations at Fort Gordon and NSA Georgia make our county the prime destination for government contractors and cyber companies. Mission-critical operations and newly developed curriculum will continue to support this rapidly growing industry.



ENTREPRENEURSHIP SMALL BUSINESS

More than 89% of all our businesses have 10 employees or less. That means that small business is a big deal in Columbia County. We're proud to be home to creative ideas that are changing the world.



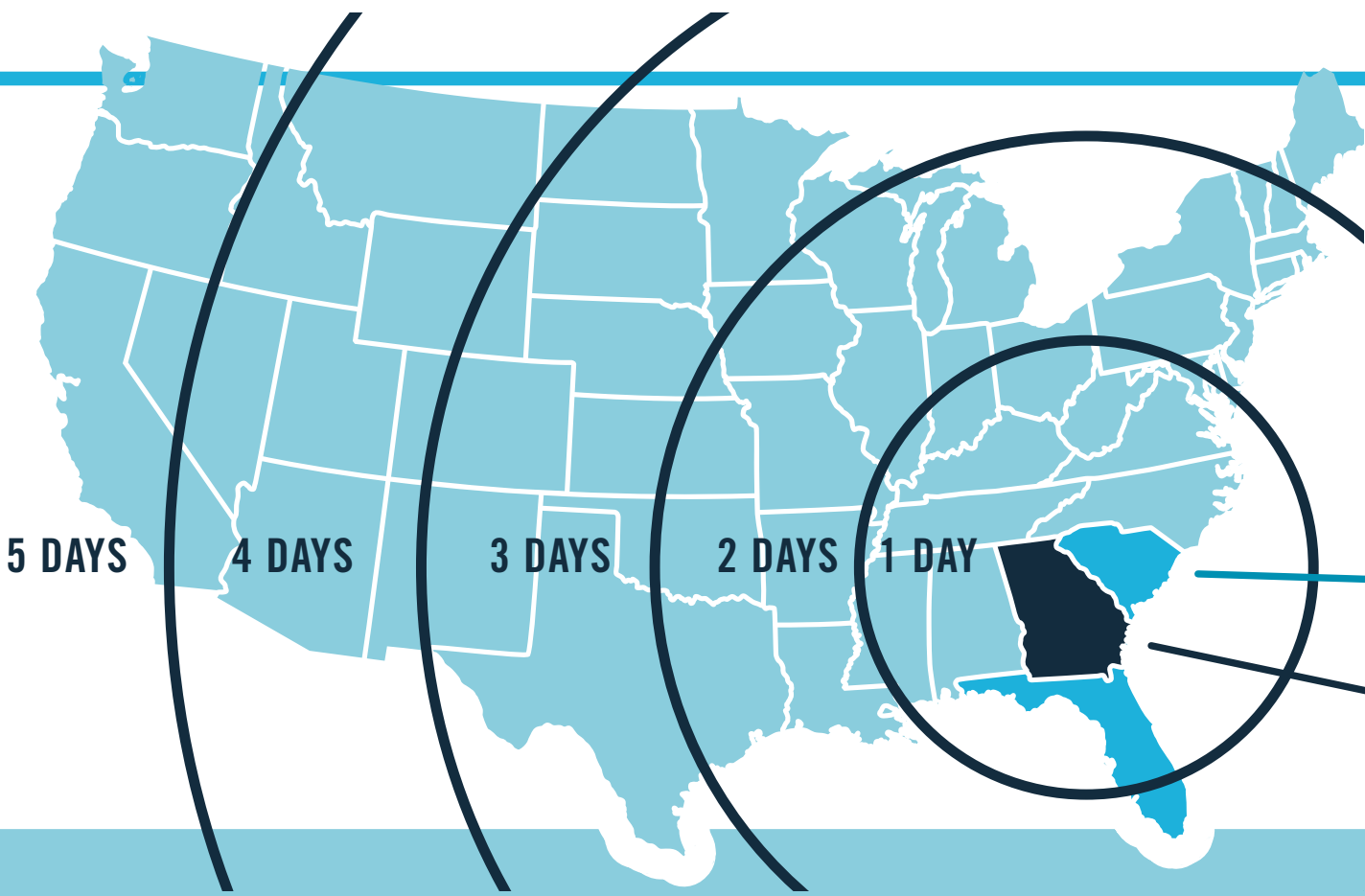
HEALTH SERVICES

With 12 hospitals in our region and one of the largest medical schools in the US, our community is well-primed with the resources and able workforce for all healthcare businesses to be life changing.



INNOVATIVE MANUFACTURING

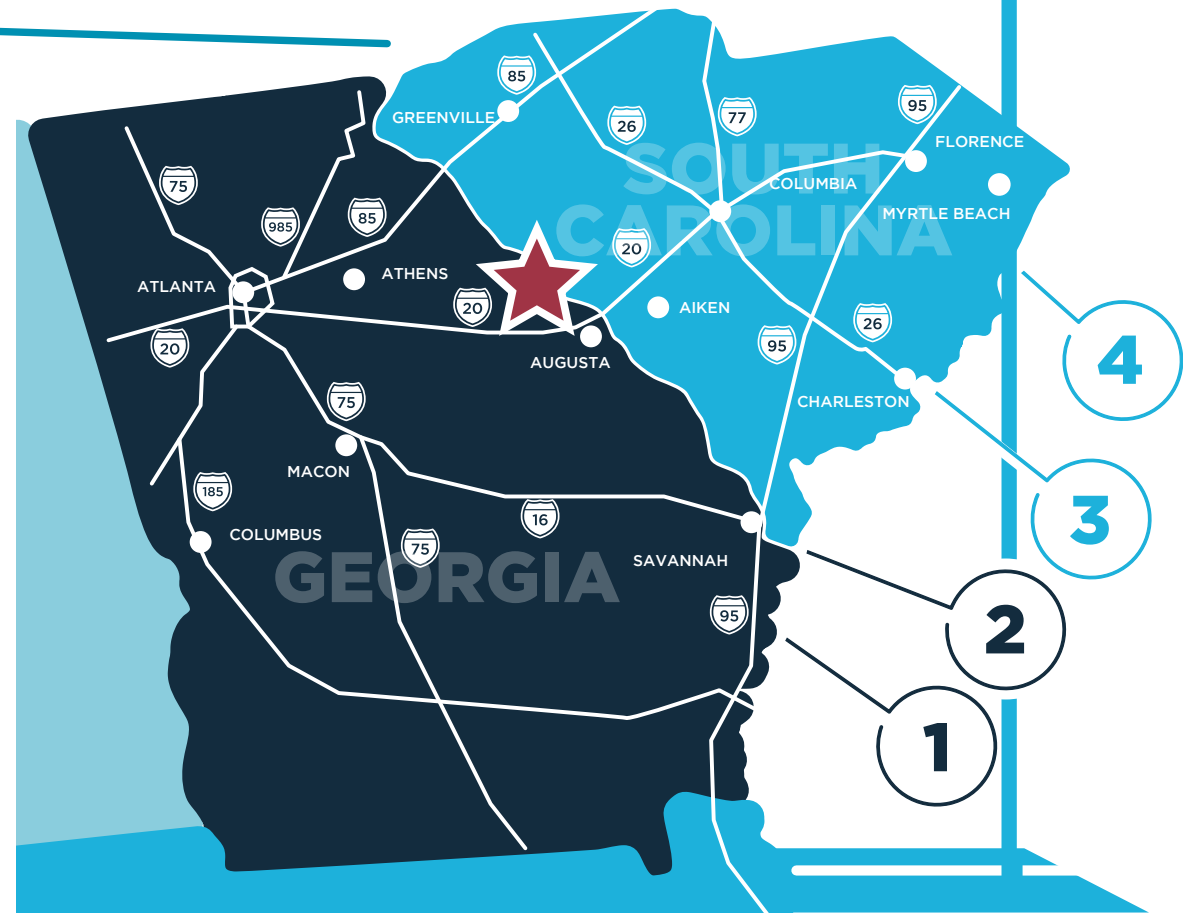
Major manufacturers gladly call Columbia County home. From the world's best golf cart manufacturer to one of the most trusted pieces of farming equipment, we have what manufacturers need to excel.



DISTANCE TO REGIONAL CITIES

AUGUSTA	→ <1 MI
ATLANTA	→ 129.2 MI
SAVANNAH	→ 155.3 MI
CHARLESTON	→ 185.5 MI

MAJOR ROADWAYS AND PORTS



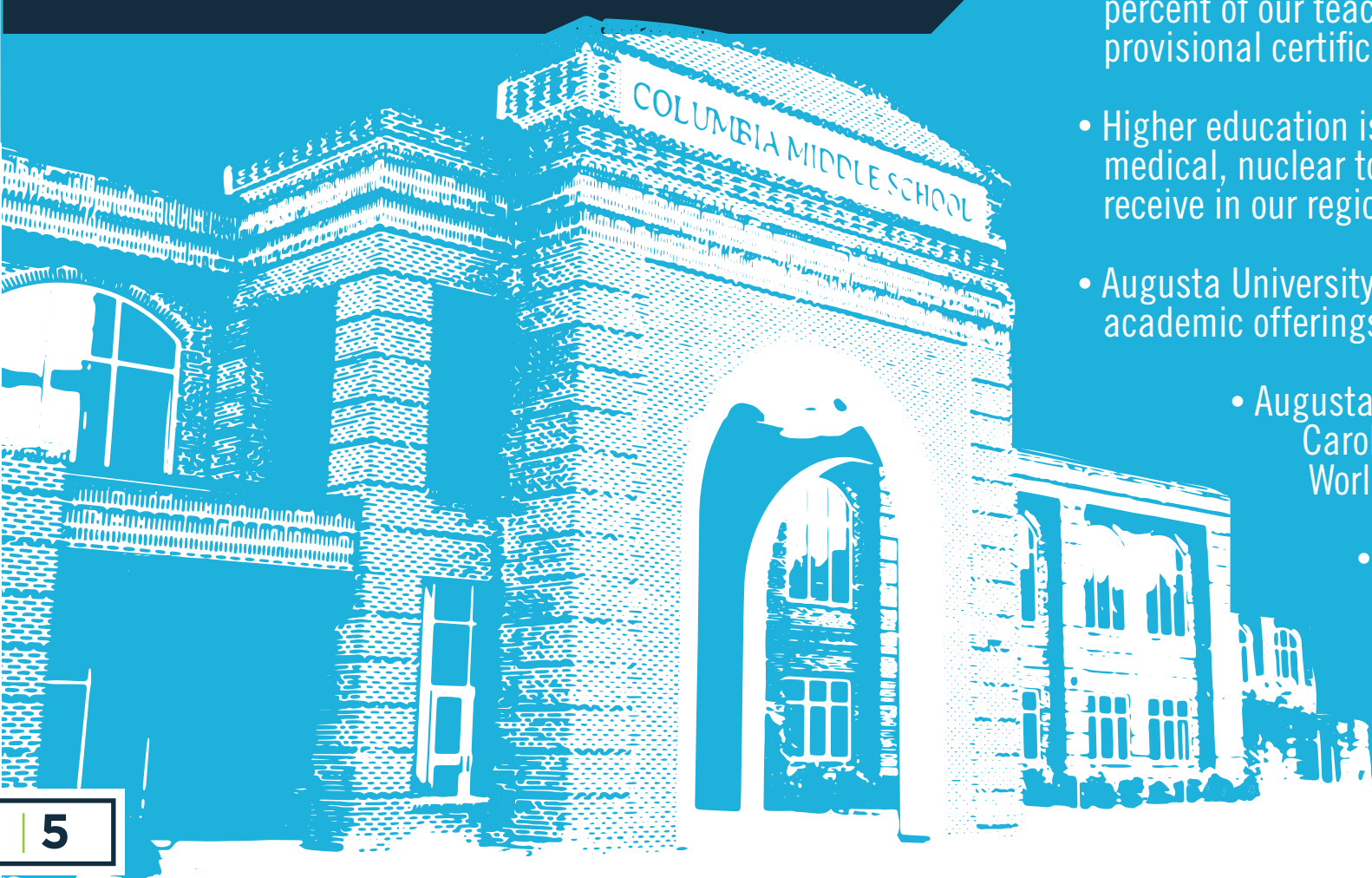
- 1 PORT OF BRUNSWICK
- 2 PORT OF SAVANNAH
- 3 PORT OF CHARLESTON
- 4 PORT OF GEORGETOWN

IN 2020, COLUMBIA COUNTY

BOASTED A

91.9%

GRADUATION RATE



EDUCATION

- With 18 career pathways offered to high school students, our K-12 system is preparing our students for success.
- Columbia County's Board of Education is ranked in the top 10% of the state and educates more than 28,000 students each year.
- Prepared students meet teachers ready to teach, with dedication, passion, and credentials: Sixty-nine percent of our teachers have advanced degrees, 100% are teaching in-field, and only 3% hold provisional certification.
- Higher education is taking a leading role in our workforce development efforts. From cyber to medical, nuclear to manufacturing, our local companies are benefiting from the training students receive in our region.
- Augusta University is home of – Georgia Cyber Center, Medical College of Georgia, and 152 academic offerings.
- Augusta University is Georgia's newest R1 Research Institution. University of South Carolina Aiken routinely ranks as one of the top Colleges in the South by US News and World Reports.
- Regionally, our residents and businesses benefit from top training at two separate technical colleges. Augusta Technical College (GA) and Aiken Technical College (SC). Both provide state of the art custom training.
- In all, there 17 + Colleges and Universities with a presence in our region.

TRANSPORTATION



AIR

Local connections include the general aviation facilities of Thomson-McDuffie County Airport and the Augusta Regional Airport, where more than 600,000 passengers arrive and depart annually. Delta Connection and American Eagle offer global access via convenient, non-stop service to Charlotte and Atlanta, two of the nation's largest air hub cities.

Only a two-hour drive from Columbia County, the Hartsfield-Jackson Atlanta Airport puts over 80% of U.S. consumers with a two-hour flight. Hartsfield- Jackson hosts more than 100M passengers and handles more than 625K metric tons of cargo; approximately 1.3M SF of warehousing supports reliable cargo access.

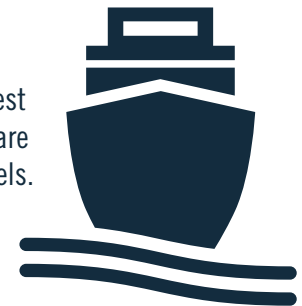


HIGHWAY

Columbia County has immediate interstate access with US I-20, a major east-west corridor with more than 16 miles cutting through the center of the county. U.S. 221 Highway runs north-south putting Columbia County only a 2-hour drive from the largest Southeastern hubs like Savannah, Atlanta, Charleston, and Charlotte.

PORTS

Columbia County's location offers equally easy access to two of the nation's fastest growing ports, the Port of Savannah and the Port of Charleston, both of which are implementing expansion/dredging projects to accommodate New Panamax vessels. The Port of Savannah is the single largest container terminal in North America.



RAIL

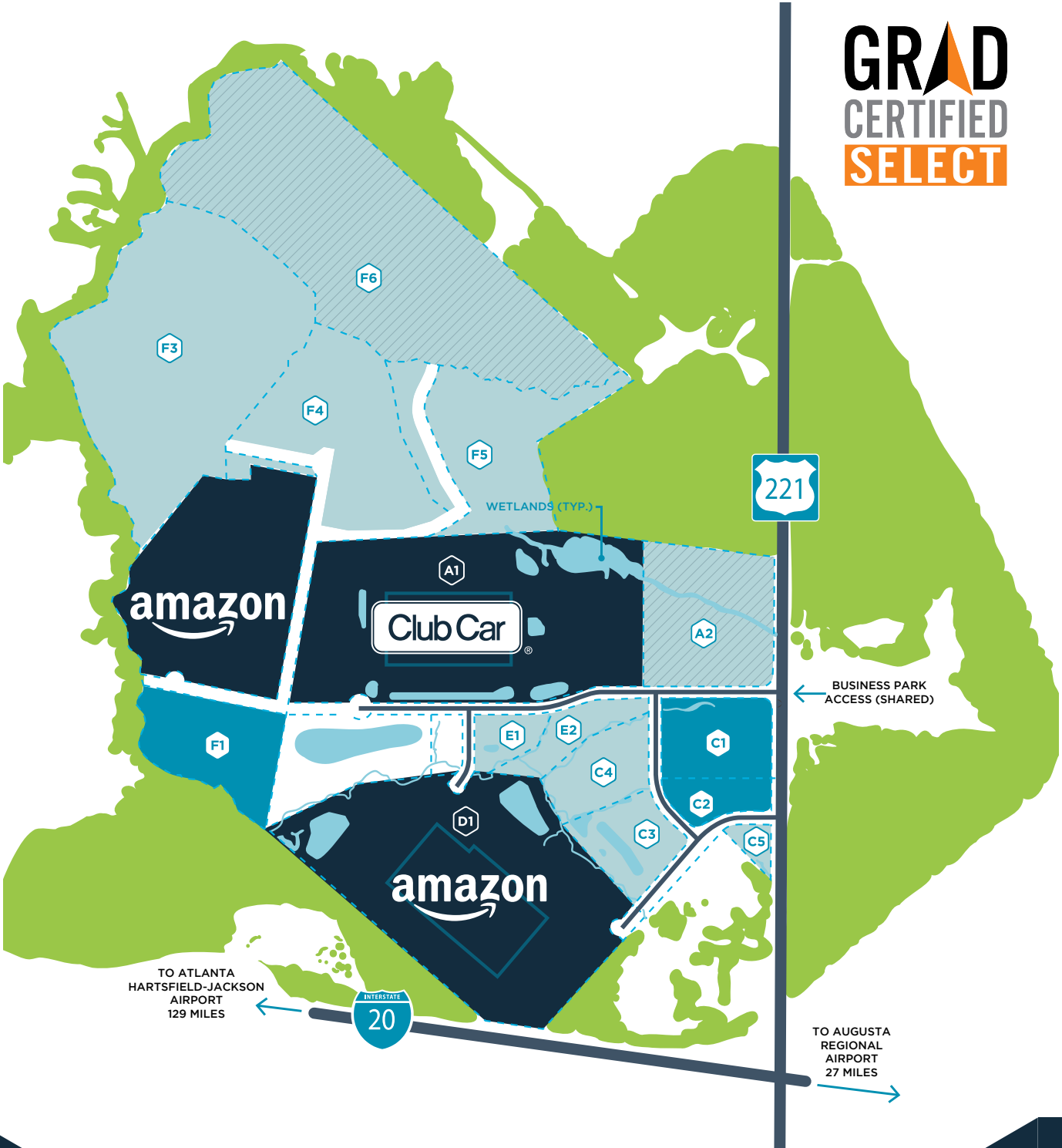
CSX Rail offers short-line service in several of Columbia County's prime industrial locations. CSX offers close proximity to Augusta's switching yard and easy access to the Port of Savannah and Port of Charleston.

GEORGIA'S
COST OF LIVING
IS 6.6% LOWER

THAN THE NATIONAL AVERAGE
MAKING IT
THE PERFECT PLACE
TO OPEN A BUSINESS,
BUY YOUR DREAM HOME,
OR RAISE YOUR FAMILY.

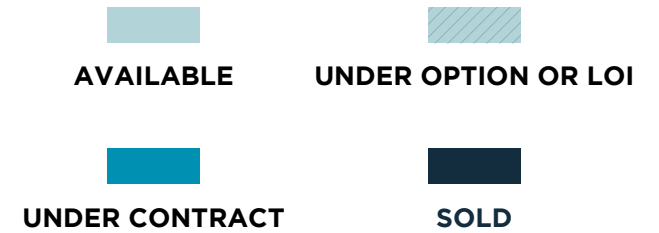


Comprised of more than 600 acres just off I-20 in Columbia County, Georgia, the White Oak Business Park at I-20 is a modern, upscale business park focused on strengthening the County's innovative manufacturing sector while simultaneously protecting the area's natural resources through greenspace preservation. The park is an ideal location for companies and operations that are focused on the production and movement of goods in an area that offers competitive operating costs and excellent infrastructure and prioritizes eco-friendly business practices.



PARCEL	STATUS	GROSS ACREAGE
A1	SOLD	78.3
A2	UNDER OPTION	25.6
C1+C2	UNDER CONTRACT	18.1
C3	AVAILABLE	10.7
C5	AVAILABLE	2.0
D1	SOLD	77.8
E1	AVAILABLE	4.4
E2	AVAILABLE	6.7
F1	UNDER CONTRACT	14.28
F2	SOLD	46.38
F3	AVAILABLE	38.73
F4	AVAILABLE	31.28
F5	AVAILABLE	22.88
F6	UNDER LOI	75.8
F7	AVAILABLE	7.75

//// TOTAL: 460.7



TAXES + INCENTIVES

PROPERTY TAX CALCULATION

Taxes on real estate and tangible personal property are levied by the County, the local school district, and the State as of January 1st of each year. The taxes are collected by the County and all rates are set at the local level, except for state taxes.

Example:

COLUMBIA COUNTY PROPERTY TAX RATE ON \$1,000,000 WORTH OF REAL OR PERSONAL PROPERTY

MILLAGE RATE CALCULATION

[\$1,000,000] X [40% OF FAIR MARKET VALUE] = **\$400,000** OF ASSESSED, TAXABLE PROPERTY.
[\$400,000] X [0.027171] = \$10,868 OF ANNUAL PROPERTY TAX

EFFECTIVE TAX RATE CALCULATION

[\$1,000,000] X [1.08684%] = **\$10,868** OF ANNUAL PROPERTY TAX

2021

COLUMBIA COUNTY UNINCORPORATED	CITY OF HARLEM	CITY OF GROVETOWN
TOTAL MILLAGE RATE 0.027171	TOTAL MILLAGE RATE 0.033913	TOTAL MILLAGE RATE 0.032183
ASSESSMENT RATE 40%	ASSESSMENT RATE 40%	ASSESSMENT RATE 40%
EFFECTIVE RATE 1.08684%	EFFECTIVE RATE 1.35652%	EFFECTIVE RATE 1.28732%

SUBJECT TO CHANGE

INDUSTRIAL REVENUE BOND FINANCING & PROPERTY TAX ABATEMENTS

Tax-exempt bond financing and taxable bond financing are available for companies seeking to finance the purchase of land, buildings, and equipment for eligible manufacturing projects. Rates for industrial revenue bonds are market-based and established on the credit and strength of the individual company and project.

Companies that issue industrial revenue bonds through the Development Authority of Columbia County will qualify to participate in a leaseback agreement and receive reductions in property tax. The value of the reduction depends on the size and scope of the project. To be considered for Industrial Revenue Bond financing, you must request and complete the IRB Application and return to the Development Authority of Columbia County.

FREEPORT EXEMPTION

Columbia County voters have elected to exempt the following types of commercial and industrial inventory:

- Raw materials and goods in process of manufacture – 100% exemption
- Finished goods produced in Georgia within the last 12 months – 100% exemption
- Finished goods stored in Georgia within the last 12 months and destined for shipment out-of-state – 100% exemption

The deadline for filing an application for freeport exemption with the Board of Tax Assessors is April 1 to receive the full exemption.

REZONING, SITE PLAN REVIEW, & BUILDING PERMITS

Columbia County strives to provide the best service possible to our corporate citizens and future companies. In doing so, Columbia County offers an efficient and timely rezoning process. The County's approach to site plan and building permit reviews is streamlined to allow for concurrent filing and expedited review. Depending on the size and scope of the project, Columbia County staff can substantially shorten this time period.

GRANTS & LOANS

The Development Authority of Columbia County is committed to working with prospects and expanding businesses to identify local, state, and federal grants to support infrastructure and development costs. Opportunities vary by industry and project scope.

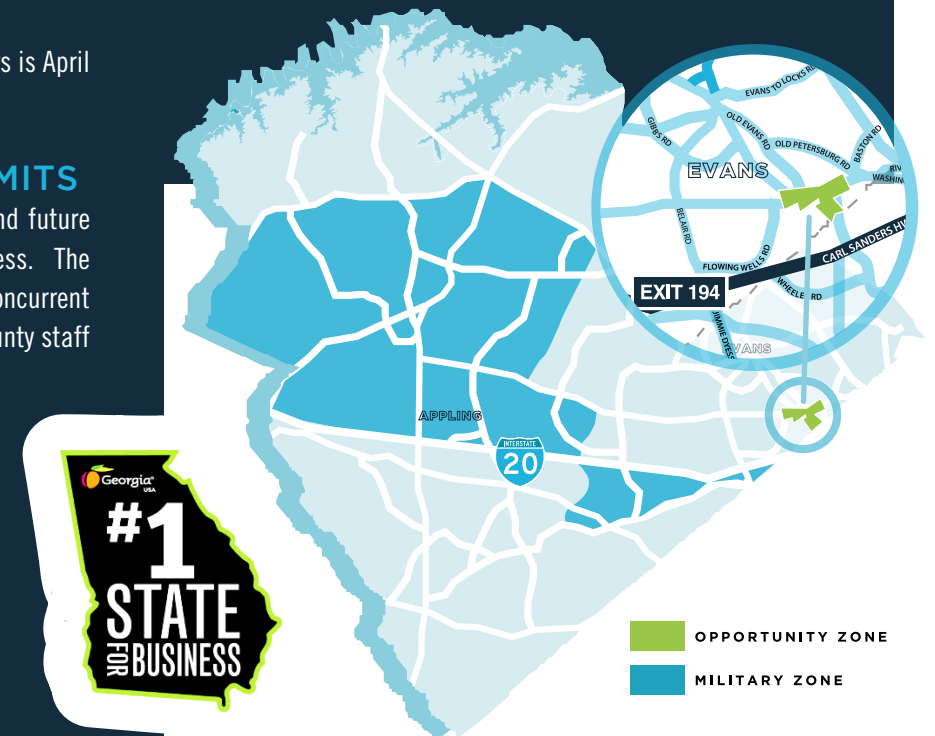
GEORGIA

Georgia is consistently ranked as the #1 State for Business. This is due to our low cost of doing business, great incentive structure, quality workforce, and the Nation's #1 training program – QUICKSTART.

For companies looking to grow in Georgia, state credits may be available for job creation, equipment, energy, capital investments, retraining employees, port usage, childcare, R&D, and small business fast growth companies. Additional information can be provided for companies looking to grow in Georgia. All State incentives are subject to terms and conditions established by the State of Georgia.

MILITARY & OPPORTUNITY ZONES

While most of Columbia County qualifies for "Tier 4" job tax credit incentives, a larger portion of the county qualifies for larger incentives in our military zones and opportunity zones. Information on how to qualify can be obtained from the Development Authority of Columbia County.



THE PLAZA AT EVANS TOWNE CENTER

It is not every day that your community gets a new downtown from the ground up! The Plaza at Evans Towne Center is transforming the heart of Columbia County into a place where our community can thrive. Anchored by a state of the art 2,100-seat performing arts center and an amazing park, The Plaza is a walkable, mixed-use development with residential, professional, and commercial potential.

The first building is already up and open for business! The Plaza will continue to develop in phases over the next several years but is anticipated to span more than 300,000 SF.

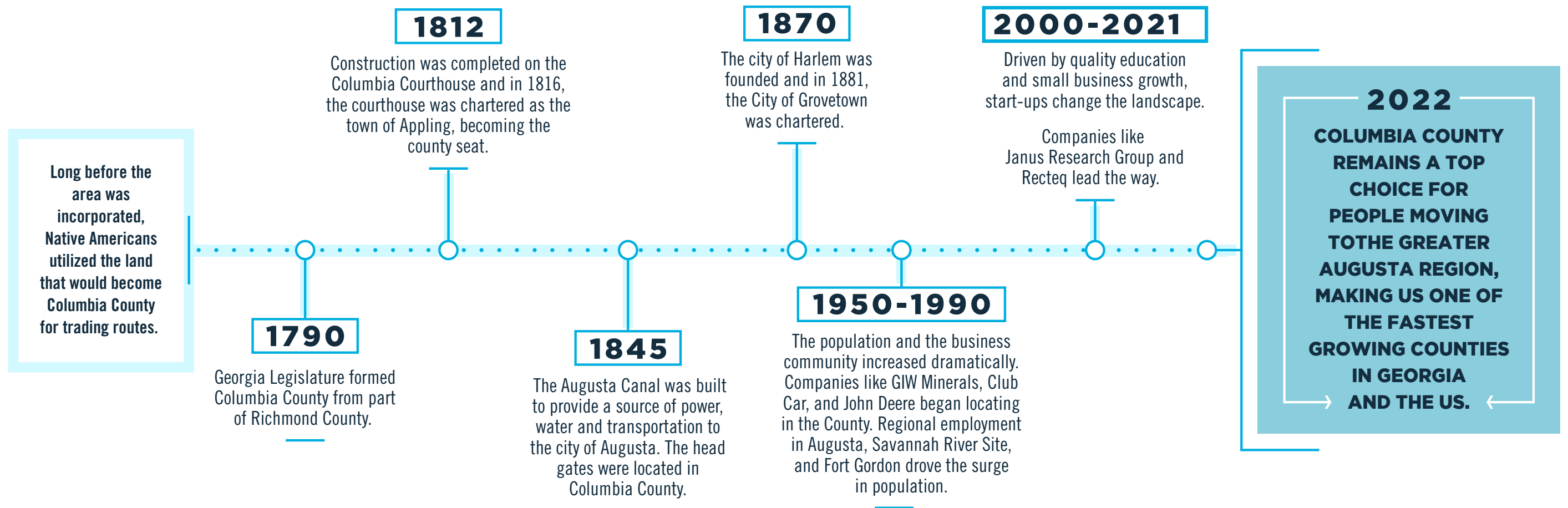


HISTORY

The Greater Augusta Region was first home to bands of numerous indigenous people prior to being colonized in 1736. The area would later become important during the Revolutionary and Civil Wars as the state capital, a battleground, and a manufacturing mecca for war efforts.

By the late 20th century, Augusta had become one of the largest cotton markets in the world. Agriculture, manufacturing, and defense would continue to anchor our community through the 20th century when Camp Gordon officially became Fort Gordon. The announcement of the Savannah River Plant in 1950 encouraged rapid population growth and fostered the development of an urban industrial niche. Columbia County benefited from the growth and converted agricultural land to residential.

Today, it remains the popular choice for residents to call home in the greater Augusta community.



HEALTHCARE



World class healthcare is easily accessible in all corners of our metro. The Greater Augusta Region is home to nearly a dozen hospitals, many of which are industry leaders in their respective specialties.

AUGUSTA UNIVERSITY HEALTH has an enormous footprint in the health of our community through its many facilities. The Medical College of Georgia is one of largest medical school in the United States, and growing! It's Children's Hospital of Georgia is the area's only hospital where they specialize in advanced pediatric care. They are also our region's Trauma 1 Center. We hope that footprint will continue to expand as AU Health is planning a 100-bed high-tech hospital near Grovetown, Georgia.

UNIVERSITY HOSPITAL DOWNTOWN offers expertise at their Women's Health Center and Heart and Vascular Institute. The hospital board recently approved an affiliation agreement with Atlanta-based Piedmont Healthcare.

DOCTOR'S HOSPITAL is recognized for their Joseph M. Still Burn Center, the largest burn center in the

country (3rd in the world) and recently finished a \$75 million expansion.

THE ARMY'S SOUTHEAST REGIONAL MEDICAL COMMAND is headquartered at the 300 bed Eisenhower Army Regional Medical Center.

There are two Veterans Affairs Hospital Campuses, with multiple outpatient clinics in the region.

Both **SELECT SPECIALTY HOSPITAL** and **WALTON REHABILITATION CENTER** offer specialized long-term care for rehabilitation circumstances.

The patient to physician ratio in Columbia County is incredibly strong. Ratio of patients to physicians in Columbia County is 958:1 and 1,508 in Georgia.

There are over 2,800 patient beds in the Greater Augusta Region. With more than 100 outpatient clinics and more than 42,000 people employed in healthcare and social assistance, your health is in good hands.

AUGUSTA AREA HOSPITALS

AIKEN REGIONAL MEDICAL CENTER

AUGUSTA UNIVERSITY MEDICAL CENTER

CHARLIE NORWOOD VA MEDICAL CENTER
(TWO CAMPUSES)

CHILDREN'S HOSPITAL OF GEORGIA

DOCTORS HOSPITAL

DWIGHT DAVID EISENHOWER ARMY MEDICAL CENTER

EDGEFIELD COUNTY HOSPITAL

SELECT SPECIALTY HOSPITAL

UNIVERSITY HOSPITAL- DOWNTOWN

AUGUSTA UNIVERSITY - GROVETOWN CAMPUS
(PROPOSED- CON AWARDED)

WALTON REHABILITATION HOSPITAL

HOUSING

SINCE 2010, COLUMBIA COUNTY HAS GROWN 29%.

This growth brings a lot of new residents and of course housing for all of them to stay! Columbia County offers a diverse mix of housing from golf course communities and river front homes, to family friendly neighborhoods.

Increased demand has also fueled an aggressive real estate market with approximately 971 new households built last year alone!

Your opportunities grow as you explore other parts of the region. Everything from downtown lofts to historic antebellum homes and homes of all sizes, shapes, and construction plot our community.

AVERAGE PRICE OF HOMES

NEW = \$324,992 | RESALE = \$288,634

(1,011 CLOSINGS OVER
LAST 12 MONTHS)

(3,319 CLOSINGS OVER
LAST 12 MONTHS)

MONTHS' SUPPLY OF HOMES

NEW: 1.6 RESALE: 0.5

SOURCE: GREATER AUGUSTA ASSOCIATION OF REALTORS MLS

MEDIAN HOME VALUE: \$242,772

AVERAGE HOME VALUE: \$278,352

SOURCE: ESRI

UTILITIES

Columbia County's utility partners help make our community a great place to do business. Our low costs (compared nationally) make doing business in Columbia County affordable and easy. Our utility partners provide peace of mind and ensure your success.

BROADBAND CONNECTIVITY

The County's Broadband Utility (C³BU) owns and operates a fiber network that consists of a point-of-presence facility, **8 communication tower facilities and over 320 route miles of underground fiber optic network**. This network is scalable and offers unique options to provide primary service through partner providers or secondary service to provide additional redundancy.

Major providers in our community are **AT&T, Xfinity, and WOW!** AT&T has invested significantly in Columbia County to provide the top level of service. **Key corridors in the County have been designated AT&T Fiber Ready.**

ELECTRIC

Commercial and industrial consumers with loads of 900 kW or greater are eligible for electricity supplier choice, meaning that they can choose between **Georgia Power and Jefferson EMC**. Our region benefits from the use of low cost nuclear power.

NATURAL GAS

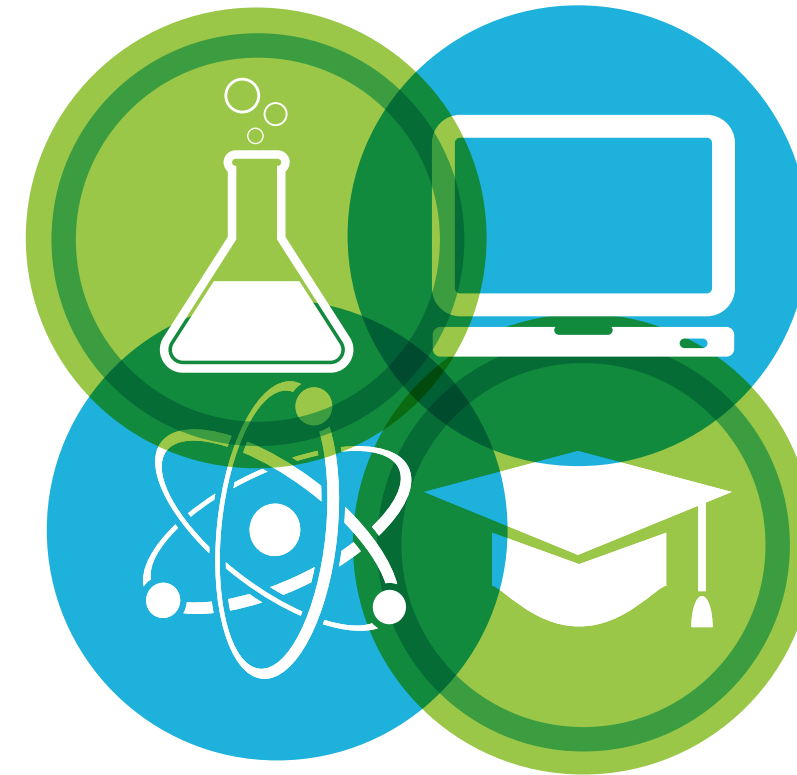
Atlanta Gas Light owns and controls the natural gas pipelines. They are responsible for maintaining the pipelines, reading the meters, and assessing issues. Consumers must utilize one of several natural gas marketers who provide natural gas rate plans, billing, and services.

WATER AND WASTEWATER

Water service is provided by the **Columbia County Water Utility** for Harlem and the unincorporated areas of the county. Total water capacity is 54 MGD. Total waste water capacity varies by treatment facility. Many of our facilities have excess capacity and plans for expanding capacity. The incorporated area of Grovetown is serviced by its respective city service.

REGIONAL OVERVIEW

This 7 county, 2 state region comes with all of the amenities of a large metro area but with plenty of small town charm. Our prime location places us just 2 hours from the beach, the mountains, and the South's biggest cities making it logistically beneficial and a fun suburb with access to everything, seriously!



REGIONAL ASSETS

SAVANNAH RIVER SITE
HOME OF SAVANNAH RIVER NATIONAL LAB

AUGUSTA UNIVERSITY
RESEARCH & MEDICAL UNIVERSITY

FORT GORDON
CYBER CENTER OF EXCELLENCE

PLANT VOGTLE
EXPANDING NUCLEAR POWER PLANT

FORT GORDON

CYBER DISTRICT

Fort Gordon has been a part of our region's story since 1941. Previously used for military police training, basic training, and the Signal Corps Regiment, the United States army installation has evolved to address greater missions. The long-standing Signal Center of Excellence has transitioned into the Cyber Center of Excellence and now serves as the learning environment for cyber, signal, and electronic warfare. **It joins both NSA-Georgia and the US Army Cyber Command Headquarters as the lead missions of the post.**

Since 2012, Fort Gordon has grown more than 25% with the creation of 4,300 additional jobs. Another 4,800 jobs are promised at Fort Gordon through 2023 alongside investments totaling \$1.6B that will help modernize Fort Gordon and increase its abilities. The change in mission and rapid growth have enabled Fort Gordon to become the region's largest employer with about 32,000 military, civilian, and contractor employees. With a total economic impact exceeding \$2.4B annually, Fort Gordon is a cornerstone in the Greater Augusta Region.

Fort Gordon's growth also influences our workforce. The arrival of thousands of spouses and trained soldiers contributes to our highly skilled labor force. When the approximately 1,800 service members separate from the military each year, they further contribute to the success of our existing industries in fields like information technology and healthcare.

The Fort Gordon Cyber District is a two-state, seven-county regional initiative aimed at instilling our community as THE destination for cyber work, life, and play.

Together, the Fort Gordon Alliance, public entities, and private partners promote the Fort Gordon Cyber District brand and work as a catalyst in building the cyber ecosystem across our region. The massive growth at Fort Gordon has encouraged new growth across the region, further necessitating the need for a healthy cyber ecosystem. Leveraging public and private investments have allowed us to begin curating an environment that will serve our blossoming cyber niche. **The \$100 million investment into the Georgia Cyber Center facility is the single largest investment by a state government.** This center combines academia, government, private sector, and defense entities with the intent of fostering innovation. Local school districts have incorporated competitive curriculum and stood up CyberPatriot teams. Augusta University created a new college for computer and cyber sciences. Restaurants, social groups, and events are spawning to nurture the collaboration and creativity needed to solve the next generation of cyber threats.





Columbia County has an evolving commitment to arts and culture that is best illustrated by the \$31M investment into a Performing Arts Center. The 70,000 SF facility that seats about 2,100 people is now live hosting local arts events and Broadway musicals right here in Columbia County.

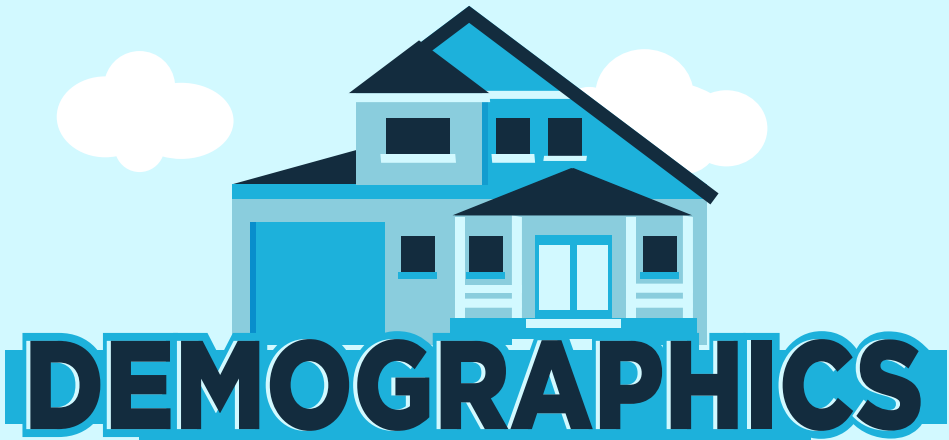
Evans Towne Center Park is a favorite across the region. The park is complete with an incredible playground, splash pad, walking paths, and the Lady Antebellum Pavilion. This venue plays host to many concerts and events, providing something for everyone – including performances by Symphony Orchestra Augusta, Lady Antebellum, Keith Urban, festivals, and community events.

Our region welcomes some of the most culturally rich traditions between the Masters golf tournament, Augusta Futurity, Belle Meade Hunt, Aiken Polo, and the Arts in the Heart of Augusta Festival. We also

relish regular events like the weekly farmers markets, First Friday arts events, Augusta GreenJackets baseball games, and the Pops! Series with the Symphony Orchestra Augusta.

Other regional venues include the Jabez Sanford Hardin Auditorium, Columbia County amphitheater, the Imperial Theater, the Morris Museum of Art, the Miller Theater, and the Aiken Community Playhouse, and the Westobou Gallery. Local businesses host classes for painting, DIY workshops, dancing, and other arts to explore. Columbia County is anchored in the Greater Augusta Region, so you can trust that there are plenty of events- concerts, exhibits, performances, and more happening all year long.

The constant activity and rejuvenated emphasis on public arts is creating a rich culture that reminisces the past, explores modernity, and keeps things just a little bit funky.



HOUSEHOLDS: 57,557
AVERAGE HOUSEHOLD SIZE: 2.72
HOUSEHOLD INCOME
MEDIAN: \$88,082 | AVERAGE: \$112,460
PER CAPITA INCOME: \$41,202
MEDIAN AGE: 38.7

The seven-county MSA has a population of **616,633** people. **162,125** people live in Columbia County, GA. That is **26.3%** of the region's population who choose to call Columbia County home.

Columbia County has grown **29.75%** since 2010 and **79.86%** since 2000.

There are more than **1 million** + people within **60** miles of Evans, GA.

We are the **2nd-fastest** growing county in Georgia for counties with more than **100,000** residents.

Approximately **12** people move to the region each day, **7.6** of those are moving to Columbia County, Georgia.

An estimated **16,920** Veterans live in Columbia County, GA. That number increases to **59,305** in the Augusta MSA.

EDUCATION BREAKDOWN FOR COLUMBIA COUNTY, GA

High School Graduate or Higher: **93.5%**
Bachelor's and Graduate Degree: **38.5%**
68.5% White Collar vs. **17.7%** Blue Collar

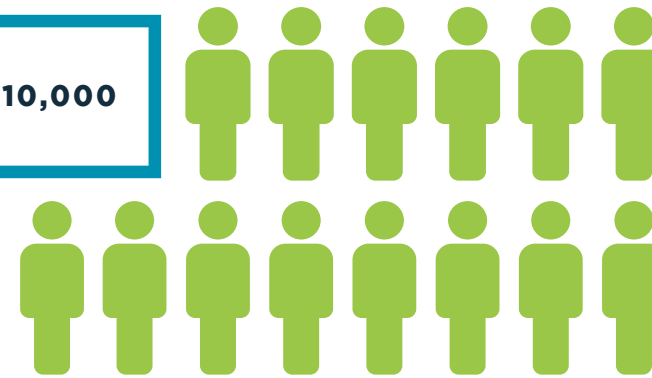
SOURCE: ESRI, WOODS & POOLE

COLUMBIA COUNTY, GEORGIA IS ONE OF THE MOST RAPIDLY GROWING COUNTIES IN THE UNITED STATES.

POPULATION GROWTH

BY 2040

 = 10,000



COLUMBIA COUNTY

36.88%
INCREASE
PROJECTED
(59,806 PEOPLE)

AUGUSTA MSA
12.76%
INCREASE
PROJECTED
(78,369 PEOPLE)

COLUMBIA COUNTY
EXPERIENCED A
**79.9% POPULATION
GROWTH BETWEEN
2000-2021**

MORE THAN
1 MILLION
PEOPLE
WITHIN
60 MILES
OF EVANS,
GEORGIA

BY 2026, WE ANTICIPATE TO EXCEED 177,000 PEOPLE AND HIT 200,000 PEOPLE BY 2034!

WITH 9 EMPLOYMENT/ACTIVITY CENTERS PLUS THE CITIES OF HARLEM & GROVETOWN, COLUMBIA COUNTY IS PLANNING FOR STRATEGIC GROWTH.

DEVELOPMENT CORRIDORS



THE TOP GROWTH AREAS

- 1 EVANS TOWNE CENTER**
COMMERCIAL | RETAIL
- 2 MARTINEZ ACTIVITY CENTER**
COMMERCIAL | RETAIL | REDEVELOPMENT
- 3 GATEWAY ACTIVITY CENTER**
COMMERCIAL | RETAIL | MEDICAL | INDUSTRIAL
- 4 APPLING-HARLEM ACTIVITY CENTER**
INDUSTRIAL | COMMERCIAL
- 5 FORT GORDON GATE 6 AREA**
PROFESSIONAL

RECREATION

We know life is not all about hard work- you are here to have some fun too! With tons of amenities across our region to enjoy, our community embraces the balance between work, live, and play!

The incredible variety of restaurants, venues, family friendly destinations, and outdoor recreation keep you busy all year long.

Our region is home to the 3rd largest man-made lake east of the Mississippi River, Clarks Hill Lake, Phinizy Swamp, Augusta Canal, and the Savannah River. That means there is water and lots of it. You can swim, fish, sail, kayak, paddle-board, ski, snorkel, and dive. Miles of trails provide a great landscape for bicycling, running, geocaching, mountain biking, skating, hiking, and exploring.

Between some of the best golf courses, Polo in Aiken, the brand new home of the Augusta GreenJackets at SRP Park, and leagues for soccer, disc golf, rowing, kickball, and corn hole, you can enjoy sports in every season or the world's largest Ironman 70.3 competition.

New shopping is popping up across the region. Whether boutiques and antiques or places like Cabela's are your scene, we have a little bit of it all. We have spas to retreat to, escape rooms to free yourself from, and even arcade lounges for the gamers at heart.

Lastly, some of the South's largest metros, the beach, and the mountains are all within a 2-hour drive of our perfect suburb.

COLUMBIA COUNTY RECREATION FACILITIES

AUGUSTA CANAL
NATIONAL HERITAGE AREA

BARTRAM TRAIL

BARTRAM TRAIL GOLF COURSE

BLANCHARD WOODS PARK
FEATURING A BMX TRACK AND SKATE PARK

CHAMPIONS RETREAT GOLF COURSE

CLARKS HILL MARINA

EUCHEE CREEK GREENWAY

EVANS TOWN CENTER PARK

FORT GORDON

GROVETOWN LIBERTY
& COMMUNITY PARK

HARLEM CITY PARK

HEGGIE'S ROCK

INTERNATIONAL DISC GOLF CENTER

MISTLETOE STATE PARK

WILDWOOD PARK

FYI

The Greater Augusta Region has experienced tremendous growth over the last decade, about 66% of which has occurred in Columbia County. To accommodate this growth, more than 3 million SF of industrial space were built in Columbia County in the last two years alone. Our leadership has made strategic moves to elevate our county as the preferred place to call home, so much so that Evans in the heart of **Columbia County** was named **the #1 place to live in the US by Money Magazine in 2020**. This is a testament to why you, too, should **Choose Columbia County**.

CC Fire Rescue has an ISO Class 1 rating

AAA bond-rated county

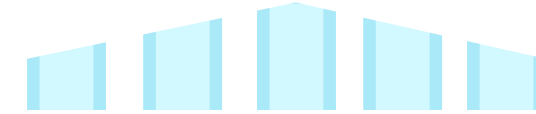
CCBOE has a graduation rate of 91.9%

Committed \$175 million in 2 years on infrastructure

First county in Georgia to own and operate broadband network with 320+ miles of fiber. *There is abundant capacity to accommodate your business needs*

Very low taxes and low cost of doing business

One of the fastest-growing counties in Georgia and in the United States, adding more than 33,000 in the last 10 years while also improving a community already recognized for its quality of place



Columbia County is a vibrant, diverse and growing community with a rich history and a progressive mindset. With an ISO Class 1 Rating and an “AAA” bond rating, County leadership has made a commitment to the community and the future. It has fostered an environment where businesses flourish offering quality jobs, an award-winning school system, safe and friendly neighborhoods, an ever-growing base of retail options, beautiful outdoor recreation, constant entertainment, a local and global pallet of dining options and more quality of life investments coming in the future. Columbia County truly has “something for everyone!” You will find that it is Southern charm with a twist! Live, work and thrive here in Columbia County!

PUBLIC INVESTMENT DRIVES GROWTH

Columbia County Board Education continues to invest in new schools to offer a state of the art learning environment. Typically, a new school or two are built each year throughout the county.

Columbia County understands the value of investing in quality of place. From Euchee Greek Greenway (a series of bikeways, walkways, and trails) to parks in Grovetown, Evans, and Martinez, our residents have many opportunities to connect and thrive outdoors. In addition to the vast recreational investments, Columbia County is investing in the new Performing Arts Center, a new city center, public safety, and other venues like new libraries.



FOR MORE INFORMATION ABOUT
COLUMBIA COUNTY



DEVELOPCOLUMBIACOUNTY.COM



**DEVELOPMENT
AUTHORITY**

COLUMBIA COUNTY
GEORGIA • USA

(706) 312-1375 | info@developcolumbiacounty.com | 1000 Business Boulevard, Evans, GA 30809