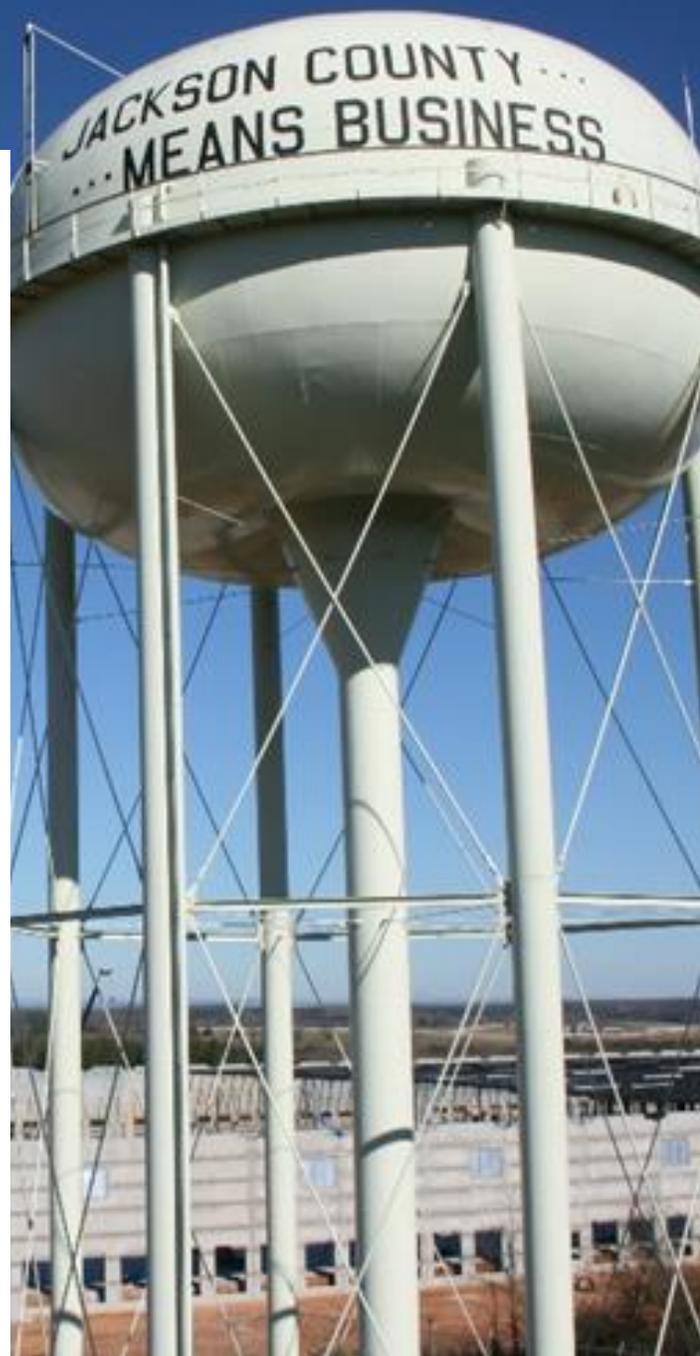


ECONOMIC DEVELOPMENT REPORT

2017

JACKSON COUNTY, GEORGIA

JACKSON COUNTY AREA CHAMBER OF
COMMERCE



2017 Economic Development Report

Jackson County, Georgia

INTRODUCTION

Beautiful and historical Jackson County is conveniently located between Atlanta, GA and Greenville, SC. Jackson County boasts three exceptional school systems, numerous historical landmarks, and a forward-thinking and family-oriented community. In addition, its strategic location along Interstate 85 has bolstered the creation of a business-friendly environment and a thriving industrial market.

EXECUTIVE SUMMARY

Jackson County, GA saw an exceptional year of growth and activity for 2017, attracting 4 new industrial projects and 2 expansions that totaled approximately \$210 million in new investment and created approximately 2,138 new jobs. Amazon, FedEx Ground, Uline, and First American Resources each announced new facilities in Jackson County. Expansions from established industries will add additional capital investment to Jackson County. Samil Spinning Co. Ltd., who purchased Buhler Quality Yarns and Aldi announced or began expansions. All indicate the strength and vitality of Jackson County's growing economy.

NEW COMPANIES

Amazon is the largest internet-based retailer in the United States and world by total sales and market capitalization. The company moved into an 822,000 square foot speculative building in Jefferson Mill Business Park on Hog Mountain Road during 2017, will invest approximately \$40 million and has hired 1,000 employees.

FedEx Ground is a delivery courier service located in over 220 countries worldwide. The company is nearing completion of a brand-new facility in Park 85 in Braselton off Highways 85 and 5 on Braselton Industrial Boulevard. FedEx plans to invest \$87 million and employ 398.

Uline is a shipping, industrial, and packaging distributor with locations around the U.S. The company is investing approximately \$20 million and locating into a 1 million-plus, speculative Distribution/Internet Fulfillment Center near Hwy 124 and Interstate 85 in Braselton.

First American Resources is a decorative and functional metal coating supplier that is investing approximately \$24 million and hiring 200 employees at the former Louisiana Pacific site on Hwy 441 near Athens-Clarke County.

EXPANSIONS

Samil Spinning Co. Ltd. a South Korean, global manufacturer of yarns and textiles, purchased Buhler Quality Yarns during 2017. The company will retain all current employees and invest \$22 million over the next 5 years to expand the existing plant which spins cotton and other yarns for the textile industry worldwide.

Aldi, a global grocery chain based in Essen, Germany invested \$17 million to expand its perishable storage space and will add 40 new employees.

NEW INDUSTRIAL CONSTRUCTION

Construction of new speculative industrial space is strong. By the end of 2017, the following new spec buildings were (1) Under Construction, (2) Complete and Available or (3) Planned.

Developer	Location	Size (SF)	Status
Core 5	Northeast 85	1,053,360	Under Construction
Trammell Crow	Jefferson Mill	720,836	Under Construction
Crow Holdings	New Salem 85	636,000	Under Construction
Crow Holdings	Braselton Point	462,000	Under Construction
Duke	Park 85	589,680	Under Construction
		3,461,876	Total
Seefried/USAA	Valentine Logistics	1,021,000	Complete and Available
IDI Gazeley	Jefferson Dist. Ctr	924,840	Complete and Available
Pattillo Ind. RE	McClure	458,640	Complete and Available
Huntington	Braselton 85	432,000	Complete and Available
Trammell Crow	Jefferson Mill	250,569	Complete and Available
	Total Complete and	3,087,049	Total
JC Ind Partners	Jefferson Dist	1,274,080	Planned (2 bldgs)
Trammell Crow	Jefferson Mill	1,522,720	Planned
Trammell Crow	Jefferson Mill	216,000	Planned
Panattoni	Dry Pond	978,120	Planned
Exeter	Pendergrass	1,002,060	Planned
		4,992,980	Total
		11,541,105	Grand Total

EXISTING INDUSTRIAL SPACE

Between Uline and Amazon, 1.8 million square feet of spec industrial space was absorbed in 2017. There is approximately 2.5 million sq ft of industrial space available in 11 buildings that has been previously leased. The largest of these spaces is 486,000 remaining in a building in the RACO park. The smallest is 25,000 sq ft available in Walnut Fork.

POPULATION/EMPLOYMENT/INCOME

Jackson County's population is estimated to be 65,820 in 2017, an 8.8% increase over the 2010 census. By 2025, the population is projected to rise to an estimated 76,414, a 16.1% increase over the current estimate. While housing starts are not back to the levels of the boom years leading up to the 2008 Recession, they've increased in the county unincorporated for the 6th straight year. The unemployment rate in Jackson County, according to the Georgia Department of Labor, was 3.3% in December 2017 - compared to 4.1% nationally. Per capita income for Jackson County was \$37,092 in 2016, the last year available, which was a 29.8% increase over 2010. These statistics are a factor and result of Jackson County's economic growth.

OUTLOOK FOR 2018

Results for 2017 show that Jackson County continues to be a strong contender in the I-85 industrial market, with the attraction of \$210 million in new capital investment and the creation of over 2,100 new jobs. Rapid absorption of industrial space continues to spur the development of speculative buildings. Capital gains will add significant investment to Jackson County's tax base and create significant job opportunities for our

citizens. We are optimistic that 2018 will be another exceptional year and that many more companies will choose Jackson County as their place of business.