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ATLANTA

A Tale of Three Cities

Atlanta's Tri-City Area of College Park,
East Point and Hapeville

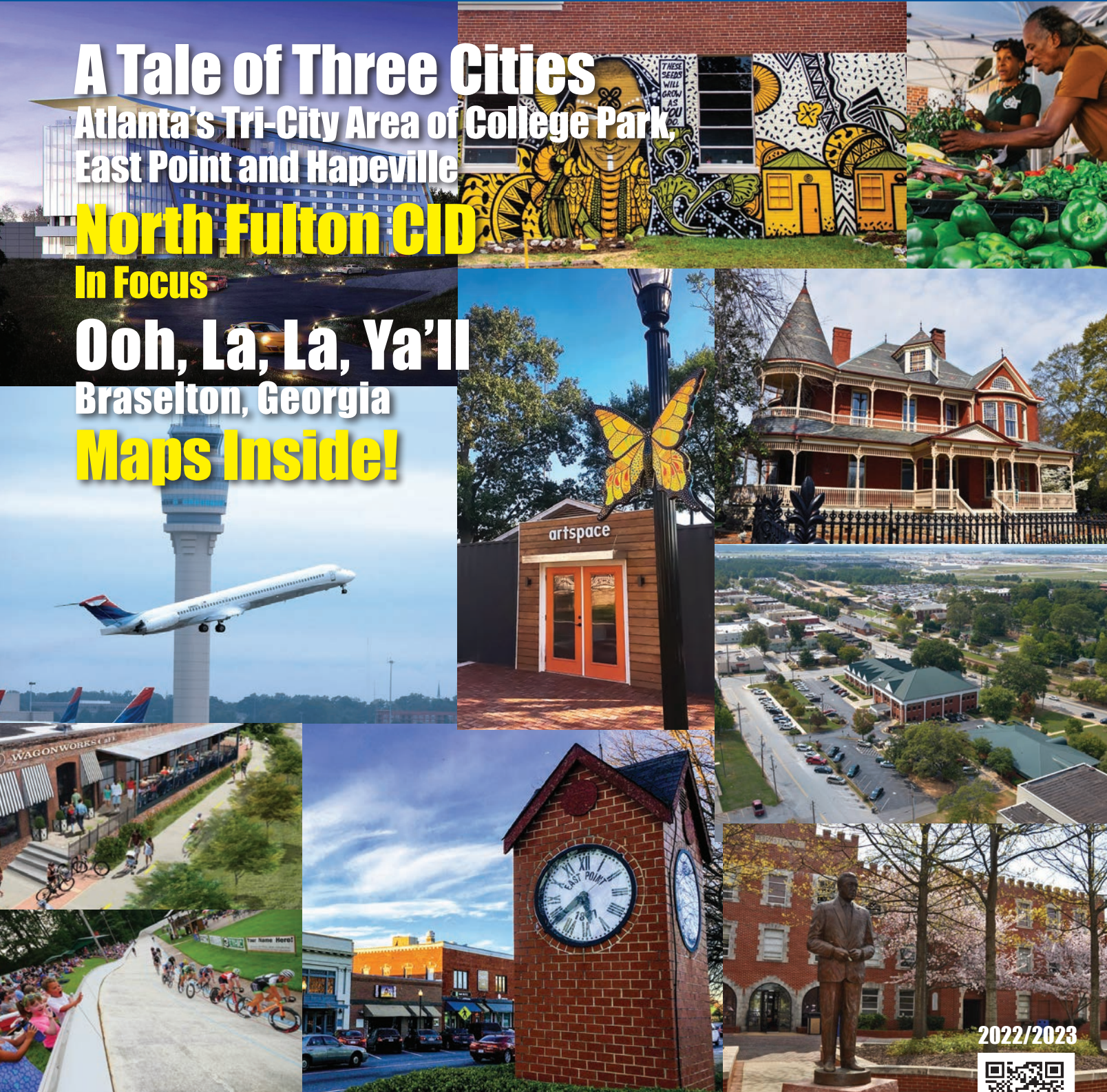
North Fulton CID

In Focus

Ooh, La, La, Ya'll

Braselton, Georgia

Maps Inside!



2022/2023



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SELECT
FULTON

FULTON COUNTY, GA

METRO
ATLANTA

STARTS HERE

Fulton County, GA

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Growing Metro Atlanta Together

Since its inception in 2016, Select Fulton has become the single point of contact for organizations seeking a new home in a thriving region with a supportive business climate. Representing Georgia's largest and most economically active county, Select Fulton unifies the business attraction, workforce development, and incentive programs of three organizations: **WorkSource Fulton**, **Fulton County Economic Development**, and the **Development Authority of Fulton County**

This "one-stop" approach has helped Select Fulton contribute to Georgia's designation as the top-ranked region for business climate six years in a row, highlighting the area's robust infrastructure, its well-connected transportation hub, and its access to a highly-educated workforce.



FULTON COUNTY, GEORGIA

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Atlanta ranks high in quality of life



ATLANTA your new hometown WELCOME HOME!

...to a city where every other street seems to have “Peachtree” in its name, where its citizens are as determined and resilient as Scarlet O’Hara, where a soft drink has become “the Real Thing” the world over, where the courageous leader of America’s civil rights movement called home and where the status of an international city is firmly established by hosting the Olympics.

The area of Atlanta was originally populated by a Native American mound-building society. Many of Atlanta’s corridors follow the paths created by the Creek and Cherokee Indian nations, who inhabited the area until the early 19th Century. A large Creek settlement was called Standing Pitch Tree after a tall lone tree. Over time, the “pitch tree” became “peach tree.” No matter where you go in Atlanta, you always seem to be driving on Peachtree.

By the time of the American Revolution, the Creek, thought to be descendants of the early inhabitants, had established Standing Peachtree Village near the site of an ancient mound by the confluence of the Chattahoochee River and Peachtree Creek. The village was a hub for several major trails and functioned as an important trading center. A large section of one of the main trails, which ran from the village to present-day Suwannee, was upgraded by local European settlers near Fort Daniel built, during the War of 1812, in what is now Gwinnett County. This led to the building in 1813 of Fort Peachtree on a rise overlooking the Chattahoochee River. The former trail that now connected

the two forts became known as the original Peachtree Road.

In 1821 the Creek ceded the lands surrounding the Atlanta area to the State of Georgia. The first European settler in what is now Atlanta was Hardy Ivy, who in 1833 built a cabin near present day Courtland Street and International Boulevard. In 1836, in an effort to compete for trade, the Georgia legislature approved the construction of a railroad to connect the area near Chattanooga, Tennessee to “... a point on the southeastern bank of the Chattahoochee River.” Army engineer Colonel Stephen Harriman Long was chosen to determine the most practical route for the new Western and Atlantic Railroad line. After exploring half a dozen options he chose a site nine miles south of the river. In 1837, a stake was driven into the red clay on Hardy Ivy’s property and the town that was to become the city of Atlanta became the “end of the line.” Aptly named Terminus by the railroad’s chief engineer, the town boomed. As the town continued to grow and prosper, the name Atlanta was chosen to represent the thriving, progressive community that today nearly 5,500,000 residents call home.

CommunityProfiles Atlanta
CommunityProfiles

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Today, the Atlanta metropolitan area consistently ranks high in overall quality of life when compared to other cities in the country for numerous reasons. It is home to notable businesses such as Cingular Wireless, CNN, Cox Communications, EarthLink, Equifax Georgia-Pacific, Home Depot, Mercedes Benz, the Weather Channel and UPS, and continues to function as a major economic hub.

With a passenger terminal complex equivalent to more than 45 football fields, Hartsfield-Jackson Atlanta International Airport is the world's busiest passenger airport. Atlanta is an ideal location for carriers like hometown Delta Air Lines, as the city is only a 2-hour flight away from 83 percent of U.S. cities. Every day, nearly 250,000 passengers travel through Hartsfield-Jackson making it the world's busiest passenger airport.

Atlanta offers its residents **distinct seasons and a temperate climate.** The flowering of the dogwood trees in the spring brings a festive air to the city, one of the greenest metro areas in the eastern part of the nation. Summers, which can have extended hot and humid spells, are tempered somewhat by Atlanta's elevation on the edge of north Georgia's Piedmont region. When fall moseys into the Atlanta region, the abundant greenery creates a decidedly more colorful canopy. Winters can be cold but daytime temperatures are usually comfortable enough to enjoy being outdoors.

Due to Atlanta's **ideal location**, recreational activities abound in Georgia. Day trips offer opportunities in hiking, water skiing and whitewater rafting. A four-hour drive from Atlanta can bring you to the charm and grace of Savannah and the Georgia Coast, or the splendor of the North Carolina Mountains.

With over 8,000 restaurants in the metro area that range from simple and satisfying to elegant and gourmet, one never needs to go far to find a good meal. With every major U.S. regional cuisine represented as well as offerings from the cuisines of Europe, Latin and South America, Africa and Asia, those in search of outstanding culinary experiences will have an endless adventure.

Cultural appetites can also be well sated. The High Museum of Art, The Atlanta Symphony Orchestra, the Atlanta Ballet, the Alliance Theater, and the famous Fox Theater plus art galleries, comedy clubs, live music venues and local festivals are but a few of the host of choices available for a sophisticated night on the town or a weekend of fun. For entertainment the whole family would enjoy Atlanta offers Six Flags Over Georgia, the Presidential Center, the Fernbank Natural History Museum, the Martin Luther King, Jr. Center for Nonviolent Social Change, Zoo Atlanta, the Georgia Aquarium and the World of Coke.

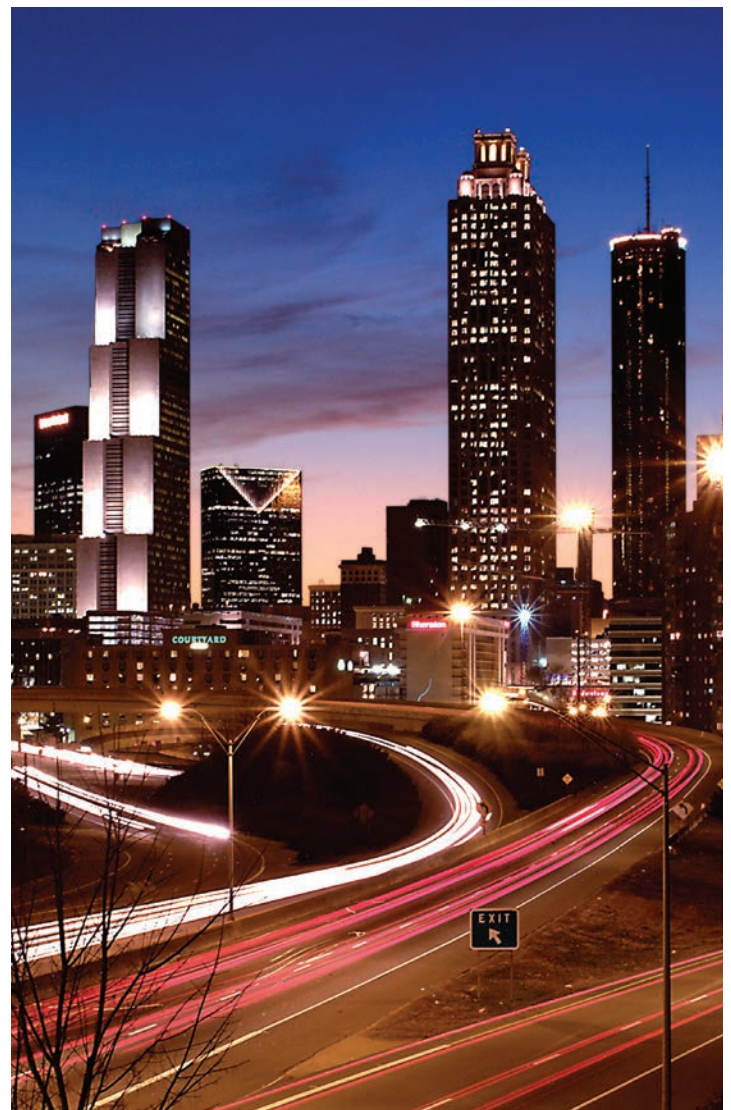
Pro sporting events run year-round in Atlanta, which is home to baseball's Atlanta Braves, football's Atlanta Falcons, and basketball's Atlanta Hawks. State-of-the-art facilities such as Philips Arena, the Mercedes-Benz Stadium, and SunTrust Park, have hosted events like the Peach Bowl, the SEC Championship, the NCAA College Football Championship, and others.


Education is well served in the Atlanta area with 26 public school systems and over 150 private schools. Atlanta consistently ranks

high in the total number of post-secondary degrees conferred annually. Students from around the world come to Atlanta to attend renowned institutions such as Emory University, the Georgia Institute of Technology and Georgia State University.

Housing choices abound in the metro Atlanta area. Because the region covers such a large area there are homes and settings available to match any lifestyle. For those who enjoy in-town living, choices can run the gamut from quaint bungalows, 19th century Victorian homes and amenity-rich condo and apartment communities to trendy urban lofts, posh high-rises and modern, custom-built mansions. Prefer a suburban setting? There are plentiful options that range from family-oriented neighborhoods to upscale golf, equestrian and tennis communities featuring luxurious homes. The rural areas of the metro region offer spacious settings for existing or new homes with a relaxed feel embodying the graciousness of the South. Land is available for people who have plans for building a dream house, while existing homes offer choices sure to satisfy anyone seeking a pastoral repose.

Opportunities are also available for homeowners with exclusive tastes. Numerous choices exist in golf and country club communities offering private memberships and custom homes.





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Only in Atlanta

Ride your bike from Atlanta to Alabama. The Silver Comet Trail begins in Smyrna and runs all the way across the Alabama border.

Participate in the race that runners from around the world descend on Atlanta for each Fourth of July – the Peachtree Road Race. Approximately 60,000 runners participate each year, making it one of the largest 10K foot races in the world.

Ask directions from locals and you may hear “ITP” or “OTP.” These nicknames reference communities that are “Inside the Perimeter” or “Outside the Perimeter” created by Interstate 285, a nearly 63-mile stretch of highway that encircles much of the city of Atlanta.

View Atlanta from the tallest hotel in the Western Hemisphere and stay for dinner. The rotating Sun Dial Restaurant Bar and View atop the cylindrical Westin Peachtree Plaza in Downtown Atlanta provides a breathtaking 360-degree view of the city and surrounding area while enjoying delicious cuisine.



Witness the Eastern Continental Divide, a continental divide in the U.S. that separates the Gulf of Mexico drainage from the watersheds that flow directly into the Atlantic Ocean, runs right through downtown Atlanta and then east and through Decatur. Rainwater that falls on the south and east side of the divide runs eventually into the Atlantic Ocean while rainwater on the north and west side of the divide runs into the Gulf of Mexico.

Taste over 60 different coke products from around the globe at the World of Coca-Cola. Explore the complete story past, present, and future of the world's best-known brand!

Let your imagination run wild with LEGO fans young and old at LEGOLAND Discovery Center - made up of a series of interactive features with creative inspiration at every turn.

Sit at the center of a panorama of the Battle of Atlanta and take a stirring journey through time in Atlanta's Cyclorama & Civil War Museum, which showcases large circular paintings depicting the



Smith Plantation, Roswell, GA

1864 Battle of Atlanta, and the APEX Museum, which includes depictions of African American history of Georgia.

Dive into a one-of-a-kind aquatic experience at the Georgia Aquarium -- the world's largest aquarium, where you'll discover beluga whales, whale sharks, penguins and aquatic animals from around the globe.



Sandy Springs, GA

Other notable attractions are The National Center for Civil and Human Rights, The Georgia State Museum of Science and Industry, Spelman College Museum of Fine Art, and Braves Museum & Hall of Fame. The city also offers easy access to other historical sites such as the Tullie Smith Farm, Wren's Nest, and Martin Luther King Jr. National Historical Site. The Stone Mountain Park has nature trails, a tennis center, and amenities for swimming and fishing. Visitors to this park can also see the figures of Confederacy President Jefferson Davis, Lt. Gen. Thomas "Stonewall" Jackson, and Gen. Robert E. Lee that are carved in the granite of the mountain. Other popular attractions include the Atlanta Botanical Garden, Yellow River Game Ranch, Zoo Atlanta, and the Atlanta Farmers Market. Additionally, three of Atlanta's more prestigious universities are located close to the downtown area Georgia State University, Morehouse College, and Clark Atlanta University.

Atlanta offers tons of fun for adults and children alike. There are so many things to do in Atlanta - from top attractions and history, to outdoor adventures and award-winning culture - you're sure to find seasonal sensations year-round.



Welcome to the Peach State

By Brian Kemp,
Governor, Georgia

Georgia truly is one of the best places to live, work and do business. As we look to the future of this great state, we see thriving businesses, growing families, and a diverse population.

Georgia's economy is dynamic, with many growing industry sectors from agriculture, aerospace, automotive, film, technology, tourism and beyond. Our low cost of living and quality of life are just two of the reasons that Georgia stands out to businesses and families across the country and around the world.

We pride ourselves on being able to offer Georgia businesses access to a highly skilled workforce. Our educational opportunities are endless with robust programs and degrees available through the University System of Georgia and Technical College System of Georgia, and top-notch workforce training programs that are second to none.

Our economic development successes lead to a stronger economy through job creation and investment opportunities. Our pro-business environment not only attracts new business, but also allows our existing industries to continue investing through job growth and expansion.

Recent job announcements in Savannah, Augusta, Buford, Cartersville, Valdosta, and Douglasville proves that every corner of our state is ready to welcome job creators to their communities.

Small businesses are the backbone of our economy, comprising over 99% of all businesses in Georgia. In fact, small business owners recently awarded Georgia an A+ for our business-friendly licensing requirements, tax regulations, and labor and hiring regulations.

Through initiatives like the Georgians First Commission, Georgia will continue to make sure small businesses not only thrive in our state, but their products and services impact people around the world.

From world-renowned cities to welcoming rural communities, we are delighted to share our state with the millions of visitors who explore Georgia every year.

I am honored to be at the helm of this great state. I am committed to job creation, access to healthcare and educational opportunities for all Georgians. Working together, I know Georgia's best days are ahead.



FMLS expands real estate marketplace across the Southeast to help list and sell real estate faster

By Jeremy Crawford,
President and Chief Executive Officer
First Multiple Listing Service

2021 was a very interesting and intense year for real estate, not just because of the pandemic. In the 11-county area comprising the greater Atlanta market, the average sale price of a resale home hit an all-time high to reach \$469,000, up more than 18% from 2020's record sale price of \$396,000.

At the same time, the availability of inventory of homes for sale has been, and remains, at all-time lows. Yet, despite the pandemic and market-based challenges, the real estate professionals in Georgia persevered. FMLS broker and agent members transacted a staggering \$45 billion in residential home sales in 2021, a mind-blowing number. If metro Atlanta were a country, that volume of residential real estate sales would put us in the top 100 of gross domestic product worldwide. And, we didn't count commercial sales or leases, new construction, or rentals, and we still hit \$45 billion in sales. Real estate in Georgia is a big business, and it's a healthy business, too.

Our goal at FMLS is to continue to help the real estate marketplace evolve and grow for the good of our members and the overall economy.

Recently, we launched partnerships with the Middle Georgia MLS in Macon, GA, and the Gulf Coast MLS in Mobile, Alabama. These partnerships allow brokers and agents in the greater Atlanta area to expose their seller's listings to a much larger homebuyer's market. And it gives FMLS members access to more listing inventory from other areas in the Southeast. This means more exposure for sellers, more inventory for buyers, and a vast referral network for brokers and agents across the Southeast. No one else is forging partnerships like FMLS to make the real estate market work better. And, we're willing to partner with any MLS or Association anywhere in the country if it helps FMLS members and partners here at home.

FMLS also has a team of highly experienced employees and software

that uses Artificial Intelligence to help our members succeed. Through predictive modeling and other tools, AI works behind the scenes to better match a homebuyer with their ideal home. It can also help real estate professionals determine which homeowners are most likely to list their homes. This allows brokers and agents to find listings and work more efficiently while increasing inventory for the pent-up demand from buyers. Being an FMLS member is a great differentiator and an incredible way for homeowners to find stellar brokers and agents to work with.

"The Internet has changed everything, and practically everyone starts their process online. We want our members to have the latest technology in hand to work smarter and more efficiently. Our real estate professionals also have access to the most accurate data available, including tax records, school information, transaction history, and much more. In addition, our technology works seamlessly behind the scenes, giving agents and brokers a real advantage in the market," according to Jeremy Crawford, President and CEO of FMLS.

Working with an FMLS member creates a significant market advantage for home sellers since their home is syndicated to thousands of sites locally and internationally for unparalleled exposure in over a hundred languages. Additionally, with Georgia now attracting home buyers from all over the world (think Atlanta and college towns), having your home on an international MLS helps attract international buyers.

FMLS is the premier MLS and data services provider for real estate professionals in Georgia. It was founded in 1957 by brokers who wanted to share real estate listings and connect buyers and sellers. FMLS is the fourth largest MLS in North America, serving over 56,000 real estate professionals and REALTORS® and more than 2,700 broker member offices.

Getting Around Atlanta



Atlanta serves as a significant hub of commerce and hospitality not only locally, but also nationally and internationally. As such, the metro area's transportation system is a complex infrastructure of several systems, including 47.6 miles of heavy rail, 91 bus transit routes, 1,600 licensed taxis, a comprehensive network of freeways, a bustling international airport and over 45 miles of bike paths.

Gateway to the World

Known as the world's busiest airport, Hartsfield-Jackson Atlanta International Airport is located just seven miles south of the city of Atlanta. Each year, more than 95 million passengers—an average of about 250,000 each day—walk the halls of the airport's seven concourses and board flights to more than 200 destinations served from its 207 gates. Twenty different regional, national and international carriers operate flights from Hartsfield.

But Hartsfield-Jackson is more than just a way to get from point A to point B or a stopover for people on their way to other destinations; it is a major cog in the city's economic wheel, with an estimated economic impact of \$32.5 billion. In many ways, the airport is a city unto itself, employing more than 58,000 people, from those outside, who run airport operations like air traffic controllers and ground crew, to those inside, like vendors and security staff, who make traveling through Atlanta comfortable and safe for thousands of passengers each day.

For passengers who choose to drive to the airport, the domestic terminal is easily accessible from I-85 south of downtown, while the new international terminal is accessible via I-75. Parking at the airport is easy, with more than 33,000 available spaces. For those who prefer to make use of the city's public transportation system, the airport is the terminus of the Red and Gold lines on MARTA.

PCIDs: Improving Transportation in Georgia

Self-taxing districts that use additional property taxes to accelerate needed transportation and infrastructure improvement projects, the Perimeter Community Improvement Districts (PCIDs) have led efforts to hasten improvements at the crossroads of I-285 and GA 400. The PCIDs, with their partners at state agencies and local municipalities, have invested in public improvements that continue to transform the once suburban, auto-centric commercial district into one of the fastest growing and most dynamic mixed-use, transit-oriented activity centers in the Southeast United States.

The PCIDs' comprehensive Consolidated Plan is focused on three areas:

- Access: to maintain and enhance access into and out of the district via vehicular and transit; support and plan access points, interchanges, ramps and potential transit options as the Top End I-285 and GA 400 Managed Lanes projects unfold;
- Mobility: enhance mobility within the district for a variety of modes (transit, vehicles, bicycles, pedestrians, and emerging technologies); further develop extensive trail projects, corridor improvements, and Traffic Officer programs;
- Sense of place: create value within the district through continued maintenance, landscaping, lighting, and other investments, such as bridge enhancements, that reinforce Perimeter as a premiere destination for business, tiered living accommodations and social gatherings.

Three criteria will guide and impact the ability of the PCIDs to successfully implement priority projects and initiatives

over the next 5-10 years: time, funding and partnership. To learn more about the PCIDs' Consolidated Plan and Project Prioritization List, visit www.perimetercid.org.

Catch a Ride on MARTA

For 40 years, the Metropolitan Atlanta Rapid Transit Authority — known as MARTA — has moved more than 3.5 billion people throughout Atlanta and surrounding cities. The service is a transportation staple in the community and an economic driver for the city of Atlanta. Today, MARTA is one of the top 10 transportation agencies in the U.S., providing access to some of the metro area's largest businesses and busiest tourist attractions.

From Hartsfield-Jackson Atlanta International Airport and Centennial Olympic Park to bustling shopping districts like Buckhead and Perimeter Mall, MARTA offers commuters many ways to get to their destinations. With route expansions, station renovations and technology integrations underway, the transit system and its leadership continuously work hard to ensure that Atlanta — and its residents and visitors — keep moving forward.

As the metro area continues to expand and the importance of accessible transit grows, MARTA is actively seeking ways to make itself more accessible to more residents. MARTA is also investigating the possibilities of future projects, such as extending its Red Line past Mansell Rd. in Roswell, a light rail transit (LRT) project that would connect Atlanta with the Clifton Corridor, thereby linking the Lindbergh and Avondale Stations, and a high-capacity transit project along I-20 East. These projects would exponentially increase the region's transit access and connect thousands of residents and visitors to more employment centers and neighborhoods.

Dining Out in Atlanta



Copeland's Restaurant

Altobeli's Italian Restaurant & Piano Bar

3000 Old Alabama Road, Johns Creek
altobelis.com • (770) 664-8055
This restaurant and piano bar has been serving authentic Italian food since 1988. Altobeli's features live music Tuesday through Sunday.

Canoe

4199 Paces Ferry Road SE, Atlanta
canoeatl.com (770) 432-2663
Consistently rated one of Atlanta's best restaurants, this oasis on the banks of the Chattahoochee River serves up classic American fare with a touch of Southern flair. The restaurant was forced to close in September 2009 due to severe flooding, but reopened with great fanfare just two months later.

Cibo e Beve

4969 Roswell Road, Sandy Springs
ciboatlanta.com • (404) 250-8988
Translating as "Eat and Drink," Cibo e Beve pays homage to classic Italian dishes like fresh pasta and pizza.

Copeland's

copelandsatlanta.com
3101 Cobb Pkwy, Suite 220, Atlanta
(770) 612-3311
1142 Ernest W. Barrett Pkwy NW, Kennesaw
(770) 919-9612

Do you dream in Cajun? Then Copeland's is the place for you! Offering the very best in Cajun, Creole, & American cuisine, Copeland's is the finest you'll find east of the Bayou! With something special every day of the week, you're sure to find a favorite. Voted Best Brunch in Atlanta, our New Orleans Live Jazz Sunday Brunch Buffet is our crowning glory, so don't miss it! Join us today and discover your new favorite restaurant!

Marlow's Tavern

marlowstavern.com
1311 Johnson Ferry Road, Suite 208, Marietta
(770) 977-7747
745 Chastain Road NW, Suite 1160, Kennesaw
(770) 425-8777
2355 Cumberland Parkway, Suite 10, Atlanta
(770) 432-2526

With several locations around town, this local chain recreates the friendly neighborhood tavern, perfect for an after-work drink, dinner with friends or leisurely Sunday brunch.

Ray's on the Creek

1700 Mansell Road, Alpharetta
raysrestaurants.com/raysonthecreek • (770) 649-0064

A recently renovated interior designed by renowned architects ai3 and a revamped menu that features small plates, fresh seafood and specialties like veal meatloaf, Ray's is one of Alpharetta's best restaurants.

Sage Woodfire Tavern

11405 Haynes Bridge Road, Alpharetta
(770) 569-9199
4505 Ashford Dunwoody Road, Sandy Springs
(770) 804-8880

sagewoodfirtavern.com

The phrase "chic yet casual" accurately describes the two locations of this local favorite, which feature American cuisine with global influences.

Seed Kitchen and Bar

1311 Johnson Ferry Road, Suite 504, Marietta
eatatseed.com (678) 214-6888
Located in East Cobb's Merchant's Walk shopping center, this chef-driven restaurant serves modern American fare and innovative cocktails.

Table & Main

1028 Canton St., Roswell
tableandmain.com • (678) 869-5178
Earning accolades on everything from its fried chicken (Zagat) and shrimp and grits (Atlanta magazine) to its location and interior (HGTV's FrontDoor, "6 Restaurants That Were Once Private Homes"), Table & Main is a great addition to Roswell's dining scene.

Trattoria 141

9810 Medlock Bridge Road, Suite A, Johns Creek
trattoria141.com • (770) 497-0021
Executive chef Marc Sublette made a name for himself at some of Atlanta's most prestigious restaurants. His passion for Italian cuisine shines through at this boutique neighborhood restaurant.



Atlanta's Best The 25 Top Employers

No matter what your dreams, expertise or career plan, Atlanta has a variety of jobs for everyone. Here are the top ten employers in the metro area you should seek out based on your talents.

1. Delta Air Lines; The busiest airport in the world is supported with the largest workforce in Atlanta with over 30,000 employees. The major American airline has its headquarters and largest hub at Hartsfield-Jackson Atlanta International Airport. Delta and its subsidiaries operate over 5,400 flights daily and serve an extensive domestic and international network that includes 319 destinations in 54 countries on six continents.

2. Emory University / Emory Healthcare; Emory, one of the world's leading research universities along with the largest hospital system in Atlanta, employs 26,000. The private university attracts nearly 3,800 international students and scholars from more than 100 countries. The research healthcare system has seven hospital locations in Atlanta and is nationally ranked for quality among the top 10 percent of academic medical centers in the U.S.

3. The Home Depot; Not your average "hardware store", The Home Depot employs 25,000 at their corporate headquarters in Atlanta. They are the largest home improvement retailer with more than 2,200 stores across North America. This year The Home Depot was named one of the world's 50 Most Innovative Companies for 2017 by Fast Company for its bold e-commerce strategy and efforts to integrate digital and in-store shopping experiences.

4. WellStar Health System; WellStar Health System, the largest health system in Georgia, is known nationally for its innovative care models focused on improving quality and access to healthcare. Specialists and primary care providers work in a multi-disciplinary environment with 20,000 team members throughout 11 hospitals, 225 medical office locations, outpatient centers, health parks, a pediatric center and nursing centers. As a not-for-profit, WellStar continually reinvests into the health of its communities through new treatments, services and facilities.

5. AT&T; AT&T Midtown Center, a 47-story skyscraper in Midtown Atlanta, is the regional headquarters for the largest provider of fixed telephone services in the U.S. and second largest provider of mobile telephone services. 17,000 employees ranging from sales to support work at the skyscraper and at a data center in North Atlanta.

6. UPS (United Parcel Service); The UPS headquarters complex in Sandy Springs and shipping services at Atlanta's Hartsfield-Jackson Airport employs 16,000 employees. They are experts in organization, specializing in air courier services and delivery logistics. Atlanta's Hartsfield-Jackson Airport provides airport-to-airport services for global coverage within one-to-three or three-to-five days.

7. Northside Hospital; Northside Hospital is one of the fastest growing health care organizations in the Southeast and currently employs nearly 15,000 employees in Atlanta including physicians, nurses, allied health professionals, administrative and support services personnel. In 2016, Forbes named Northside Hospital to its list of America's Best Employers in a survey that polled U.S. employees across all industries.

8. Piedmont Healthcare; For over 100 years, Piedmont Healthcare has been a leader in Atlanta health services. Last year, a team of 12,900 Piedmont employees served nearly two million patients - performing over 44,000 surgeries, delivering 8,000 babies, providing 471,695 outpatient encounters, completing 235 organ transplants and handling nearly 250,000 emergency room visits.

9. Marriott International; Marriott International employs over 12,000 Atlantans to assist with hospitality, customer service and expertise in overnight travel. Of the 94 Marriott hotels in Atlanta, the Marriott Marquis is one of the top luxury hotels in Atlanta. The hotel has an amazing atrium, marked by the 50-foot color changing sail of Pulse cocktail lounge and floor-to-ceiling windows with amazing skyline views.

10. Publix Supermarkets; Nearly 10,000 work at the Publix Super Markets in Atlanta and at the divisional headquarters in Marietta. Publix corporate has been named as one of Fortune's "100 Best Companies to Work For" from 1998-2017, earning Publix recognition as one of the Great Place to Work Legends. The large supermarket chain also has a bakery manufacturing plant in Atlanta.

11. Georgia State University 9,422
As the largest institution of higher education in the University System of Georgia, Georgia State has graduated more than 227,000 alumni with over 100,000 alumni living in the Atlanta area.

12. Center for Disease Control and Prevention (CDC) 9,151
The CDC, the leading national public health institute for the US employs nearly 10,000 at the headquarters location in Atlanta.

13. Cox Enterprises 8,269
Communications and automotive company Cox Enterprises, Inc. includes Cox Communications, Cox Media Group and Cox Automotive.

14. Southern Company 7,800
Southern Company provides the entire southeast region with energy sources. The company is expanding product offerings to provide energy that is clean, safe and reliable across all gas and electric services.

15. Children's Healthcare of Atlanta 7,208
Children's Healthcare of Atlanta has over 100 years' experience in pediatric care. They are ranked among the nation's top pediatric hospitals in the U.S. News & World Report 2016-2017 edition of "Best Children's Hospitals."

16. SunTrust Bank 7,128
SunTrust Bank, one of the nation's largest and strongest financial services companies, is headquartered in the tallest building in downtown Atlanta.

17. State Farm Hub 7,000
State Farm's insurance has large hubs in Atlanta, Dallas, and Phoenix. The Atlanta location recently built a new tower in Dunwoody and are developing a corporate campus called Park Center.

18. Georgia Institute of Technology 6,860
Leading technological university, Georgia Tech, has more than 100 centers focused on interdisciplinary research. GA Tech was ranked as the #7 best public university with more than 21,500 undergraduate and graduate students.

19. Grady Health System 5,999
Grady as one of the nation's best trauma centers- saving people who've been severely hurt in car accidents, industrial mishaps and other trauma incidents, 24/7.

20. Bank of America, Regional HQ 5,552
The regional headquarters for Bank of America is also the tallest building in the Southeastern United States, Bank of America Plaza is an iconic skyscraper between Midtown and Downtown and is one of the most recognized buildings in America.

21. Turner Broadcasting System, Inc. (TBS) 5,421
CNN, HLN, Boomerang, Cartoon Network/Adult Swim, TBS, TNT and Turner Classic Movies are all assets of Atlanta media conglomerate Turner. The company started in 1970 with Ted Turner and has grown to include Time Warner.

22. Lockheed Martin 5,400
Lockheed Martin is the world's largest defense contractor and for the F-22 Raptor fighter jet and development of the F-35 Lightning II. The airlifter C-130J Super Hercules is manufactured in Marietta, GA.

23. Gwinnett Medical Center 4,856
Not-for-profit Gwinnett Medical Center provides a wide range of high-quality services and facilities to the metro Atlanta area. In 2014, the system was recognized by Georgia Trend as the top large hospital in the state.

24. Kennesaw State University 4,813
Kennesaw State University, the third largest university in the state, has been recently received an R3 classification for a doctoral institution with moderate research activity. They have nearly 150 undergraduate, masters and doctoral programs.

25. Verizon Communications Inc. Regional HQ 4,349
As a technology leader in the South, Atlanta boasts large communications companies like Verizon. The company has set regional headquarters in Atlanta with employees ranging in customer service specialists to innovation center experts creating the latest in wireless products.

Don't Forget to have Fun!

Top 10 Attractions in Atlanta

1. Center of Human Rights; The Center for Civil and Human Rights in downtown Atlanta is an engaging cultural attraction that connects the American Civil Rights Movement to today's Global Human Rights Movements.

2. High Museum; With its renowned collection of classic and contemporary art and award-winning architecture by Richard Meier and Renzo Piano, the High Museum of Art has grown from its origins in a stately home on Peachtree Street to become the leading art museum in the southeastern United States.

3. Georgia Aquarium; Georgia Aquarium is the world's most inspiring aquarium with over 8 million gallons of water the top Atlanta attraction, right in the heart of downtown.

4. The College Football Hall of Fame; The College Football Hall of Fame and Chick-fil-A Fan Experience open in downtown Atlanta provides visitors with a highly-immersive, interactive, and engaging experience using a blend of historic college football artifacts and state-of-the-art, interactive multimedia exhibits.

5. Stone Mountain Park; Located on 3,200 acres of natural beauty, Stone Mountain Park features a wide variety of fun family activities and things to do such as dozens of fun annual events. Stone Mountain activities are suitable for all ages

6. World of Coke; The World of Coca-Cola is the only place where you can experience the fascinating story of the world's best-known beverage brand in a dynamic, multimedia attraction.

7. Fernbank Museum of Natural History; Only at Fernbank Museum can you come face-to-face with the world's largest dinosaurs, explore the development of life on Earth through the landscapes of present-day Georgia, connect with cultures from around the globe, engage in a variety of hands-on and special exhibitions including an incredible 5-story experience of an IMAX® film.

8. Atlanta Botanical Garden; The Atlanta Botanical Garden is a 30 acres botanical garden located Midtown, incorporated in 1976, the garden's mission is to "develop and maintain plant collections for the purposes of display, education, conservation, research and enjoyment."

9. Six Flags Over Georgia; The park boasts 13 heart-pounding roller coasters headlined by the hyper-coaster Goliath, ranked as one of the top coasters in the world and Dare Devil Dive, a beyond-vertical coaster that sends you soaring through three inversions. Cool off on Thunder River, a wild rafting adventure or splash around at Paradise Island, a towering water play structure with hundreds of water elements.

10. Legoland Discovery Center; There are many great family indoor attractions including 2 rides, 10 Lego build & play zones, a 4D cinema a toddler time, and a café.





Atlanta Education 101

By Gwyn Herbein

When moving to a new city, or even just changing neighborhoods, parents want to know what the schools are like. Metro Atlanta boasts a wide range of options, from public schools to charters and a wide range of independent institutions that are committed to preparing students for college, careers and beyond. Determining the best choice for your family can be overwhelming, so do your homework and research additional information and resources, visit the Georgia Department of Education's website (doe.k12.ga.us).

Before even looking at schools, consider the qualities that make your child special. Some children need structure, while others thrive in smaller settings. The Metro area has many schools to choose from – public, charter, magnet, private, Montessori, faith-based and special area-focused

Success in public schools

The metro Atlanta area's 33 public school districts align the state's educational standards with those of other districts across the country. Over the past four years, the state has worked to implement 31

different projects, from revised testing procedures to new methods of teacher evaluations, proposed under the federal Race to the Top grants. Additionally, the entire high school curriculum has recently been updated to better meet college and career standards. These efforts, plus many more, are paying off: For the sixth straight year, Georgia's 2017 high school graduation rate rose significantly, from 72.5 percent in 2014 to 80.6 percent in 2017.

Under the leadership of State Superintendent Richard Woods, who took office in 2015, parents can be sure the reforms and improvements will keep coming. Schools across the metro area have much to be proud of these days. Thirty-three schools in Atlanta Public Schools showed gains on the state's latest College and Career Ready Performance Index (CCRPI) results for 2016. Last year, ten area schools—a mix of public, charter, magnet and independent schools—were awarded the prestigious "National Blue Ribbon Award," a distinction given each year by the U.S. Department of Education to schools working to close the achievement gap among their students.

Charter schools are another good option for those seeking public education. Operating under the terms of a charter, these schools are not required to adhere to the same rules as other public schools, but are held to a higher standard of accountability when it comes to student achievement. For more information and a list of schools in the area, visit gacharters.org.

Explore other options

For some students, educational success may come from smaller classes, a curriculum focused on a specific career path or other non-traditional options. When investigating whether an independent school environment might be a good fit, it is important to consider the mission of each school to ensure it aligns with your family's needs. The metro area is home to a wide range of options, from single-gender programs to boarding schools, and many schools use rolling admissions, which gives relocating families more flexibility during the application process. The Southern Association of Independent Schools (sais.org) can help narrow down your search of schools.

Barrow County Public Schools (770) 867-4527, barrow.k12.ga.us
Number of schools: 9 Elementary Schools, 4 Middle Schools, 2 High Schools, and 3 Programs.

Bartow County Public Schools (770) 606-5800, bartow.k12.ga.us
Number of schools: 12 Elementary Schools, 4 Middle Schools, 4 High Schools and 1 Other.

Buford City Public Schools (770) 945-5035, bufordcityschools.org
Number of schools: 1 Elementary School, 1 Middle School, 1 High School, and 1 Other.

Cherokee County Public Schools (770) 479-1871, www.cherokee.k12.ga.us
Number of schools: 1 Charter, 24 Elementary Schools, 7 Middle Schools, 6 High Schools, and 5 Other.

Clayton County Public Schools (770) 473-2706, clayton.k12.ga.us
Number of schools: 35 Elementary Schools, 16 Middle Schools, 11 High Schools, and 3 Other.

Cobb County Public Schools (770) 426-3300, www.cobb.k12.ga.us
Number of schools: 67 Elementary Schools, 25 Middle Schools, 16 High Schools, and 12 Special Programs.

Dekalb County Public Schools (678) 676-1200, dekalb.k12.ga.us
Number of schools: 9 Charter, 76 Elementary Schools, 19 Middle Schools, 22 High Schools, and 11 Other.

Douglas County Public Schools (770) 651-2000, douglas.k12.ga.us
Number of schools: 20 Elementary Schools, 8 Middle Schools, 5 High Schools, and 3 Other.

Fayette County Public Schools (770) 460-3535, fcboe.org
Number of schools: 14 Elementary Schools, 5 Middle Schools,

5 High Schools, and 2 Other.

Forsyth County Public Schools (770) 887-2461, forsyth.k12.ga.us
Number of schools: 21 Elementary Schools, 10 Middle Schools, 5 High Schools, and 1 Other.

Fulton County Public Schools (404) 768-3600, fultonschools.org
Number of schools: 10 Charter, 59 Elementary Schools, 19 Middle Schools, 18 High Schools, and 5 Other.

Gainesville City Public Schools (770) 536-5275, gcssk12.net
Number of schools: 6 Elementary, 1 Middle, and 1 High School.

Gwinnett County Public Schools (678) 301-6000, gwinnett.k12.ga.us
Number of schools: 80 Elementary Schools, 29 Middle Schools, 21 High Schools, and 12 Other.

Hall County Public Schools (770) 534-1080, hallco.org
Number of schools: 2 Charter, 20 Elementary Schools, 8 Middle Schools, and 7 High Schools.

Marietta City Schools (770) 422-3500, marietta-city.org
Number of schools: 1 Charter, 7 Elementary Schools, 2 Middle Schools, and 1 High School.

Rockdale Public Schools (770) 483-4713 rockdaleschools.org
Number of schools: 11 Elementary Schools, 4 Middle Schools, 3 High Schools, and 4 Other.

Walton County Public Schools (770) 266-4520 walton.k12.ga.us
Number of schools: 9 Elementary Schools, 3 Middle Schools, and 3 High Schools.

NAME & ENROLLMENT	CONTACT INFORMATION
Atlanta Girls School Grades: 6-12 Enrollment: 233 Year: 2000	404-845-0900 3254 Northside Parkway NW, Atlanta, GA 30327 atlantagirllschool.org
Atlanta International School Grades: K-12 Enrollments: 1,201 Year: 1984	404-841-3840 2890 N Fulton Dr NE, Atlanta, GA 30305 aishool.org
Brandon Hall School Grades: 6-12 Enrollment: 120 Year: 1959	770-394-8177 1585 Clifton Rd NE, Atlanta, GA 30329 benfranklinacademy.org
Ben Franklin Academy Grades: 10-12 Enrollment: 110 Year: 1987	404-633-7404 1585 Clifton Rd NE, Atlanta, GA 30329 benfranklinacademy.org
Cherokee Christian School Grades: K-12 Enrollment: 400 Year: 1986	678-494-5464 3075 Trickum Rd, Woodstock, GA 30188 cherokeechristian.org
Fellowship Christian Academy Grades: K4-12 Enrollment: 809 Year: 1986	770-992-4975 480 Crossville Rd, Roswell, GA 30075 fellowshipchristianschool.org
Galloway School Grades: PK-12 Enrollment: 747 Year: 1969	404-252-8389 215 West Weuca Rd, NW, Atlanta, GA 30342 gallowayschool.org
George Walton Academy Grades: K4-12 Enrollment: 900 Year: 1969	770-267-7578 1 Bulldog Dr, Monroe, GA 30655 gwa.com
Greater Atlanta Christian School Grades: K4-12 Enrollment: 1,760 Year: 1969	770-243-2000 1575 Indian Trail Rd, Norcross, GA 30093 greateratlantachristian.org
High Meadows School Grades: PreK-8 Enrollment: 390 Year: 1973	770-993-2940 1055 Willeo Rd, Roswell, GA 30075 highmeadows.org
Holy Innocents Episcopal School Grades: PK3-12 Enrollment: 1,411 Year: 1959	404-255-4026 Preschool: 4465 Northside Dr, Atlanta, GA 30327 hies.org
Holy Spirit Preparatory School Grades: PK-12 Enrollment: 600 Year: 1996	404-255-0900 Lower School: 4820 Long Island Dr, Atlanta, GA 30342 Upper School: 4449 Northside Dr, Atlanta, GA 30327 holyspiritprep.com
King's Ridge Christian School Grades: PK-12 Enrollment: 855 Year: 2001	770-754-5738 2765 Bethany Bend, Alpharetta, GA 30004 kingsridgecs.org
Lakeview Academy Grades: K3-12 Enrollment: 600 Year: 1970	770-532-4383 796 Lakeview Dr NE, Gainesville, GA 30501 lakeviewacademy.com
Landmark Christian School Grades: K4-12 Enrollment: 837 Year: 1989	770-306-0647 50 East Broad St, Fairburn, GA 30213 landmarkchristianschool.org
The Lovett School Grades: PK-12 Enrollment: 1,645 Year: 1926	404-262-3032 4075 Paces Ferry Rd NW, Atlanta, GA 30327 lovett.org
Marist School Grades: 7-12 Enrollment: 1,095 Year: 1901	770-457-7201 3790 Ashford-Dunwoody Rd NE, Atlanta, GA 30319 marist.com
Mill Springs Academy Grades: 1-12 Enrollment: 300 Year: 1981	770-360-1336 13660 New Providence Rd, Alpharetta, GA 30004 millsprings.org
Mt. Bethel Christian Academy Grades: JK-12 Enrollment: 620 Year: 1998	770-971-0245 JK-8: 4385 Lower Roswell Rd, Marietta, GA 30068 9-12: 2509 Post Oak Tritt Rd, Marietta, GA 30062 mtbethelchristian.org
Mt. Paran Christian School Grades: PK-12 Enrollment: 1,215 Year: 1976	770-578-0182 1275 Stanley Rd, Kennesaw, GA 30152 mtparanschool.com
Mount Pisgah Christian School Grades: PK-12 Enrollment: 680 Year: 1986	678-336-3443 9820 Nesbit Ferry Rd, Alpharetta, GA 30022 experiencepisgah.org
Mt. Vernon Presbyterian School Grades: PK-12 Enrollment: 900 Year: 1972	404-252-3448 471 Mt. Vernon Hwy NE, Atlanta, GA 30328 mountvernon.school.corn
North Cobb Christian School Grades: PreK-12 Enrollment: 900 Year: 1926	770-975-0252 4500 Lakeview Dr, Kennesaw, GA 30144 ncchristian.org
Our Lady of the Assumption Catholic School Grades: PK-8 Enrollment: 436 Year: 1951	404-364-1902 1320 Hearst Dr NE, Atlanta, GA 30319 olaschool.org
Pace Academy Grades: K-12 Enrollment: 1,105 Year: 1958	404-262-1345 966 West Paces Ferry Rd, Atlanta, GA 30327 paceacademy.org
The Paideia School Grades: K-12th Enrollment: 875 Year: 1971	404-377-3491 1509 Ponce de Leon Ave NE, Atlanta, GA 30307 paideiaschool.org
Providence Christian Academy Grades: K-12 Enrollment: 753 Year: 1991	770-279-7200 4575 Lawrenceville Hwy, Lilburn, GA 30047 providencechristianacademy.org
St. Joseph Catholic School Grades: K-8 Enrollment: 500 Year: 1953	770-428-3328 81 Lacy St, Marietta, GA 30060 stjosephschool.org
St. Martin's Episcopal School Grades: PK-8 Enrollment: 645 Year: 1959	404-237-4260 3110-A Ashford-Dunwoody Rd, Atlanta, GA 30319 stmartinschool.org
Trinity School Grades: PK-6 Enrollment: 640 Year: 1951	404-231-8100 4301 Northside Parkway, Atlanta, GA 30327 trinityatl.org
The Walker School Grades: PK-12 Enrollment: 1,347 Year: 1957	770-427-2689 Main Campus: 700 Cobb Parkway N, Marietta, GA 30062 Primary School: 830 Damar Rd, Marietta, GA 30062 thewalkerschool.org
Wesleyan School Grades: K-12 Enrollment: 1,122 Year: 1963	770-448-7640 5405 Spalding Dr, Peachtree Corners, GA 30092 wesleyanschool.org
The Westminster Schools Grades: PK-12 Enrollment: 1,804 Year: 1951	770-355-8673 1424 West Paces Ferry Rd, Atlanta, GA 30327 westminster.net
Whitefield Academy Grades: PK-12 Enrollment: 800 Year: 1997	678-305-3000 One Whitfield Dr, Mableton, GA 30126 whitefieldacademy.com
Woodward Academy Grades: PK-12 Enrollment: 2,700 Year: 1900	404-765-4001 1662 Rugby Ave, College Park, GA 30337 woodward.edu

PRIVATE SCHOOL PROFILES

Brandon Hall School brandonhall.org

(770) 394-8177

The Brandon Hall School was founded in 1959 and is located on a historic, pristine 24 acres with the Chattahoochee River as the backdrop. We are home to world-renowned partners such as the Atlanta Workshop Players, The Skill Factory, and the Center for Global Youth Leadership and Social Entrepreneurial Studies. Brandon Hall is a small school by design with a 10:1 student to teacher ratio. Our students come from all over Atlanta, the USA, and the world. In addition to AP and Honors courses, we have the proud distinction to be an IB (International Baccalaureate) World School. Our students are expected to live lives of leadership, scholarship, and service. Our academic program includes clubs and co-curriculars such as Robotics, Math Team, Arts Studio, Music Engineering, and a robust community service program. Our rich diversity is our strength and helping our students positively impact the world is our purpose. Tours Available In-Person Anytime and Virtual Open Houses Every Wednesday at Noon.

Woodward Academy woodward.edu

(404) 765-4000

Woodward Academy is celebrating its second century of fostering excellence, character, and opportunity. With 2,700 students, Woodward is the largest independent school in the continental U.S. and spans two campuses on 133 acres in metro Atlanta. The main campus (pre-K–12) is 11 miles from downtown Atlanta, and the north campus (pre-K–6) is in Johns Creek on a 33-acre wooded campus. Woodward offers a full range of college-preparatory instructional tracks including 25 AP courses as well as a Transition Program for students with mild learning challenges in grades two through eight.

Because of the Woodward experience, students are more confident and well-prepared for today's evolving world. A typical graduating class attends more than 100 different colleges and universities, devotes 5,000 hours to community service projects, and earns more than \$13.5 million in scholarship awards.

Visit www.woodward.edu and Discover the Woodward Difference today. For more information, call 404-765-4001.

Mount Pisgah Christian School mtpisgahschool.org

(678) 336-3400

Located in Johns Creek, Mount Pisgah Christian School is a private school serving more than 850 students from preschool through 12th grade. The school was founded in 1986 by Mount Pisgah United Methodist Church with the goal of providing an enriching academic program in a Christian environment. Today, Mount Pisgah continues that tradition through its commitment to offering excellence in faith, academics, fine arts and athletics.

Mount Pisgah is accredited by the Southern Association of Colleges and Schools (SACS) and the Southern Association of Independent Schools (SAIS). Academic programs include Honors and AP courses in all areas of core coursework and additional electives. The school strives to accommodate students with varied abilities in an atmosphere of warmth and acceptance. A supportive community encourages each student's awareness of self and others, while emphasizing learning as a lifelong process.

Whitefield Academy whitefieldacademy.com

(678) 305-3000

Whitefield Academy is a Christ-centered, PreK4 through 12th college preparatory school located on a beautiful 100-acre campus in the Smyrna/Vinings area. Whitefield provides students with a rigorous academic curriculum, including 31 AP and Honors courses. The school offers a well-rounded extracurricular program with 14 after-school programs in the Lower School, 39 clubs and organizations, and 53 athletic teams. Whitefield has earned five athletic state championships and multiple athletic region championships. It has an award-winning arts program with multiple Scholastic Arts winners, regional One-Act play awards and musical ensembles which entertain across the state. Each year, Whitefield graduates are offered millions in scholarships and grants, and are admitted to acclaimed colleges and universities across the United States such as Columbia University, Dartmouth College, Georgia Institute of Technology, Harvard University, Princeton University, and Washington and Lee University.

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HIGHER Education News

By Phyllis Rice Ingle

Atlanta is a leading city in the United States for higher education. There are 57 higher education institutions in the Atlanta area. Atlanta is 7th in student enrollment among America's largest urban areas and 6th in annual college graduates (at the bachelor's level or higher). Atlanta is among the top seven urban centers in number of degrees awarded in fields including engineering, computer sciences, math, physical, biological sciences, health professions, business, arts and theology. Besides the hundreds of thousands of students that attend college in the Atlanta region, millions more come to tour a campus, attend a conference or simply enjoy the many attractions the Atlanta area has to offer.

Agnes Scott College, founded in 1889, is an independent national liberal arts college, situated on 100 acres, shaded with some of the state's oldest trees, in downtown Decatur, a city that lies six miles from the center of Atlanta. The college offers 34 undergraduate majors and 31 minors and is affiliated with numerous institutions including Georgia Institute of Technology and Emory University School of Nursing. Students who graduate from Agnes Scott receive a Bachelor of Arts or Bachelor of Science degree. Agnes Scott currently enrolls 1040 students with a student to faculty ratio of 10:1.

Clark Atlanta, located a few minutes west of downtown Atlanta, Clark Atlanta University was formed in 1988 by the consolidation of two historic institutions, Atlanta University (1865) and Clark College (1869). CAU is the largest of the United Negro College Fund institutions, with an enrollment of nearly 4,500 students. Clark Atlanta is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools.

Clayton State University, a unit of the University System of Georgia, is a four-year public university located in Morrow, Georgia, about 15 miles southeast of downtown Atlanta. Clayton State's roughly 6,000 students can choose from 30 undergraduate and four graduate degrees offered through the colleges of Arts and Sciences, Business, Health, and Information and Mathematical Sciences, as well as the School of Graduate Studies.

Emory University is an internationally recognized research university distinguished by its outstanding undergraduate, graduate and professional programs. In addition to its nationally ranked academics, Emory is home to the largest and most comprehensive health care program in Georgia. Emory benefits from a student body that is the most ethnically and religiously diverse of any of the top-20 national research universities, with students from 50 states and 110 countries. Student enrollment consists of 6,646 undergraduate students and 5,962 graduate and professional students.

Georgia Gwinnett College is ranked the # 10 Top Public School in the Regional College South Division and the most diverse college (public or private) in the Southern region, according to U.S. News and World Report. It is known for its innovative model that challenges convention and uses what works for all students, no matter their academic preparation, learning style, work schedule or financial barrier.

Georgia Institute of Technology (Georgia Tech) is located in the heart of Atlanta. Georgia Tech's 450-acre campus is where more than 17,000 students and 900 faculty experience a dynamic research and learning community. A walk through the pedestrian-friendly, scenic campus reveals the Institute's beginning with beautiful historic buildings and its state-of-the-art research facilities. A top-10 public university, the Georgia Institute of Technology is distinguished by its world-class academics that emphasize science and technology with real-world applications. Georgia Tech has many nationally recognized and top-ranked programs, with 36 undergraduate and 77 graduate degrees offered from its six colleges: architecture, computing, engineering, liberal arts, management and sciences.

Georgia State University, a member of the University System of Georgia, is the system's most diverse institution, with more than 50,000 students enrolled annually from every county in Georgia, every state in the nation and more than 159 countries. Georgia State offers more than 250 degree programs with 100 fields of study offered at the bachelor's, master's, specialist's and doctoral levels. Students may enroll in day or evening classes and in part-time or full-time study. GSU has over 60,000 undergraduate and graduate students with over 200 majors and minors.

Kennesaw State University (KSU), the third-largest university in the University System of Georgia, is a comprehensive, residential institution with more than 20,000 students from 132 countries. The university offers more than 60 graduate and undergraduate degrees, including a new doctorate in education. The university is nestled on a beautifully landscaped and pedestrian-friendly campus of 240 acres within easy access of Interstate 75, just northwest of Atlanta in Cobb County near historic Kennesaw Mountain.

Nestled away in Marietta, Georgia on more than 100 acres of wooded

terrain, **Life University** provides its students with small classrooms, industry thought leaders as professors, and a health and wellness lifestyle amidst a green, nature-centric campus. The University provides five miles of walking trails, a 19th century historic village, and a lake and stream. Founded in 1974, Life University is a health sciences institution, with 20 accredited degree programs, including the world's largest single-campus Doctor of Chiropractic program. Also home to unique and top-ranked graduate degrees in Positive Psychology and Athletic Training, the university has more than 2,700 students from around the world. With an undergraduate population of almost 900 students, LIFE has a student-faculty ratio of 16:1. Recently, it has expanded its curriculum to offer a variety of degrees in nutrition, exercise science, psychology, business administration and other general studies programs. Its various degree programs share the philosophy that all living organisms are self-maintaining, self-developing and self-healing. Its innovative programs like PEAK (Practice, Excellence, Art and Knowledge) help interning chiropractic students be immediately prepared to begin their professional career upon graduation.

Mercer University, founded in 1833, is one of America's oldest and most distinctive institutions of higher learning, offering rigorous programs that span the undergraduate liberal arts to doctoral-level degrees. With more than 8,300 students enrolled in 12 schools and colleges on campuses in Macon, Atlanta and Savannah, and at four Regional Academic Centers around the state, Mercer is consistently ranked among the nation's leading institutions. Mercer's 300-acre Atlanta campus, just inside the northeast perimeter, has experienced significant growth in facilities, programs and enrollment. Focused on graduate and professional studies, six schools and colleges offer degree programs including three doctoral programs on the Atlanta campus.

Morehouse College, founded in 1867 as the Augusta Institute in Augusta, Morehouse College is the nation's largest liberal arts college for men. The campus, located in the historical West End community only minutes from downtown Atlanta, continues to earn its reputation for academic excellence and producing exceptional leaders. Among its alumni are civil rights leader Martin Luther King, Jr., filmmaker Shelton "Spike" Lee and former Atlanta mayor Maynard Jackson. With an enrollment of approximately 2,800, the student body represents more than 40 states and 12 foreign countries.

Oglethorpe University, founded in 1835, is located on a beautiful, self-contained Gothic campus near Atlanta's Buckhead neighborhood. Oglethorpe enrolls over 1,000 students and offers four undergraduate degrees in 36 majors and a master of arts in early childhood education. Students gain valuable experience through internships with Atlanta businesses including CNN, the Coca-Cola Co., AT&T, Fox Sports and the Centers for Disease Control and Prevention. Oglethorpe plays in the NCAA Division III Southern Collegiate Athletic Conference.

Savannah College of Art and Design (SCAD) Located in the heart of Midtown, SCAD sits among dozens of Fortune 500 companies that often ally with SCAD and provide a wealth of educational and real-world experiences. SCAD is a private, non profit accredited institution with more than 40 majors and 75 minors. Its current enrollment stands at 14,000 students from all 50 states and more than 100 countries.

Southern Polytechnic State University is located on a naturally wooded campus of close to 200 acres in Marietta, about 20 miles northwest of downtown Atlanta. The residential university of 4,300 students, of which approximately 16 percent is international, was founded in 1948. SPSU's entering freshmen rank in the top four of highest SAT scores in the University System of Georgia. SPSU offers bachelor's and master's degrees and continuing professional degrees in science, engineering, technology, architecture and other related fields.

Spelman College, founded in 1881 as the Atlanta Baptist Female Seminary, it became Spelman College in 1924, as a highly selective historically Black college that prepares women with a holistic liberal arts education, offering bachelor of arts and bachelor of science degrees. The main campus in Atlanta is situated on 39 acres. There are approximately 2,100 students and 167 faculty members. Spelman is a member of the Atlanta University Center consortium, allowing access to Clark Atlanta University, Morehouse College, Morehouse School of Medicine and the Interdenominational Theological Center.

University of Georgia, founded January 27, 1785, by the Georgia General Assembly, UGA is the state's oldest, institution of higher education. The university has 16 colleges and schools offering 22 baccalaureate degrees in 140 fields, 30 master's degrees in 124 fields, 19 educational specialist degrees, four doctoral degrees in 87 areas and professional degrees in law, pharmacy and veterinary medicine. UGA libraries are ranked among the nation's best research libraries. With the main campus in Athens (60 miles northeast of downtown Atlanta) and extended campuses in Gwinnett County, Griffin and Tifton, the University of Georgia enrolls 33,831 students. Approximately 79 percent of UGA's student body is from Georgia, however, 15 percent of the enrollment includes students from other states and 6 percent from other nations.

Metro Atlanta Health Care



The medical expertise in metropolitan Atlanta is a reflection of the city's growth and leadership in innovation. Atlanta hospitals and health systems bring with them the top medical specialists, giving residents access to virtually any treatment they need. Whether treatment is an annual physical exam or neurosurgery, Atlanta's hospitals have the latest technology available.

Children's Healthcare of Atlanta is nationally ranked in 10 pediatric specialties, including its renowned Aflac Cancer and Blood Disorders Center. Comprised of seven hospitals, the Emory Clinic and more than 200 provider locations, Emory Healthcare is largest healthcare system in Georgia and noted for its cutting-edge intervention, research and technology. Emory Saint Joseph's Hospital is recognized as one of the top specialty-referral hospitals in the Southeast and is ranked the number two hospital in Georgia. Piedmont Healthcare consistently ranks in the top five among metro Atlanta hospitals in patient satisfaction scores. Located in downtown Atlanta, Grady Memorial Hospital and Health System is Atlanta's only ACS-verified Level I trauma center, only ABA-verified burn center and advanced comprehensive stroke center. Ranked one of the nation's top 10 rehabilitation hospitals, Shepherd Center specializes in spinal cord and brain injury rehabilitation, along with medical research in the field.

Atlanta VA Medical Center atlanta.va.gov
1670 Clairmont Rd, Decatur **(404) 321-6111**

Atlanta VA Medical Center (VAMC) provides a full scope of patient care services for United States veterans. Located on 26 acres in Decatur, the main medical center is a level 1A tertiary care facility providing patient-centered healthcare via an array of comprehensive medical, surgical, geriatric specialty services, as well as state-of-the-art diagnostic testing throughout 14 sites of care. With 466 inpatient beds, including a 120-bed Community Living Center, a 40-bed domiciliary and a 21-bed Residential Treatment Program, the Atlanta VAMC is uniquely positioned to serve the healthcare needs of more than 130,000 enrolled Veterans living in 50 counties across northeast Georgia. The Medical Center, also a teaching hospital, provides hands-on and state-of-the-art technology, education and research to residents in collaboration with Emory University School of Medicine and Morehouse School of Medicine.

Children's Healthcare of Atlanta choa.org

U.S. News & World Report has recognized Children's Healthcare of Atlanta as one of the top pediatric hospitals in the country. The hospital is a not-for-profit organization, and is committed to enhancing the lives of children through excellence in patient

care, research and education. Children's is the pediatric physician teaching site for both Emory University School of Medicine and Morehouse School of Medicine, providing education on more than 30 pediatric specialties. Children's treats hundreds of new cancer patients each year and has one of the highest volume pediatric heart centers in the country.

Whether treating an injured toddler in an emergency or supporting a teen through chemotherapy treatments, Children's offers family-centered care while providing specialized age-appropriate medical procedures, supplies, and support for children. With generous philanthropic and volunteer support, Children's has made an impact in the lives of children in Georgia, the United States and throughout the world.

Egleston Hospital
1405 Clifton Rd NE, Atlanta **404-785-KIDS (5437)**

Hughes Spalding Hospital
35 Jesse Hill Jr Dr SE, Atlanta **404-785-KIDS (5437)**

Scottish Rite Hospital
1001 Johnson Ferry Rd NE, Atlanta **404-785-KIDS (5437)**

Emory Decatur Hospital
2701 N Decatur Rd, Decatur **(404) 501-1000**

emoryhealthcare.org/dekalbmedical

The former DeKalb Medical Center joined Emory Healthcare 2018. The 627-bed not-for-profit health system also includes Emory Hillandale Hospital (formerly DeKalb Medical Hillandale) and Emory Long-Term Acute Care (formerly DeKalb Medical Long-Term Acute Care) and more than 800 doctors skilled in 50 medical specialties. Combining cutting-edge technology with compassion to effectively diagnose and treat its patients, the system is a leader in cancer, heart and orthopedic treatments. Since 1961, DeKalb Medical System and DeKalb Medical Physicians Group have grown with metropolitan Atlanta's medical needs and will continue to do so as part of Emory Healthcare.

Emory Hillandale Hospital
2801 DeKalb Medical Pkwy, Lithonia **(404) 501-800**

Emory Long-Term Acute Care
450 N Candler St, Decatur **(404) 501-6226**

Emory Johns Creek Hospital emoryhealthcare.org/johnscreek
6325 Hospital Parkway Johns Creek, 30097 **678-474-7000**

Emory Johns Creek Hospital is a 110-bed acute-care facility located in the heart of Johns Creek. As part of the Emory Healthcare Network, the hospital provides residents of Johns Creek and surrounding communities with academic and research based medicine. Its team includes more than

900 employees, 482 Emory faculty, 474 private practice physicians and 78 Emory Specialty Associate physicians, along with more than 150 volunteers. Emory Johns Creek offers a comprehensive range of services including emergency medicine, 24-hour cardiac catheterization lab, birth center with Level III neonatal intensive care, adult intensive care, Winship Cancer Institute of Emory University, breast imaging with 3-D digital mammography, certified bariatric center, advanced cardiac and stroke care, vascular care, sleep medicine, rehabilitation, surgical services, gastroenterology, pain center and wound care center.

Emory Saint Joseph's Hospital of Atlanta (678) 843-7001
5665 Peachtree Dunwoody Rd, Atlanta
emoryhealthcare.org/saintjosephs

Emory Saint Joseph's Hospital was founded by the Sisters of Mercy in 1880, and is Atlanta's longest serving hospital. The 410-bed acute-care hospital is recognized as one of the leading specialty-referral hospitals in the Southeast.

Noted especially for cardiac care, Emory Saint Joseph's provides training to physicians from around the world in robotic surgery for valve repair and is a primary location for cardiac rehabilitation. The hospital is also noted for neurologic, vascular, gastrointestinal, respiratory, and orthopedic care, among other specialties, and has been recognized as one of the premiere knee and hip replacement programs in the country. Emory Saint Joseph's is a designated location of the Winship Cancer Institute, Georgia's first comprehensive National Cancer Institute-designated cancer center.

Emory Saint Joseph's has continuously earned the prestigious Magnet designation for nursing excellence from the American Nurses Credentialing Center since 1995. The hospital is a member of Emory Healthcare, the largest, most comprehensive health system in Georgia.

Emory University Hospital emoryhealthcare.org/locations/#
1364 Clifton Rd, Atlanta (404) 712-2000
Midtown 550 Peachtree St NE, Atlanta (404) 686-4411

Emory University Hospital's tradition of healing dates back almost a century. In March 1904, its predecessor, Wesley Memorial Hospital, was chartered with 50 beds. Today, it is one of the nation's leading hospitals in cardiology and cardiac surgery, oncology, transplantation, ophthalmology, orthopedics and the neurosciences. As Emory Healthcare's flagship facility, Emory University Hospital is staffed exclusively by Emory University School of Medicine faculty who also are members of the Emory Clinic. It has been named a Top 100 Global Hospital on Newsweek's World's Best Hospitals 2019 list, and is the only hospital in Georgia, only one of two in the Southeast and one of 25 in the U.S. to make the list.

Emory University Hospital Midtown (formerly known as Emory Crawford Long Hospital) is a 511-bed acute care teaching hospital, employing more than 1,200 Emory Clinic and 440 private-practice physicians spanning 28 specialties. Established in 1908, the full-service hospital has been providing care to Georgians for more than 100 years. From its origins as a 26-bed sanatorium to its current status as a tertiary care facility with more than 531 beds, Emory University Hospital Midtown has a rich heritage.

Grady Memorial Hospital gradyhealth.org
80 Jesse Hill Jr Dr SE, Atlanta (404) 616-1000

Opened in 1892, Grady Health System is renowned for its trauma and emergency services. As the premier Level I Trauma Center within 100 miles of metropolitan Atlanta, Grady is capable of handling acute medical conditions such as asthma, severe burns, sickle cell disease and stroke. In addition to both care and intensive care units (ICU), Grady has a neonatal ICU and houses Georgia's Poison Center and 24-hour rape crisis and advice nurse lines. Its Ponce de Leon Center was named one of the top three HIV/AIDS outpatient clinics in the country.

Grady is an internationally recognized teaching hospital staffed exclusively by doctors from the Emory University and Morehouse Schools of Medicine. Twenty-five percent of all doctors practicing medicine in Georgia received some or all of their training at Grady. Grady improves the health of the community by providing quality, comprehensive healthcare in a compassionate, culturally competent, ethical and fiscally responsible manner. Grady maintains its commitment to the underserved residents of Fulton and DeKalb counties, while also providing care for residents of metro Atlanta and Georgia.

Northside Hospital northside.com
1000 Johnson Ferry Rd NE, Atlanta (404) 851-8000

Northside Hospital is one of the most respected and fastest growing health care organizations in the Southeast and is committed to balancing clinical excellence with compassionate care. Northside leads the U.S. in newborn deliveries, is among the state's top providers of surgical services and is recognized as having among the best survival rates in the nation for bone marrow transplants. Northside Hospital Cancer Institute (NHCI) is the largest and most comprehensive cancer hospital network in Georgia and a leader in cancer care. Northside Hospital's 2,500+ physicians and 15,000 employees serve 3 million patient visits each year. In addition to its Atlanta location, Northside Hospital has campuses in Cherokee and Forsyth counties.

Piedmont Hospital piedmonthospital.org
1968 Peachtree Rd NW, Atlanta (404) 605-5000

Piedmont Atlanta Hospital has been serving the people of Atlanta for more than 100 years and offers a broad spectrum of surgical, medical and diagnostic services. Piedmont Hospital is a private, not-for-profit, acute-care, tertiary facility offering most major medical, surgical, and diagnostic services. The facility has 643 beds, 4,000 employees and a medical staff of more than 1,000 board-certified physicians. Its main campus is located on 26 acres in the Buckhead neighborhood of Atlanta, with additional facilities across the metro area.

Piedmont Hospital is part of Piedmont Healthcare (PHC), a not-for-profit organization that also has hospitals in Athens, Columbus, Fayetteville, Stockbridge, Jasper, Newnan, Covington, Conyers and Monroe, Ga.

Shepherd Center shepherd.org
2020 Peachtree Rd NW, Atlanta (404) 352-2020

Shepherd Center is a private, not-for-profit hospital specializing in medical treatment, research, and rehabilitation for people with spinal cord injuries, brain injuries, multiple sclerosis,

chronic pain and other neurological conditions. Founded in 1975, the 152-bed rehabilitation facility, which includes a 10-bed intensive care unit, is ranked by U.S. News & World Report among the top 10 rehabilitation hospitals in the nation.

In its more than four decades, Shepherd Center has grown from a six-bed rehabilitation unit to a world-renowned hospital that treats more than 900 inpatients, 540 day program patients and more than 7,300 outpatients each year. Patients travel from across the nation – and even the globe – to Shepherd Center for its innovative brand of neurorehabilitation.

Village Medical

At Village Medical, patients receive time and attention from their primary care provider. The team is committed to bringing our value-based care model to your neighborhood. Village Medical is in hundreds of locations in 19 markets with more than 15 clinics in Georgia alone. Believing healthcare should be personal, accessible, and coordinated, and your Village Medical primary care physician can build a trusting relationship. From wellness checks and diagnostic testing to injuries, illnesses and chronic care management, Village Medical's board-certified doctors and staff partner with you to understand your needs, and focus not just on treatment, but also on education and prevention. The experienced providers combine their knowledge and compassion with the tools and technology needed to help create healthier, happier lives for their patients. The practices are open 7:30am-5pm Monday-Friday. Appointments can be booked online at VillageMedical.com. To find locations near you, scan the QR code.



WellStar Atlanta Medical Center
303 Parkway Dr. NE, Atlanta
Main Campus

wellstar.org
(404) 265-4000

WellStar Atlanta Medical Center is a designated Level I Trauma Center and is nationally recognized in cardiology, advanced

surgery, neurology and many other areas. The center began its service to the Atlanta community in 1901 as Georgia Baptist Hospital and is now a 460-bed facility sprawled across two city blocks. Services provided at WellStar Atlanta Medical Center include a 30-bed neonatal intensive care unit, a Primary Stroke Center, Rehabilitation Center and Wellness Center; the Graduate Medical Education Program, and areas of medical excellence that provide care in advanced surgery, cardiology, oncology, neurology, women's health, orthopedics, and trauma.

WellStar North Fulton Hospital
3000 Hospital Blvd, Roswell

wellstar.org
(770) 751-2500

WellStar North Fulton Hospital is a 202-bed acute-care hospital and is a state designated Level II Trauma Center. Located between Roswell and Alpharetta in North Fulton County, it was established in 1983 and has been meeting the medical and healthcare needs of residents of North Fulton, Forsyth, East Cobb, East Cherokee, and West Gwinnett counties for more than 35 years. The hospital has a medical staff of more than 400 affiliated physicians, employs an additional 900 healthcare professionals, and has an active volunteer staff of more than 200.

Part of the WellStar Health System, North Fulton Hospital provides a continuum of services through its centers and programs including neurosciences, women's health services, orthopedics, rehabilitation, surgical services, gastroenterology, and oncology. The hospital is fully accredited and is also recognized by the American College of Surgeon's Commission on Cancer as an Accredited Cancer Program, as well as being certified as a Primary Stroke Center by the Joint Commission on the Accreditation of Healthcare Organizations, the nation's oldest and largest hospital accreditation agency.



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Retirement Living

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Building for a full continuum of living and care in a neighborhood community environment.

Sterling Estates Senior Living Communities takes pride in offering gracious, spacious retirement living. Currently, Sterling Estates has two locations — one in East Cobb and one in West Cobb — with a third breaking ground soon in Forsyth County. All are built on substantial acreage in a neighborhood setting with plenty of greenspace and room for expansion. The communities' extensive amenities packages include numerous dining venues, wellness centers with indoor heated pools and much more.

Pete Green, partner and Director of Development and Marketing/Sales for Sterling Estates, says that the communities have special appeal for active older adults who want to make the most of their retirement years, but also want to secure their future.

"Many of the people who come for a tour are couples and individuals who want to take full advantage of their independent years. But they're also considering the future when they might need more care," said Pete. "Sterling Estates Communities provide the opportunity they're seeking to fully enjoy retirement living without the hassles of home ownership. Plus, there is a plan for healthcare if needed later."

Green says that many Sterling Estates residents come from outside Atlanta and Georgia. "In general, about 50 percent of our residents have come from outside the greater Atlanta area," he said. "Many of our residents who live in our independent living cottages and apartment homes have moved from other cities and states to be close to their children and grandchildren."

The two Cobb County communities offer independent, assisted living and memory care along with access to third party home health and physical therapy providers.

"Many of our independent residents may already see a need down the road for care. Quite a few just want to plan for it," Green said. "Our communities are attractive to them because they can take advantage of our plentiful amenities now to help keep them mentally and physically fit. But they also know that, if needed,

the care will be provided in the future."

There are many qualities that set Sterling Estates communities apart from their competition, but probably the most significant is the care and attention to detail that have gone into planning every aspect — from residences and amenities to staff and environment.

"When we started our company, we saw a need and believed we could fill that need. And when we began to fill the need, it was as if we were providing a service to our own family, to our own parents, to what we would personally want," said Mike Brown, Sterling Estates partner. "That became the foundation for everything we did as we built our communities. We designed them to feel like real neighborhoods, with sidewalks, greenspaces, patios and courtyards, gardens and bocce courts. We created spaces and amenities that give people the opportunity to be active and socialize, places where they can meet new friends and gather with their families."

That kind of personal investment in planning is now evident in the thriving Sterling Estates communities.

"As local owners, our goal was not to build a lot of properties, but to be engaged in the ones we have," said Brown. "We want to make the day for our residents. And the way to make our resident's day is to have everything — including the very best staff — to help them live each day better than they would have yesterday."

Sterling Estates communities in East and West Cobb were voted 2022 "Best of Cobb" for the Retirement Community, Assisted Living and Memory Care categories in a reader poll conducted by Cobb Life and the Marietta Daily Journal marking the 4th year in a row to achieve this honor. Additionally, both Sterling Estates have been recognized in previous years by respected senior living entities who evaluate communities based on design and aesthetics, community integration, amenities, and lifestyle and wellness. More importantly one can read residents' and their family members testimonials and reviews on its websites and social channels, Facebook and Google, to understand why "so many are choosing to call Sterling Estates, HOME."



STERLING ESTATES

Senior Living Communities

SAFE  SOCIAL

2022 Voted Again, Cobb's Best Retirement, Assisted Living & Memory Care



"We're honored that both Sterling Estates Communities have been recognized as 'Best of Cobb' for Retirement Living, Assisted Living and Memory Care again in 2022. I'm proud to say that it's the 4th year in a row we've won these awards and an awesome tribute to our staff members. We've been serving seniors in greater Atlanta for over 25+ years now...we invite you to come and experience what sets us apart."

- Marshall Gill, COO & Partner, Sterling Estates Senior Living Communities



- Large living and outdoor areas to gather with friends and loved ones
- Life enrichment center for residents to gather for art classes, lectures, games, etc.
- Certified Parkinson's Delay the Disease Programs
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Lacey & Sherry

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Independent, Assisted Living
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EAST COBB
4220 Lower Roswell Rd.
Marietta, GA
678-946-4454
Shelly

A Tale of Three Cities

Atlanta's Tri-City Area of College Park, East Point and Hapeville Near Hartsfield-Jackson Atlanta International Airport Takes Off

Kasie Bolling

Since its debut in the 1920's as Candler Field, what would one day become Hartsfield-Jackson Atlanta International Airport has garnered global attention. From a stop along the way for Charles Lindbergh in the Spirit of St. Louis in 1927 to its first of many designations as the World's Busiest Airport in passenger volume in 1998, it is an ever-evolving wellspring of activity – breathing life into everything that touches it. That includes three very special cities... or is it the other way around?

With histories dating back to the early to late 1800's, it might appear to some that Atlanta's Tri-City Area of College Park, East Point and Hapeville may have first breathed life into the airport before the global transportation hub returned the favor. As the airport continues to expand in sensational new directions, each city is experiencing an exciting renaissance of its own.

"Fasten Your Seatbelts... We're About to Take Off!"

Cookie Smoak, President of the ATL Airport District Conventions & Visitors Bureau touts the Tri-City Area and the City of Union City, as a great location for visitors, new residents and businesses alike – pointing to convenience, affordability and connectivity as its most outstanding attributes.

"There are more than 8,000 hotel rooms available in this area and we boast occupancy rates that are returning to the high 80s year-round," said Smoak. "It's close enough to Downtown Atlanta that guests can go see the sights and do all of the fun touristy things via MARTA while enjoying Less expensive parking and a Tri-City stay that's about 30% less on average than if one stayed in the heart of Downtown. That said, there are a lot of great draws to the Tri-City area itself – from the Chick-fil-A Backstage Tour and the now open Gateway Center Arena in College Park to the Dick Lane Velodrome Cycling Track and Camp Creek Marketplace in East Point to the Porsche Driving Experience and incredible art scene in Hapeville. There's a growing trend towards authentic experiences rather than whiling away a day at the better-known tourist sites. Visitors want to know where the locals go, and – once here – they'll find that this area is brimming with authenticity."

Smoak adds that a huge draw for businesses is the Georgia International Convention Center (GICC) in College Park. Representing the second largest convention center in the State of Georgia (Georgia World Congress Center is the first), the GICC holds the largest ballroom in the metropolitan Atlanta area and marks the only convention center in the world that's connected to a major airport via a complimentary Sky Train.

Fortune 500 and 1000 corporations with team members all over the world can host corporate events at the GICC, have their team



New City Hall

Photo: Courtesy DeSittas Lipscomb

members fly into Hartsfield-Jackson and then catch a Sky Train over to the event. The Gateway Center Campus – which houses the GICC – also holds four full-service hotels with more on the way. A four-star, 300-room Hilton Hotel is slated to open in the not-so-distant future adjacent to the airport's main domestic terminal and MARTA station, and a Home 2 Suites and Tru By Hilton will open early in 2023 as part of Gateway Center where a Sheraton is also planned.

Signs of positive growth abound throughout the Tri-City Area. Prospective residents of the area will no doubt love each city's status as a bedroom community – offering the tranquility and tree-lined streetscapes of a suburban setting with convenience to all the best that Atlanta has to offer. The current population represents a colorful tapestry of airline employees, artists, empty nesters, millennials and lifelong residents who value a well-crafted home, affordable price points, access to great amenities and ease of commute.

"It's exciting to see the growth and hear the buzz on the Southside of Atlanta," said Smoak. "These communities are working together beautifully to establish this area as a true destination."

But as much as they brand themselves as the Tri-City Area with boundary lines somewhat blurred between them, each city offers its own unique identity...

Georgia's Global City – The City of College Park

www.CollegeParkGA.com

With an identity so closely tied to Hartsfield-Jackson Atlanta International Airport that the city logo features an airplane and the words "Air Transportation Gateway," College Park is truly so much more than that. Although, because nearly half of the airport is situated within College Park, the city has been able to leverage that relationship for the benefit of its citizens. Two of the most notable recent benefits include a Sky Train stop directly from the airport to the Georgia International Convention Center (GICC) and having a stake in the realization of the mixed-use Six West Development, which represents 320 acres devoted to office, retail, restaurants, hotels, entertainment, and residential. With 57 acres in the contract stage to include townhomes, multi-family residential and single-family homes, the Six West Development is projected to increase College Park's tax base by as much as 30-40%. On the airport campus, there will be a 4-star InterContinental hotel, class-A office space, and travel plaza adjacent to the main domestic terminal and MARTA station.

Artie Jones, III, College Park's Director of Economic Development,

lauds the efforts and stability of the city's elected officials in seeing that long-term goals are reached, keeping citizens safe through the institution of a police force that's three times the size of other cities with populations of less than 15,000 residents, and the establishment of an incredible \$138M budget.

"We've got our sights set on making College Park more of a destination and less of our former image of a sleepy bedroom community in the shadow of the airport," shared Jones. "While the most obvious asset we offer to companies and prospective residents is convenience, we also offer walkable communities, a great network of parks, a number of excellent restaurants and a really cool quality of life. Our Development Authority doesn't believe in a cookie cutter mentality. We think outside the box to make things work if it makes economic sense. Whether we're talking commercial or residential development, we never shy away from a challenge."

Some challenges pay off in spades, as is the case with Gateway Center at College Park. This 5,000-seat arena is the new home to the WNBA Atlanta Dream, as well as the College Park Skyhawks, the G-League affiliate to the Atlanta Hawks. Given its size, the city plans to leverage the massive \$42M Gateway Center to draw A-list talent for concerts and major events. In the future, the city hopes to create a live-work-play vibe with an increased residential footprint and additional entertainment venues surrounding Gateway Center. Among the first signs of development are a new 244-room dual brand Hilton hotel, which is currently under construction and should be completed by April 2023. A new dual brand Marriott hotel is also set to break ground June 2022, along with 10,000 square feet of retail and a full-service restaurant.

Things have been busy on the mixed use-residential front in College Park, as well. Project Ion is underway next to the College Park

MARTA Station – including 60 units of multi-family, townhomes, artist lofts, a theatre for the performing arts, an 12,000 square foot office building, and a 25,000 square foot entrepreneurial space for multiple small businesses. The Somersby Project is under construction off of West Fayetteville Road - featuring 240 units of multi-family, 20,000 square feet of retail, and several townhomes. Hawthorne Station is also under construction off of Herschel Road, comprising 200 townhomes and 100 single-family residences. Finally, The Main Street Assemblage – at the corner of Mercer and Main Streets – represents a brownfield project that is being funded by grants from the U.S. Environmental Protection Agency and will soon feature a multi-family development alongside a collection of restaurants and shops.

As much as College Park is broadening its own horizons on an almost daily basis, Jones brings it back around to the alliance formed by the cities that make up the Tri-City Area. "It's all about teamwork. Basketball legend, Michael Jordan once said 'Talent wins games, but teamwork and intelligence win championships.' We all benefit from our mutual success and we're all stronger when we work together. Visitors don't know where the lines are drawn between one city and the next. All three cities must endeavor to provide the best experience possible."

Set to Stun – The City of East Point

www.EastPointCity.org

From movie sets and sporting events to community gardens and downtown revitalization efforts, the City of East Point offers a singular experience all its own. Home to the Dick Lane Velodrome and the first "model mile" to what will one day mark a 26.2-mile multi-use trail that connects to the Atlanta Belt Line, East Point



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www.360CollegePark.com

Contact **404.305.2052** or ecdev@collegeparkga.com for more information



Artie Jones, III
Director of Economic
Development for
City of College Park

College Park

collegeparkga.com
(404) 767-1537

is quickly establishing itself as a bikeable community. But its sporting prospects aren't limited to cycling alone. Through partnerships with the Arthur Blank Foundation and Atlanta United FC, it was recently selected to host StationSoccer™ - the world's first transit soccer league built near mass transit hubs.

Created by Soccer in the Streets – an Atlanta-based not-forprofit organization that establishes urban soccer programs for sports-based youth development, StationSoccer™ has already enjoyed success in Little Five Points and West End. In addition to its unique blend of urban-based sports, East Point's historic buildings really set this city apart and have drawn the attention of Hollywood on more than one occasion.

This Camera-Ready Georgia city has served as the backdrop for episodes of Walking Dead, Teen Wolf, Vampire Diaries, Stranger Things and more, as well as the Academy Award-nominated film Hidden Figures. Switching gears from Oscars to okra, East Point was recently selected as the pilot city to serve as a model for urban agriculture. By teaming up with the Food Well Alliance, it hopes to galvanize the community around local foods grown by local urban farmers.

From a residential standpoint, East Point offers a nice balance of old and new structures. Older homes are being retrofitted or razed altogether, while new construction takes the form of Mallalieu Pointe – which features 67 apartment units poised above ground-level retail and commercial space and The Commons – a roughly 9-acre tract of land in downtown East Point that, once developed, will transform the area into a mixed-use development with commercial, retail, residential, green space and public art. The city's draws – for both visitors and future residents – include excellent connectivity through

MARTA, I-85, I-75, I-285 and I-20, as well as a terrific collection of shops, restaurants and entertainment destinations. Windmill Arts Center in the heart of downtown East Point hosts a series of classes and live performances, the ArtsXChange community cultural center offers gallery and studio spaces for East Point's art scene, and Camp Creek Marketplace serves as a bustling epicenter for families, fashionistas, foodies and movie-goers.

With a \$7.3M grant from the Atlanta Regional Commission, East Point has devoted a great deal of energy to the improvement of its downtown streetscapes, adding bike lanes for its growing population of cyclists. They have also constructed a stunning new city hall and are renovating the old city hall, auditorium and library – all of which are on the National Registry of Historic Places. With this regentrification comes a jam-packed calendar of events to draw folks downtown in the spirit of community. Some of those events include Wind Down Wednesdays, 4th of July Celebration, Friday Night Flicks, Indie Green Vegan Festival, Taste of East Point, Weekly Farmers Markets and more.

"East Point is a city that's on the move," said Maceo Rogers, Economic Development Director for the City of East Point. "We're getting better all the time thanks to incredible leadership moving us forward in hopes of providing the best quality of life possible for our citizens. And with partners like ATL Airport District CVB, Aerotropolis CIDs and Aerotropolis Atlanta Alliance, the cities of East Point, College Park and Hapeville have been able to form a synergy. There's more that connects us than just Virginia Avenue."

***DID YOU KNOW?** East Point is home to the iconic hip hop band, Goodie Mob? Its members include CeeLo Green, Big Gipp, Khujo Goodie, and T-Mo Goodie. Khujo Goodie mentions both College Park and East Point in his song How We Ride in Dah South.*



The City of East Point is a prime location that can satisfy the needs of business. With over 35,000 residents, East Point boasts a vibrant workforce of professional and skilled labor with exceptional quality of living standards for its citizens.



The East Point Advantage:

- 10 minutes from the heart of Downtown Atlanta
- 2 TAD Districts, a CID and an Opportunity Zone
- No impact fees on new development
- 100% Freeport Exemption
- Approximately 2.3 million square feet of office, warehouse and distribution space in the commercial/industrial areas
- Multiple rail lines/spurs
- 5 minutes from Hartsfield-Jackson International Airport
- Its own power and private water reservoir
- East Point Business and Industrial Development Authority
- MARTA Train Station
- Access to all major interstates
- Home to Camp Creek Marketplace, Camp Creek Pointe, Camp Creek Business Center, Southmeadow Business Park and several major headquarter companies

To learn more about advantages and opportunities in East Point's business districts, contact Maceo Rogers, 404-270-7217, jmrogers@eastpointcity.org

Small but Mighty – The City of Hapeville

www.Hapeville.org

Weighing in at just 2.5 square miles, Hapeville represents the “little brother” in the Tri-City Area – one that packs a big punch. Some of its well-known residents include Wells Fargo and portions of both Delta Airlines and Porsche’s North American HQ. A self-proclaimed village tucked just inside I-285, Hapeville has designs on becoming Atlanta’s next hip intown community the likes of Decatur, Historic Kirkwood and East Atlanta. It’s well on its way! Showcasing splendid murals on buildings throughout town, a treasure trove of public art, innovative pop-up galleries born from two shipping containers and the 132-seat Academy Theater, it’s staking its claim on being South Atlanta’s Home of the Arts.

Much like College Park and East Point, there is a major focus in Hapeville on the revitalization of its downtown area – with the addition of exciting new restaurants, the recent opening of a craft brewery called Arches Brewing and sidewalk-lined streets that beckon residents and visitors alike to take an evening stroll. Designated a Main Street City, much care is given to preserving its history in destinations like the Historical Society Depot Museum, the Historic Christ Church and Carriage House, the Hoyt Smith Conference Center, and many downtown storefronts.

“For homebuyers, Hapeville represents a historic neighborhood that is dedicated to providing incredible quality of life, great value and walkability to amenities for its citizens – all of which we’re learning is important to millennials,” said David Burt,

Economic Development Consultant to The City of Hapeville. “For companies looking to relocate here, we offer access to the world through the airport and to Atlanta through the interstate system and mass transportation network. That same network means there’s a broader pool to draw from with regard to labor force. We’re extremely business-friendly thanks to our status as part of the State Opportunity Zone, which offers the maximum tax advantages allowable by the State of Georgia. We’ve found great success as an intown community for businesses and residents that may be priced out of other sought-after communities in and around Downtown Atlanta.”

While it may be small, Hapeville just keeps growing. Apsilon Hotels recently relocated its headquarters to Hapeville, and an Embassy Suites by Hilton with restaurant and bar, airport shuttle, and more than 3,900 sq. ft. of on-site meeting and event space will open in June 2022 within city limits. Porsche continues to rev up its 30-acre campus expansion further into Hapeville with an auto service center, restoration facility, Porsche Experience Center Atlanta track extension and more.

***DID YOU KNOW?** Hapeville is the birthplace of Chick-fil-A! Truett Cathy launched his iconic chain here in 1946 as the Dwarf Grill. Another little-known fact... Comedian Jeff Foxworthy graduated from Hapeville High School, where he served on the student council and played football, baseball AND basketball..*

To learn more about the Tri-City Area – including where to dine, play and stay – be sure to visit the ATL Airport District CVB website at www.ATLDistrict.com.



Hapeville, Georgia come see where things are taking off!
Hapeville is located on the doorstep of the Atlanta Hartsfield-Jackson International Airport between I-75 and I-85.

Hapeville is a proud member of the Atlanta Aerotropolis Alliance
public and private partners working together to leverage the economic potential of the airport and to market the region.

Dramatic job tax advantages
attract businesses to Hapeville’s commercial Opportunity Zone.

Residential neighborhoods
feature homes such as craftsman-style bungalows, traditional Chicago-style townhomes and loft-condominiums; with manicured parks and facilities.

Hapeville celebrates the arts,
investing in its own Performing Arts Center, and vibrant public art.

**Hapeville Assoc. of Tourism & Trade
Department of Economic Development
Hapeville, GA. * (404)-669-8269**

www.hapeville.org

Aviation Heritage Mural, Shannon Lake



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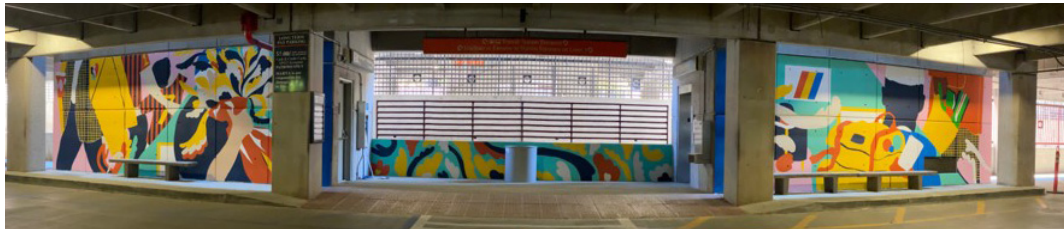
Perimeter CIDs: On the Right Track

The Central Perimeter commercial and retail markets are in strong standing and poised to continue on this path. There are many developments underway in all three cities the Perimeter CIDs services, so 2022 will be another year of growth for the Central Perimeter market. We have several new large companies bringing energy to the market, including Carvana in the Park Center campus and Insight Global in the 1224 building. We are also excited to welcome Hapag Lloyd to Perimeter, where they plan to lease space in Ravinia. Our existing large companies will continue their either phased-in or full re-entry back into the workplace, but the timing at this juncture is fluid. Our TMA, Perimeter Connects continues to be a resource for those executives who navigate getting their employees back to work safely, providing relevant data and feedback directly from property managers and employees. This information is compiled on a regular basis to remain up to date on any changes or opportunities. It is available as a free service to all of our commercial property owners within the Central Perimeter market.

One of the central tenets of the Perimeter CIDs is to enhance the community in a variety of ways. Both pedestrian and bike trail systems have been planned throughout the district that provide ease of movement and access, safety and reliability. Plans are currently developed for a trail along the Perimeter Mall frontage on Ashford-Dunwoody Road that will extend to Mt. Vernon Road in Dunwoody. A great example of a regional approach is the PATH 400 extension under I-285 on the west side of Peachtree Dunwoody Road that will extend south through Sandy Springs on the east side, connecting with the Buckhead

The completed Commuters mural at the Dunwoody MARTA Station-

Last summer, we partnered with MARTA, the City of Dunwoody and the Dunwoody arts community to plan, execute and unveil a commissioned mural at the Dunwoody MARTA station shuttle area. Along with wayfinding, we completed a significant statement piece that improved the aesthetics of the terminal bus area. This project was chronicled by Acres Studios, LLC. With the success of this project, further plans are being developed to install a second mural on the exterior parking garage structure later this year.



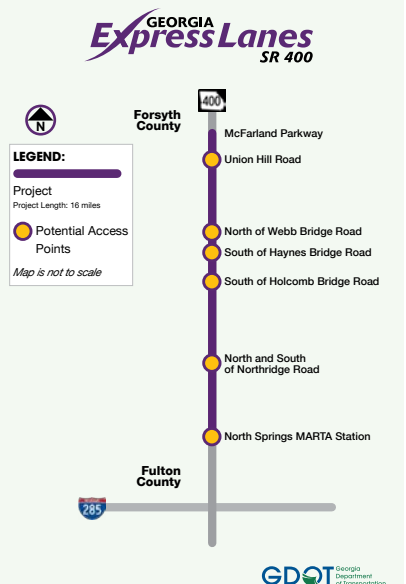
On the infrastructure front, 2022 should be a banner year for project funding from the Federal Government. It will take time and thoughtful consideration as we work with our elected officials to determine how and where those dollars will be invested. Last November, voters overwhelmingly approved a second TSPLOST referendum in Fulton County that will also bring huge opportunities to invest in projects that benefit the Sandy Springs community on the Fulton County side of our District. Finally, as the 285 @ 400 interchange enters the final stages of construction, we can all begin to see how impactful this project will be when it is complete – not just for Central Perimeter, but for all of Metro Atlanta.

Plans for the reconstruction of the 285-400 interchange

“The PCID Board of Directors remains bullish on our market, which is the largest concentration of commercial office space in the Southeast. 2022 will be a year of continued progress and change, and we are excited to see how this market continues to evolve,” said Ann Hanlon, Executive Director PCIDs.



Express and Toll lane plans for 400



The Heart of What's Happening

Alpharetta's Meteoric Rise as an OTP Hub for Commercial and Tech Space



The pulse of prosperity beats strong and true in North Fulton's City of Alpharetta. Dubbed the Technology City of the South, and Georgia's Connected City at the heart of it all is a vibrant retail and commercial scene that continues to draw the attention of Fortune 500 companies, tech giants and global corporations. Extending out from the heart of the ever-growing commercial district are a series of parkways that lead directly to GA-400 with a direct shot to Downtown Atlanta and Hartsfield-Jackson Atlanta International Airport to the south. Boasting the closest things to skyscrapers this side of the perimeter, Alpharetta's landscape is peppered with exquisitely manicured, thoughtfully imagined campuses surrounding beautiful office buildings soaring up to 10 stories high under blue skies above

Just ask City of Alpharetta's Lance Morsell and he will tell you that a major driving force in the success and growth of his city is its historically thriving commercial office space market. As Economic Development Manager, he is at the epicenter of his city's high level of popularity among top employers, change making enterprises and highly recognizable brands seeking an Alpharetta address.

"We're proud to serve as a major employment destination of the north metro area," said Morsell. "We have shaped the market

and positioned our city to accommodate technology, corporate headquarters, research and development, high volume sales offices and more. Alpharetta's office space is currently roughly 25 million square feet, with another 3.3 million approved but not yet built. In addition to plenty of office space, we have a high speed and redundant fiber optic network in place. Our city encompasses four exits off GA 400 granting access to other destinations in Metro Atlanta. For the employees of companies that make their move to Alpharetta, we offer a superlative quality of life and a wide variety of housing. We've earned and will endeavor to hold onto the title of technology hub of the Metro Atlanta region. We are – quite simply – the place to be and we plan to keep it that way."

To help attract new companies and retain growing businesses, the City of Alpharetta provides local incentives through its economic development toolbox. Included among them are expedited permitting and inspections, discounted permitting and inspection fees, local job creation credit and revenue bonds. To qualify, businesses must demonstrate a serious economic impact through job creation and capital investment. The addition of Georgia incentives makes doing business in Alpharetta even more attractive.

For some major employers, it's all about the numbers – and Alpharetta boasts some rather impressive data...

Population 66,509

Total Workforce 83, 839

Bachelor's Degree or Higher 65%

Median Household Income \$102,061

of Businesses 5,342

Alpharetta's Top 10 Employers

ADP

FISERV

GLOBAL PAYMENTS

LEXIS NEXIS RISK SOLUTIONS

VERIZON WIRELESS

JACKSON HEALTHCARE

CHANGE HEALTHCARE

UPS SUPPLY CHAIN SOLUTIONS

E*TRADE

EQUIFAX

ERNST & YOUNG

Accolades

#1 Georgia's Fastest Growing City (2017 U.S. Census Bureau)

#1 Place to Live in Georgia and #24 Best Places to Live in America (2018 MONEY Magazine)

#1 America's Top Small Cities to Start a Business (2015 Entrepreneur/Nerd Wallet)

#1 Place to Raise a Family (2020 Niche Rankings)

#1 Atlanta Suburb for Families (2015 Movoto)

#4 The South's Best Cities to Live (2018 Southern Living Magazine)

#7 America's Friendliest Towns (2012 Forbes)

#14 The South's Friendliest Cities (2018 Southern Living Magazine)

#15 Best Small Cities to Start a Small Business (2019 Verizon Wireless)

#20 The 100 Best Places to Live on the East Coast (2021 Newsweek)

Alpharetta's City Center won the Excellence in Town Center Development (Urban Land Institute)

Alpharetta's City Center won the People's Choice for the Public Realm (Urban Land Institute)

Northwinds Office Park

Northwinds Office Park marks a sprawling 258-acre mixed use development that houses seven 6-story buildings totaling 1.04M SF of Class A office space. Such recognizable tenants as Veeam Software, Toyota Financial Services, Goldman-Sachs, PulteGroup, PDI Software and National Christian Charitable call Northwinds Office Park home.

In addition to an admirable roster of tenants, Northwinds Office Park boasts easy access to GA 400 via east-west connectors at Haynes Bridge Road and Old Milton Parkway, a comprehensive package of on-site amenities and connectivity to the Alpha Loop – a system of multi-use trails that connect NorthWinds to Alpharetta City Center and Avalon just one mile away. Amenities at NorthWinds Office Park include two Fitness Centers with free 24/7 access to all tenants of the park, six Conference Centers that are also free to tenants, two hotels, Avery at Northwinds luxury apartment complex, seven dining establishments, several banks and a childcare center.

Northwinds Summit

Not to be confused with Northwinds Office Park, Northwinds Summit is an exciting new mixed-use development featuring 1.2 million SF of modern office space, 20,000 SF of retail space and 140 apartments upon completion. A stellar example of prime accessibility, the southbound ramp for GA-400 terminates into the property and it's located within a mile of three major shopping and dining destinations – Avalon, North Point Mall and Downtown Alpharetta. It's a self-described "workplace destination unlike anything North Fulton has ever experienced."

With Phase I underway, the first of five office buildings was completed January 2020 with the development's first two tenants in place in a creative-loft style office space. True pioneers in every sense of the word, FiberLight designs, builds and deploys mission-critical high bandwidth networks in more than 30 markets throughout the U.S. and iATL – the world's first infrastructure automotive technology laboratory for imagining, creating and testing technology for connected vehicles and increased safety.

Phase I will also encompass the completion of a 150,000 SF office tower with 5,000–10,000 SF of ground-floor retail and 7,000 SF of retail and restaurant space on the ground floor of the multifamily living space – both are projected for availability in 2021. Phase II will include 9,000–14,000 SF of retail space, a 300,000 SF office tower, a 350,000 SF office tower and a 400,000 SF office tower. Upon completion, NorthWinds Summit will represent a total of 1.2 million SF of office space in the entire development – all designed to be LEED Core & Shell. The development will also boast up to 32 stacked flat brownstone-inspired condos, 140 upscale apartments and a 140-room boutique hotel. A mix of chef-driven and fast casual restaurants alongside boutique retail offerings will further enhance the employee experience. Pocket parks and outdoor spaces with Wi-Fi access are expected to encourage an open-air work environment, while the Alpha Loop will connect the development to Downtown Alpharetta, Avalon and beyond.

Even though it's new to the market, NorthWinds Summit already has a claim to fame as the area's first 100% fiber-fed business park. Pre-wired dark fibers to all tenants offer virtually unlimited bandwidth on a private network as well as internet and network connectivity from 1 Gbps to 100 Gbps.

Avalon

Established in 2014 and brimming with Southern Hospitality, Avalon is a sustainably designed, 86-acre luxury live-work-play community. The "live" aspect showcases an enclave of single-family courtyard residences and 800 luxury lofts, while the "work" element is best represented in 750,000 SF of Class A office space, modern office lofts with superfast pervasive internet connection speeds and a 47,000 SF conference center. "Play" is the most obvious feature of this walkable open-air destination that boasts more than 570,000 square feet of curated retail, over a dozen chef-driven restaurants, a 12-screen theater and full-service 330-room hotel. Its website says it best... Avalon is "more than just another place to go, it's a place to be — a hub of activity that delivers the luxury of the modern South."

In keeping with a major commercial destination within the "Technology City of the South," Avalon represents Georgia's first Gigabit community. It's a futureproof "fiberhood" with internet connection speeds 100x faster than what's currently available in most communities. Given its draw and breadth of amenities, it's a terrific setting for businesses who want to attract and retain top talent across any industry.

Windward

As the birthplace of Alpharetta's commercial office boom, Windward continues to hold strong with such recognizable brands as Travelers Insurance, HPE and E*TRADE in its midst. The catalyst that put Alpharetta on the map as a corporate headquarters



destination, Windward is also home to ADP – Alpharetta’s largest employer.

Windward Point is just one of many office buildings that pepper Windward Parkway. Built in 1997 and extensively renovated in 2014, Windward Point boasts five stories of Class A office space with an on-site fitness center in a parklike setting. The recent addition of several premier spec suites further enhances its appeal – particularly to companies who find value in state-of-the-art buildouts that boast open ceilings, collaborative floor plans, modernized open break areas, premium contemporary finishes and an abundance of windows that bathe the space in natural light.

“The City of Alpharetta offers a progressive and highly competitive edge for a number of companies, stacking up against leading markets such as Charlotte, Nashville and Atlanta,” said George Gwaltney, Senior Associate with Lincoln Property Company – national real estate firm representing Windward Pointe. “These brand-new spec suites at Windward Point allow tenants to achieve an unmatched balance of flexibility and value, without sacrificing access to surrounding amenities in the area.”

Lending even more truth to the belief that Windward is far from leaving its hey days in the rearview mirror, construction is currently underway at Windward Park – located at the south end of Windward Parkway. This self-described “gateway to the City of Alpharetta” has been zoned to include 186 townhomes by Lennar, a 31,400 SF retail village, a 249-room hotel with 3,500 SF meeting space, 500,000 SF of Class A office space in two 10-story towers, 24 Live/Work townhomes and a 200-unit condo building.

Brookside

Located on Old Milton Parkway – widely considered to be one of GA-400’s most desirable exits in North Fulton County, Brookside encompasses two Class A 5-story office buildings totaling 266,592 square feet. Surrounded by an abundance of executive housing, schools, and childcare facilities, Brookside adds to its allure with a terraced outdoor setting equipped with wi-fi, inviting meeting areas, bocce ball, corn hole, a bike-share program and a network of walking-biking trails that wind throughout a 20-acre outdoor reserve and connect to the Big Creek Greenway. For those who prefer arriving to work via public transportation, the park houses a MARTA bus stop. With the tagline, “Work Play Collaborate,” the interiors at Brookside feature a high-end newly renovated lobby to greet guests and lounge with Foda popup restaurant experience and Micro Market. Brookside is located a little over mile away from Avalon, North Point Mall and some of Atlanta’s finest neighborhoods.

Sanctuary Park

Boasting 1.5 million square feet of office space, Sanctuary Park is the ideal fit for companies that favor optimized environments and connected spaces. Current notable tenants include Delta Dental Insurance, Sotheby’s Fine Homes and Thrivent Financial. Sanctuary Park stakeholders have invested tens of millions of dollars to keep the office park relevant and competitive in today’s changing office environment. Recent improvements include a new 25,000 square foot tenant amenity center called The Clubhouse featuring a food hall, state of the art fitness center and 200-seat conference facility.

“The new \$13 million Clubhouse has been a gamechanger for

Sanctuary Park,” said Jeff Bellamy, Executive Managing Director with JLL – who leases office space at Sanctuary Park with his partner Adam Vente. “Since opening, the office park has signed leases with over 300,000 square feet of new firms. Northpoint Commercial Finance recently relocated to Sanctuary Park to provide their employees with access to new and abundant amenities. This demonstrates the value firms are placing on attracting and retaining employees in today’s competitive environment.”

The park’s placement across the street from popular recreational destination, TopGolf, has also proven an asset. Bellamy added, “The City of Alpharetta has invested heavily in the new Alpharetta City Center, Greenway, Alpha Loop and Ameris Bank Amphitheater to provide a fun and safe environment for city residents and employers. This infrastructure along with a wide range of housing options and excellent public schools makes Alpharetta a great place to live, work and play.”

North Point

Although the Northpoint corridor is perhaps best known for North Point Mall and the free-standing restaurants and strip centers that radiate out from its core, several office buildings peppered throughout may illuminate the path to North Point’s future. 800 and 900 North Point Parkway boast two premier four-story office buildings that have been recently renovated to include a new café and fitness center to enhance the tenant experience. 4501 North Point Parkway features 130,378 of office space with an outdoor patio and access to Big Creek Greenway. With an estimated 85,000 people driving through the North Point corridor every day to get to their

On the Horizon 154 Kimball Bridge

In January 2022, the Alpharetta Development Authority approved a bond inducement for a Class A office project at the historically significant Old Bailey Johnson School off Kimball Bridge Road. Once completed this 160,000 square foot, adaptive reuse project will be a premier office environment coming out of the Covid-19 pandemic.

destinations, Morsell believes that the area is ripe for revitalization and he’s not alone. The city has approved more mixed use around the mall including new development and redevelopment.

“Our attributes as an industry and lifestyle destination represents the best in the Nation and it’s not just our word,” said Morsell. “The premier developments and caliber of companies we have attracted speak loudly of Alpharetta’s promise. We are excited for continuing this momentum in years ahead.”

When you’re ready to start a dialogue, reach out to Alpharetta’s Economic Development Manager, Lance Morsell at 678.297.6196 or lmorsell@alpharetta.ga.us.

The Peach State is Ripe for a Rebound

COVID-19, Supply Chain Issues and Materials Shortages Took Their Toll on the Commercial Real Estate Market, but Signs Show Promise of Recovery in 2022 and Beyond

The last couple of years have been challenging for Americans, businesses and entire industries. In the wake of COVID-19, the U.S. residential real estate industry has experienced a somewhat surprising boom. Unfortunately, the commercial sector did not fare quite as well. While the global pandemic had a direct – and in some cases, devastating – impact on commercial real estate in Metro Atlanta, the experts agree that there are signs of a recovery on the horizon. But before we explore the journey ahead, it's important that we take a look back. We tapped into the data and analytics of the highly revered CoStar® Group to do just that.

2020: COVID-19 Rears its Ugly Head

When the first whispers of a global pandemic hit the airwaves in the U.S. in December 2019 and January 2020, the economy was strong after reporting a 2.3% GDP growth at the end of 2019. By March 2020, with a growing number of COVID-19 cases and a wave of shutdowns overseas and domestically, the U.S. economy came to a relative halt. This frightening phenomenon was witnessed across the board in Atlanta's commercial real estate market.

Multifamily Sector

According to CoStar Group, the multifamily sector was arguably commercial real estate's best performing sector throughout the pandemic – following a similar track to residential real estate. After one anemic quarter in 20Q2, it quickly rebounded after Governor Kemp led the nation by making Georgia the first state to allow businesses to reopen after the coronavirus shutdown. Co-Star's data shows that Atlanta finished 2020 at #1 among 390 major U.S. markets for multifamily sales volume.

Office Sector

Unfortunately, it was a much different story for the office sector. Marking one of commercial real estate's worst affected sector – other than hospitality, COVID relatively cratered the office market. There were only a handful of major leases signed throughout the entirety of 2020. Instead, there were major move-outs – most notably among them, AT&T vacating its 900K square foot offices in Lindbergh Center in 21Q1. However, Atlanta remained in step with the rest of the nation in this arena.

Retail Sector

Surprisingly, retail held up relatively well, considering the stress COVID placed on the system. 20Q2 and 20Q3 witnessed negative net absorption, but nothing near the devastation the office sector experienced. Instead, monthly leasing plateaued. Grocery stores and restaurants fared the best. Department stores did not fare as well, as Atlanta witnessed major moveouts from JC Penney at Northlake Mall and Macy's at South Dekalb Mall.

Signaling a potentially slow recovery of future growth in the retail sector, a Cushman & Wakefield study revealed that 76% of land brokers believed COVID-19 had a negative impact on sales of land zoned for retail use in 2020. 62% suggested the same for the sale of land zoned for office use.

Industrial Sector

Perhaps driven by a 37% increase in ecommerce sales during the pandemic and the ongoing growth of Georgia's bustling Port of Savannah, the industrial real estate sector fared well in 2020 with 42.3M square feet in leased space signed. JLL – a leading professional services firm that specializes in real estate and investment management – reported that, of 19.1 million square feet of new industrial inventory delivered in 2020, 5.6 million square feet came available in the fourth quarter.

The city's leading submarkets for ecommerce industrial space were Airport/South I-85 and Northeast. According to CBRE, Atlanta topped the nation for the highest number of large industrial transactions in 2020. A grand total of 13, which more than doubled the city's six transactions in 2019, included Walmart's move-in Valentine 85 Logistics Center and Southeast Toyota Distributors occupancy of a new 350K square foot building. In 20Q4, South Atlanta's industrial vacancy rate was down to its lowest level in 2 years. 20% of the annual absorption in the South Atlanta industrial submarket was from Amazon alone, according to Colliers – a global leader in real estate services and investment management. Across Metro Atlanta, ecommerce and third-party logistics contributed to 44% of 2020's total positive net absorption.

2021: Vaccine is First of Many Signs of Hope

With the release of the Pfizer-BioNTech and Moderna COVID-19 vaccines in mid-December 2020, the nation breathed a collective sigh of relief and the commercial real estate market appeared to follow suit. Atlanta's rebounding economy certainly had a hand in that, as well. While total employment in Atlanta fell by about 380,000 jobs from February to April 2020, by December 2021, it exceeded the metro's pre-pandemic peak – representing a stronger performance than the national average. The well-connected Hartsfield-Jackson Atlanta International Airport and booming Port of Savannah continue to prove alluring to corporations considering Atlanta for their headquarters, satellite offices, distribution centers or manufacturing hubs.

Multifamily Sector

CoStar Group's analysis indicates that demand in Atlanta in the multifamily sector held up relatively well compared to most markets in 2020. The population of metro Atlanta has grown by more than 900,000 residents since 2010, representing one of the largest nominal gains in the country. As a result, net absorption surged in 2021. Atlanta's trailing 12-month absorption figure of roughly 13,000 units is

stronger than the market's five-year average – helping drive the metro's vacancy rate to just 6.2%. In response to the metro's strong recent performance, solid household growth and net migration, there was a mad dash from developers to break ground on new projects. There are now roughly 22,000 units under construction in Atlanta, representing a decade high in terms of units underway. The fact that the metro is in the process of adding thousands of jobs from firms like Amazon, Home Depot, Freshly, and HelloFresh, will continue to boost workforce housing demand well into 2022.

Office Sector

While Atlanta's office market took a significant hit in the early months of the coronavirus pandemic, market conditions have shown promising improvements over the past few quarters. In May 2020, Microsoft Corporation announced plans to open a new office in Atlanta's West Midtown – complete with the creation of 1,500 jobs. MailChimp announced in September 2020 that it would be vacating its Ponce City Market HQ location in favor of a new Fourth Ward mixed-use development from New City Properties in 2022. The metro has landed other big tenants such as Deluxe Corporation, Papa Johns, Visa, Cisco, and FanDuel since the onset of the pandemic, and overall leasing activity is nearly back to pre-pandemic norms – despite fears that a growing “remote work” trend might upset the balance. Instead, there are currently roughly 5.4 million SF of office space in 63 projects under construction throughout the Metro area.

Leading speculative projects include Echo Street West (300,000 SF), Westside Paper (224,000 SF), and the Offices at Northlake Mall (530,000 SF). Although, a sizable portion of the metro's recently delivered or under construction pipeline is concentrated in Atlanta's in-town submarkets, including Midtown, Downtown, Northside Drive/Georgia Tech, and Buckhead with projects like 1105 West Peachtree (679,000 SF), One Phipps Plaza (388,000-SF) and The Interlock (310,000 SF).

Retail Sector

After a lull in transaction activity immediately following the onset of the pandemic, deal volume has picked back up in recent quarters. Key indicators such as leasing activity, net absorption, and rent growth are all improving. At 4.4%, Atlanta's retail vacancy rate is right around its lowest point in more than two decades. Unfortunately, the news is not all good. Similar to other markets throughout the country, Atlanta has been hit by big-box store closures as well as firms moving out of space after declaring bankruptcy. JCPenney and Macy's have each closed multiple locations throughout the metro over the past few years, vacating hundreds of thousands of SF in the process. Older malls and areas with below-average demographic profiles may find it difficult to backfill large-scale vacancies. This can already be seen in centers south of I-20 which have lost many anchors, whereas malls north of I-20 appear to be faring better. Vacancy rates in malls are expected to rise, while most other retail centers are expected to plateau in the years to come.

Still, the population growth in Atlanta – at roughly

double the U.S. average – should prove a boon to the retail sector. The same holds true for premier intown areas like Midtown, West Midtown, and the Eastside where there's an influx of high-paying office jobs. Diversity of tenants will serve retail centers and shopping malls well going forward. Developers continue to target older, well-located retail centers for redevelopment – many of which comprise multifamily components.

Industrial Sector

Driven by Atlanta's role as a regional and national distribution hub, its access to the growing Port of Savannah, and strong local demographic trends, industrial leasing volume has surged over the past few quarters. Add to that Atlanta's low business costs, abundance of labor and robust infrastructure, and it's really no wonder why vacancies have trended downward, and sales volume has picked up since mid-2020 with national and institutional firms returning in droves. What's more is price appreciation is outpacing the national average and Atlanta set a record for annual net absorption in 2021, posting more than 36 million SF of positive net absorption for the year.

A substantial portion of industrial demand in Atlanta is driven by multinational firms taking large blocks of space. Amazon moved into a massive four-story, 2.8 million-SF build-to-suit in the Stone Mountain Submarket in 2020, and the e-commerce giant has leased more than 7 million SF across the metro since the start of 2020. Home Depot recently opened three new distribution centers across the metro, totaling nearly 2 million SF, and firms like Goodyear, Kellogg's, and Kimberly-Clark have signed for large blocks of space in recent quarters.

The greater Atlanta region is also emerging as a major electric vehicle manufacturing hub, which will boost industrial demand in the coming years. SK Innovation's new facility in Commerce will serve as one of the largest hubs of electric vehicle battery manufacturing in the world. Rivian's recent announcement of a \$5 billion electric vehicle manufacturing plant is expected to bring 7,500 jobs to southern Morgan and Walton counties.

What Ultimately Saved Atlanta from a Far Worse Fate?

Certain structural advantages have been Metro Atlanta's saving grace throughout the pandemic. Local leaders have worked tirelessly to foster a business-friendly environment. A solid transportation network – including the world's busiest airport and the dynamic growth of the Port of Savannah – not only makes it attractive to businesses from a distribution standpoint, but also from an employee standpoint. Atlanta's diversity, affordability and agreeable climate have consistently led to steady population growth. According to Georgia's Department of Labor, Georgia is leading the nation as one of the top ten states for lowest unemployment rates as well as the lowest unemployment rate among the top ten most populated states.

To maintain its recovery over the months and years to come, Atlanta should lean in to its strengths by staying affordable, investing in infrastructure and remaining business friendly so it can continue to outperform.

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Dallisgrass Control	✓	EXTRA Charge
Soil Conditioner	✓	EXTRA Charge
Dollar Spot Control	✓	Some
Iron	✓	Some
Lime	✓	Some
Micro-Nutrients	✓	Some
Crabgrass Control	✓	Some
Liquid Fertilizer	✓	Some
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Cherokee County

cherokeega.com (678) 493-6000

County Population: 266,620	County Seat: Canton
Median Household Income: \$82,740	Median Home Price: \$439.9k
Square Miles: 429	Millage Rate: 28.388 (Unincorp.)
Municipalities: Ball Ground, Canton, Holly Springs, Waleska, and Woodstock	

Touting its status as the place “Where Metro Meets the Mountains,” citygoers and nature lovers alike will enjoy living in scenic Cherokee County. In addition to its convenience to Atlanta and North Georgia, Cherokee boasts low taxes, thriving cities, excellent schools, superlative health care, outstanding public safety and access to natural resources – all with an alluring small-town feel. It is the second fastest growing county in the region and the seventh largest county in the state. Its SAT scores are in the top 10% in Georgia, and it is home to Atlanta’s largest technical college – Chattahoochee Tech. With a nationally accredited park system that’s #1 among large Georgia counties, recreation ranks high here thanks to more than three dozen current and planned parks, as well as access to the South’s largest manmade lake – Lake Arrowhead. The cities of Cherokee County offer a wealth of dining and shopping destinations, including charming downtown areas and the sprawling Outlet Shoppes of Atlanta in Woodstock.

Ball Ground • cityofballground.com (770) 735-2123 • Pop.1,500

Ball Ground is an expanding community north of Canton on I-575. The area is a must-see for rock hounds, as it is a prime mining center for precious and semiprecious minerals, many of which are on display in the village’s storefronts. The amount of available jobs within the city has been continually growing, and this is mostly due to the positive business climate in the region. Many housing options are available to new residents, including a variety of lot sizes. A new elementary school that can hold 1,200 students opened in 2012.

Canton • canton-georgia.com (770) 704-1520 • Pop. 23,000

Canton is the county seat of Cherokee County, and it has experienced strong residential growth in the past few years. The Historical Downtown of Canton has many local shops with original items. In warm weather, local farmers bring their fresh home-grown fruits and vegetables to the square downtown. BridgeMill is one of the most popular neighborhoods, and it is so large that it is divided into two school districts. The neighborhood has a two-acre pool, a world-class golf course, and over 52 acres for family recreation. Canton is a great place to live for those who wish to be surrounded by tall trees and winding roads, while still only a short drive from Atlanta.

Holly Springs • hollyspringsga.us • Pop. 9,000

The City is 6.5 square miles and offers many sites for future development. Holly Springs was incorporated in 1906. The town was built around a train depot which has been updated and is now the Holly Springs Community Center. The median household income is \$65,540, and the median home value is \$186,357. The largest employer is Hydro-Chem.

Waleska • cityofwaleska.com (770) 479-2912 • Pop. 644

Waleska is home to the main campus of Reinhardt University, founded in 1883, and of Lake Arrowhead, where a popular resort community is located. Incorporated in 1889, Waleska got its name from the daughter of an Indian Chief in the area called Warluskee. The main industries of the past in Waleska were lumbering, grist mills, some mineral development, and tobacco manufacturing. Agriculture and the lumber industry still thrive in the area. The main “industry” in the town is Reinhardt College, and Waleska is often referred to as a university town.

Woodstock • woodstockga.gov (770) 592-6000 • Pop. 36,198

With the tagline “Our Story Crafted by Your Dreams,” the City of Woodstock keeps its residents – current and future – in mind when fostering its culturally vibrant, recreationally rich, family-focused and business-friendly

community vibe. At the heart of the city, the delightful downtown area is an open container district where guests can stroll with their favorite cocktails while exploring a wonderful collection of restaurants, boutiques and brewpubs. Placing #31 among Money Magazine’s Best Places to Live in 2021, Woodstock places immense value in its impressive array of city parks and plays host to terrific events that include a Summer Concert Series, July 4th Spectacular, 9/11 Day of Remembrance, Halloween Trail of Tricks & Treats, Christmas Jubilee and more. In 2022, Niche Rankings listed Woodstock at #1 for Best Places to Raise a Family, Best Places for Young Professionals and Best Suburbs to Live in Cherokee County. It also comes in at #2 among Cherokee County’s Most Diverse Places to Live.

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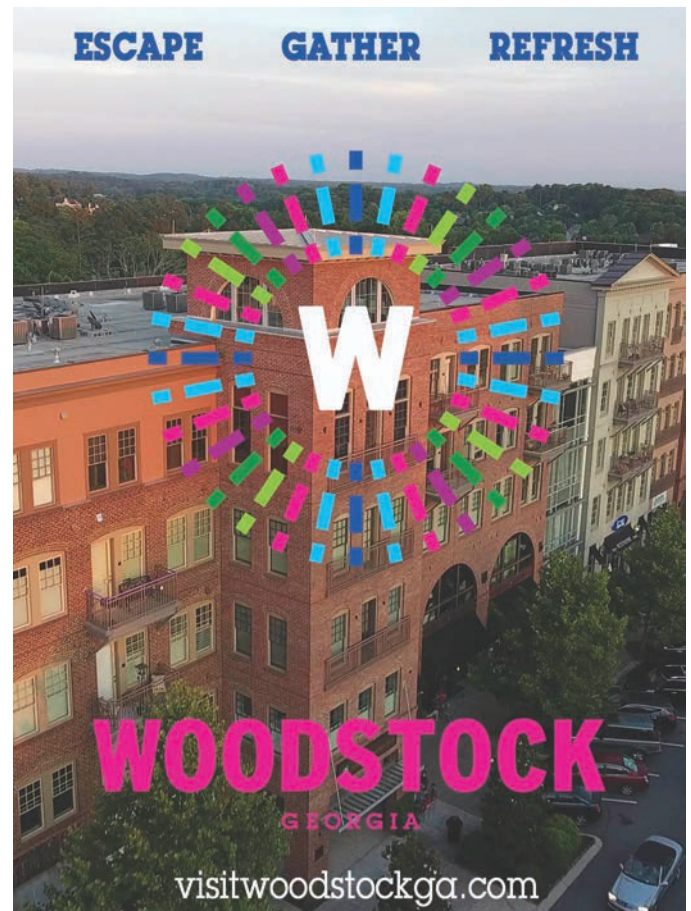
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Cherokee County Water
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ccwsa.com

Telephone

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Utilities



Clayton County

claytoncountygga.gov (770) 477-3208

County Population: 297,100
Median Household Income: \$49,460
Square Miles: 141.57
Municipalities: Forest Park, Jonesboro, Lake City, Lovejoy, Morrow, and Riverdale

County Seat: Jonesboro
Median Home Price: \$249k
Millage Rate: 34.746 (Unincorp.)

"Where the World Lands and Opportunities Take Off," Clayton County is a suburb just south of Atlanta that lists its title as home to the world's busiest airports – Atlanta Hartsfield-Jackson International Airport – among its many claims to fame. Although it is one of the smallest counties in Georgia in terms of land area, it is also one of the most densely populated. Providing a relaxed suburban lifestyle with plentiful amenities, it is just 15 minutes from downtown Atlanta – offering residents access to the best of both worlds. Boasting more than 896 acres of parkland, the 32 parks of Clayton's nationally accredited Parks & Recreation department now includes a state-of-the-art water park called Spivey Splash. Its unprecedented access to over 11 exits on 4 major Interstates, and 2 State Highways – as well as proximity to the airport – make it an attractive destination for logistics and distribution companies. Also attractive is its status as a Tier 1 Tax Credit County - offering the highest job tax credit in the 10-county metro Atlanta region. The film industry is also drawn to Clayton – with more than 200 credits in the last 10 years, including Jumanji 2, Ozark, Avengers: Endgame and more

Forest Park • forestparkga.org (404) 366-4720 • Pop. 18,874

The more populous Forest Park thrives on the economic engine of Hartsfield-Jackson Atlanta International Airport and its related businesses, as well as the activity of the Georgia State Farmers Market. Located only nine miles away from Atlanta, Forest Park has easy access to the city and all it has to offer. The 1,465-acre Fort Gillem Military Reservation is in Forest Park. The city is a great center of commerce, growing rapidly since the 1950s. Forest Park is a great place for those wishing to be close to a large airport and major interstates as well as the city of Atlanta.

Jonesboro • jonesboroga.com (770) 478-3800 • Pop. 4,580

Past and present are attractively blended in Jonesboro, with historic and recreational sites in abundance. Just 12 miles from Atlanta and the county seat of Clayton County, Jonesboro is an historical gem with all the amenities of a modern city. Easy access to Interstate 75 is a perk for those wishing to commute to Atlanta or visit the attractions of the city. Clayton County is where the famous movie Gone with the Wind was filmed, so there are numerous attractions for residents and visitors. Many recreational activities are in the area as well, including golf, fishing, and visual and performance arts.

Morrow • cityofmorrow.com (770) 961-4002 • Pop. 6,859

Morrow is home to Spivey Hall, Clayton State University's acclaimed performing arts center, and the Southlake Mall shopping complex. The city started as an acre of land in 1870, and that acre is still the center of the town. Morrow has grown from a trading stop to a thriving commercial town with appealing shopping venues, fine dining, and great entertainment centers. Many historical attractions are in Morrow, and the city has multiple annual events. The amenities of Atlanta

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are close by, as well as Hartsfield-Jackson Atlanta International Airport.

Riverdale • riverdalega.gov (770) 909-5300 • Pop. 15,500

The Clayton County Public School system serves the students of Riverdale. Located only 10 miles from Atlanta, Riverdale provides nice residential living close to the amenities of the large city. Only five miles from Hartsfield-Jackson Atlanta International Airport, residents of Riverdale have easy access to travel. Median household income in Riverdale is \$37,100. The City of Riverdale's South City Concert Series takes place at The Amphitheater at the Riverdale Town Center during the summer.

Cobb County

cobbcounty.org (770) 528-1000

County Population: 766,802

Median Household Income: \$80,830

Square Miles: 339.55

Municipalities: Acworth, Austell, Kennesaw, Marietta, Powder Springs, and Smyrna

County Seat: Marietta

Median Home Price: \$399k

Millage Rate: 30.35

One of 24 counties created in 1832 from Cherokee Indian territory, Cobb County is named for Judge Thomas W. Cobb, a former U.S. Senator. Its county seat of Marietta is said to be named for his wife. A lot has changed over the last 190 years. At just 10 minutes northwest of Atlanta, Cobb is a constantly growing suburb offering everything from entertainment, history and natural splendor to a wide array of places to eat, drink and celebrate. Known as "Atlanta's Sweet Spot," it boasts 5000 acres of parkland encompassing 78 parks. Its alluring variety of destinations include Kennesaw Mountain National Battlefield, Marietta Square, Six Flags Over Georgia, Lake Acworth and Truist Park – home of the 2021 World Series Champions, The Atlanta Braves. Cobb is also well-known for the excellence of its school, and its role as a major employment hub with Lockheed Martin Aeronautics Company and Home Depot headquartered here.

Acworth • acworth.org (770) 974-7626 • Pop. 21,000

Acworth, located about 35 miles northwest of Atlanta, is 132 square miles.

While it is close enough to Atlanta to experience professional sports and cultural events like a larger city, the small-town atmosphere of Acworth provides opportunities for families that offer fun and tranquility. Convenient to both Interstate 75 and Highway 41, area hotels are comfortable and are run by community members. Visitors, whether in the mood for down-home southern cooking, a quick sandwich, spicy Cajun cuisine, or parlor style ice cream, will find a wide range of choices. Acworth is surrounded by two beautiful lakes, Lake Acworth and Lake Allatoona, and 12 parks surround Acworth that are perfect for picnicking. Nestled along the banks of Lake Acworth is Cobblestone Golf Course, which was recently rated the #1 public course in Georgia by Golf Digest. Shoppers will revel in the eclectic nature and friendly, welcoming staff of the shops in Acworth's historical downtown district. If you are a history buff, you will certainly want to visit the many homes on the historical tour. The Dixie Highway, "the granddaddy of Interstate 75," was the first interstate to reach into the South and is Acworth's Main Street. By the time of its incorporation in 1840, Acworth prospered as a typical railroad town. Today, Acworth is designated as a Georgia Main Street City and is committed to preserving the historical significance of its downtown district buildings.

Austell • austellga.gov (770) 944-4300 • Pop. 6,700

Austell is experiencing rapid residential growth as newcomers discover its wealth of natural beauty, recreational opportunities, and a stable economic base. Austell covers 5.7 square miles. This welcoming small town provides a friendly atmosphere with commercial, industrial, and residential growth. The area has a great school system, unique shopping, easily accessible medical care, and convenient travel opportunities. The city of Austell has many family activities such as an annual Easter egg hunt, Halloween celebrations, and the festive lighting of the town Christmas tree. Strategically located in southwest Cobb County, Austell is 18 miles away from Atlanta, 10 miles from Marietta, and only minutes away from the Hartsfield-Jackson Atlanta International Airport, making travel very convenient. Regional commercial and industrial complexes as well as cultural, recreational, and leisure activities are within easy driving distance for Austell residents. Vacations in North Georgia's mountains or along Georgia's coast and the Golden Isles are only a few hours away.



Kennesaw • kennesaw-ga.gov (770) 424-8274 • Pop. 31,000

In the 1830s, the railroad building craze hit Cobb County, and as more and more rail workers came to the county, Kennesaw grew up around that industry. Residents later founded the city in 1887. During the Civil War, Kennesaw served as the staging ground for the Great Locomotive Chase, an event now recounted at the Southern Museum of Civil War and Locomotive History.

A city rich in history, Kennesaw has become a destination for businesses and families looking to relocate in the Atlanta metropolitan area. Extensive preserved Civil War battle sites allow one to step back in time to the turbulent days of battle juxtaposed to the vibrant, stable economy that is Kennesaw today. Many attractions, shops, restaurants, parks, and businesses contribute to the vitality of the city. Kennesaw State University has become one of the premier public universities in Georgia and is now the state's third largest university. The main strip in Kennesaw is Barrett Parkway, which offers Town Center Mall, a variety of restaurants, as well as multiple shopping centers and movie theaters.

Marietta • mariettaga.gov (770) 794-5530 • Pop. 58,358

Marietta, the county seat, is known for its historic districts and its famous town square complete with gazebo and fountain. Offering the charm of a small town with the amenities of big-city living keeps Marietta at the top of the list for sought out areas. The downtown square bustles throughout the day as visitors and residents take advantage of the many charming shops and restaurants. The adjacent Cobb government buildings ensure an ongoing steady stream of people in and out of the area on a daily basis. U.S. 41 is one of the main roads that run through Marietta. "The Big Chicken," as residents refer to it, has become a landmark that is used to provide directions in the area. Incorporated on December 19, 1834, Marietta is the Cobb County seat of government. While the origin of the city's name is somewhat a mystery, prevailing wisdom has it that the name remembers Mary Moore, the wife of U.S. Senator and Supreme Court Judge Thomas Willis Cobb. If this origin is correct, it seems apt, as Judge Cobb is the namesake of the county itself. When, in 1864, Union General William Tecumseh Sherman marched through Marietta, he spared the city before going to burn Atlanta.

Powder Springs • cityofpowdersprings.org (770) 943-1666 • Pop. 14,000

Originally chartered as Springville in 1839, Powder Springs was well known for its seven medicinal and therapeutic springs. One historic springs is preserved in a local park not far from the Seven Springs Museum and the Silver Comet Trail. It has a population of over 15,000, up from 7,000 in 1990, and embodies the spirit of community that is prevalent throughout Cobb

County with a nod to both its small town character and planned quality growth. Significant redevelopment projects are underway in the city's historic downtown. Their premier downtown access to the Silver Comet Trail across Cobb County is convenient to businesses and neighborhoods along Marietta Street and to expanding amenities at the city's linear park on Richard D. Sailors Parkway. The Silver Comet Trail and the city's 5K-certified Wild Horse and Lucille Creek trails form a unique pedestrian and bike-friendly loop around the city's historic core, and a new \$4 million downtown park will feature a trailhead entrance and inviting public space where trail travelers can take a break to enjoy casual dining at the Marietta Street Grill and Café and Haw's Best Friend or shop at the Bookwork or Hand Me Ups. Timed to open with park completion, Railcat Brewing Company will located in a renovated c.1900 building. The preserved Country Store on Marietta Street boasts the oldest wooden framed Coca Cola sign in Georgia. In 2018, the city issued 192 building permits for single family homes, an increase of 8% over 2017, reflecting approximately \$36 million in new investment in Powder Springs. In particular, groundbreaking events held at the end of January 2019 highlight the residential dimension of downtown growth with new development underway by Hollywood Construction and Fischer Homes. With land available for light industrial, commercial and



residential development, plus access to major transit routes and nearby air, rail and intermodal centers, Powder Springs checks off many important boxes for investors and developers. Innovative changes in land inspection, plan review, and permitting processes set in 2017 have continued to save significant project time for developers and reflect the City's vision - Inspired, Invigorated, Innovative..

Smyrna • smyrnacity.com (770) 434-6600 • Pop. 52,350

Just 15 minutes from downtown Atlanta, Smyrna is known as the Jonquil City for the many blooms seen each spring. Once considered a sleepy bedroom suburb of Atlanta, Smyrna has fully come into its own with recognition for a successful rejuvenated downtown area. The Village Green provides a community atmosphere featuring shopping, dining, a community center, and city hall all intertwined with residential spaces. This area is structured in a Williamsburg style, with a central fountain surrounded by a long brick road. The Smyrna Community Center offers residents multiple spaces for meetings, activities, and athletics. The City attracts the millennials with its proximity to downtown Atlanta, many parks and restaurants. It is 15 square miles and has 304 acres of park and green space. The City of Smyrna was awarded the Urban Land Institute's Award for Excellence and is recognized as one of the most desirable places to live in the entire Metropolitan Atlanta area, "the place to be...the place to call home".

Vinings • Pop. 10,000

Just over the Chattahoochee River from the city of Atlanta, the small historic community of Vinings continues to attract those searching for unique shopping and dining experiences. With the affluent West Paces Ferry portion of Buckhead and the suburban community of Smyrna close by, the Vinings area offers a wide variety of residential opportunities and recreational activities. Vinings Jubilee is considered by residents to be the

town center, maintaining an historic look and feel. The business climate is thriving, led by the headquarters of Home Depot that is located just outside of Vinings. The main east/west road that goes through the town is Paces Ferry Road. The area has always been and still is a very desirable area for Cobb County residents.

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DeKalb County

co.dekalb.ga.us (404) 371-2000

County Population: 757,718	County Seat: Decatur
Median Household Income: \$65,116	Median Home Price: \$350k
Square Miles: 267.58	Millage Rate: 43.890 (Unincorp.)
Municipalities: Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, Pine Lake, and Stone Mountain	

Located right on the edge of Atlanta, DeKalb County is a prime location for those wishing to enjoy city life without actually living downtown. County leaders pledge that the “Sky is the Limit” for residents and businesses of DeKalb alike, a sentiment spurred on by its stature as home to the DeKalb-Peachtree Airport. Also known as PDK, it is the second busiest airport in Georgia as a reliever to Atlanta Hartsfield-Jackson International Airport and houses the private jets of some of Atlanta’s most influential corporations. Thanks to a \$685M investment, there will soon be a reconstruction of the I-285/I-20 interchange – paving the way for future growth and smoother travels within the county. DeKalb is home to Emory University, Agnes Scott College, Piedmont Technical College, American Cancer Society, Fernbank Museum of Natural History, Callanwolde Fine Arts Center, Stone Mountain Park and a wealth of great restaurants and shopping destinations. The county also boasts 6,770 acres of parks and playgrounds and is one of the top locations for production companies for the film industry.

Avondale Estates • avondaleestates.org (404) 294-5400 • Pop. 2,771

The neighborhood of Avondale Estates was established in 1924 and is 1.2 square miles. Named after England’s Stratford-upon-Avon, Shakespeare’s birthplace, Avondale Estates has an old British atmosphere. The downtown area also offers dining opportunities including pizzerias and Mexican cuisine. The Rail Arts area of Avondale Estates contains art galleries and studios and hosts an arts and music festival each autumn. A beautiful natural attraction is Lake Avondale, where residents and visitors can enjoy outdoor recreational activities.

Brookhaven • Brookhavenga.gov (404) 637-0500 • Pop. 49,000

Georgia’s newest city was incorporated December 17th, 2012, and it became a city entirely inside the perimeter and the largest city in DeKalb County. It is 2.12 square miles, with 271 acres of parks. The median household income is \$56,231. Brookhaven’s borders are Sandy Springs to the west, Chamblee to the east; Dunwoody to the north; and Interstate 85 to the south. The city has its own police, zoning, and maintenance separate from the county. Points of interest include Capital City Country Club, Brookhaven MARTA Station, Oglethorpe University, Georgia State University’s Brookhaven satellite campus for the Robinson College of Business MBA program, and Murphey Candler Park. The DeKalb County School System operates the public schools serving Brookhaven. Neighborhoods and districts include Town Brookhaven, Brookhaven Village, Lynwood Park, Peachtree Road, North Brookhaven, Buford Highway, and Lenox Park. The large retail centers in Brookhaven include the Town Brookhaven, Northeast Plaza, and a strip-mall style shopping center on Buford Highway focused on discount and Hispanic-oriented stores.

Candler-McAfee • Pop. 23,000

Candler-McAfee, covering seven square miles, is beautiful area inhabited with multiple parks. The parks in the region include Misty Waters Park, Alexander Park, Glendale Park, Mark Trail Park, Glenwood Hills Park, and Starmount-McAfee Park. Shopping is plentiful in Candler-McAfee, and the two major shopping centers are the Candler Plaza Shopping Center and the Eastgate Shopping Center. Candler-McAfee is convenient to Atlanta and offers many recreational activities and shopping opportunities.

Chamblee • chambleega.com (770) 986-5010 • Pop. 23,000

The City of Chamblee is 2,009 acres, or 3.18 square miles. For 2007 to 2011, the median household income was \$54,819. Of people over the age of 25, 72.8% have a high school degree or higher, and 40.6% of the same age bracket have a bachelor’s degree or higher. The city of Chamblee is home to six parks. The Chamblee MARTA station provides a direct route



Photo Courtesy of Georgia Department of Economic Development

to downtown Atlanta and Hartsfield-Jackson Atlanta International Airport. Busy DeKalb Peachtree Airport is classified as a “general aviation reliever airport” for the Atlanta metropolitan area. It encompasses approximately 700 acres of land in the northern part of DeKalb County, the majority of which is within the Chamblee city limits. The Chamblee area has grown and is one of the most ethnically diverse areas in the Southeast. Chamblee is rich in culture and has an international atmosphere. The International Village is considered one of the most diverse areas in the country, with residents of over 30 nationalities and businesses that introduce visitors to different cultures. The central business district in Chamblee hosts the nationally known Antique Row, and this section of town strives to retain the history of the city while incorporating modern developments.

Clarkston • cityofclarkston.com (404) 296-6489 • Pop. 7,733

Clarkston is a small town that retains its southern appeal while having the amenities of Atlanta close by. Milam Park is a beautiful 7.6-acre park in the area that has a modern playground, tennis courts, pavilions for picnics, a softball field, and a multiuse field. Clarkston Dog Park provides a great place for pet owners to let their dogs play. Friendship Forest has approximately 16 acres of streams, trees, fields, and stands. Many wildlife attractions are in the area, such as butterflies, birds, vegetation, and small mammals.

Decatur • decaturga.com (404) 370-4100 • Pop. 20,000

The city of Decatur is the heart of the county and has the warmth, charm and accessibility of the best small towns. With exceptional services and amenities and its close proximity to Emory University and the Centers for Disease Control, Decatur is one of the most desirable places to live in DeKalb County and the metro Atlanta area. Decatur’s historic town square, anchored by the old courthouse that is now home to the county’s historical society and arts council, is ringed with galleries, cafes, and boutiques. With its own MARTA station in the middle of the square complex, Decatur is easily accessible and pedestrian friendly.

Doraville • doravillega.us (770) 451-8745 • Pop. 8,500

Doraville has been growing since 1871, and the city is now very industrially advanced. Located about 10 miles from Atlanta, Doraville links the city of Atlanta to the surrounding suburbs. Transportation by four major interstates that go through the city is easily accessible, and the business climate is thriving. Two airports, the DeKalb Peachtree Airport and Hartsfield-Jackson Atlanta International Airport, are within 30 minutes of Doraville. The Doraville MARTA station provides convenient public transportation. The people of the community are very culturally diverse and economically driven.

Druid Hills • druidhills.org • Pop. 15,000

Historic mansions that date back to the 19th century reside in the beautiful planned community of Druid Hills. Asa Candler, the founder of Coca-Cola, helped to develop the community that was originally formed by Joel Hurt. The main campus of Emory University, one of the world’s top research institutions, is in Druid Hills. In 1975 the parks along Ponce de Leon Avenue were listed on the National Register of Historic Places, and those parks

along with the rest of the development are now known as the Druid Hills Historic District. Four National Register Districts are located in the Druid Hills community: Druid Hills, Emory Grove, Cameron Court, and University Park-Emory Highlands-Emory Estates.

Dunwoody • dunwoodyga.gov • Pop. 48,000

Officially incorporated in 2008, Dunwoody is the 17th largest city in Georgia. Dunwoody has a total area of 13.7 square miles, 80 percent of which is residential homes, and 100,000 people commute daily to Dunwoody to work in Perimeter Center. Dunwoody Village is the historic heart of the community. As late as the 1970s, Dunwoody was mostly farm land. The area where Perimeter Mall is today was a pasture filled with farm animals. Perimeter Mall is Georgia's second largest shopping mall with 18 million visitors per year. Dunwoody schools are among the best in the state. Median income for a family is \$106,777.

Panthersville • Pop. 9,800

Panthersville is a shopping mecca that offers many opportunities for residents and visitors. The Gallery at South Dekalb is a regional shopping center that offers department stores such as Macy's. Rainbow Village Shopping Center and Sunshine Shopping Center are two other shopping centers in the area that provide unique and convenient shopping. A nice natural attraction in the area is Exchange Park, where people can participate in recreational activities and enjoy the scenery.

Stone Mountain • stonemountaincity.org (770) 498-8984 • Pop. 5,802

The town is named for Stone Mountain, the largest exposed granite dome in North America. Stone Mountain harbors plant and animal life found no other place in the world. It is also the site of a famous giant carving commemorating the military leaders of the Confederacy, as well as a state park and museum, including a steam railroad. The city of Stone Mountain is also home to the ART Station Contemporary Arts Center and Theatre

Company as well as the Stone Mountain Arts Incubator Program. Median household income is \$50,100. The city has a total area of 1.6 square miles.

Tucker • tuckerga.com (770) 938-1356 • Pop. 28,000

Only 14 miles from Atlanta, Tucker offers family-friendly living with the amenities of a major city close by. At the center of the community is Main Street, where local restaurants and shops provide entertainment original to the area. Tucker Day Festival takes place on Main Street every year, and people from all over enjoy live music, arts, crafts, food, and a lively parade. Many beautiful parks decorate the area and allow for recreational activities that the whole family can enjoy. Transportation to and from Atlanta is easy via MARTA and major interstates. Hartsfield-Jackson Atlanta International Airport and Dekalb Peachtree Airport are both within a very short distance of Tucker, making travel very accessible.

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Douglas County

Celebrateddouglascounty.com (770) 949-2000

County Population: 145,814	County Seat: Douglasville
Median Household Income: \$67,651	Median Home Price: \$326.5k
Square Miles: 200.07	Millage Rate: 12.563 (Unincorp.)
Municipalities: Douglasville, Lithia Springs and Villa Rica	

From its picturesque placement in the foothills of the Appalachian Piedmont and along the banks of the Chattahoochee River, Douglas County invites residents and visitors alike to “Explore Outside the Lines.” Its 8,000 acres of recreational destinations include Boundary Waters Park, Clinton Nature Preserve, Sweetwater Creek State Conservation Park, Pine Mountain Gold Museum and more. Just 30 minutes west of Atlanta, all of the amenities of the city are easily accessible without all the crowds – making Douglas County an attractive place to live for those who love being in nature with close proximity to a large city. As an added bonus, it’s just one exit away from Six Flags Over Georgia..

Douglasville • ci.douglasville.ga.us • Pop. 31,269

Douglasville is a unique blend of small-town charm coupled with metropolitan amenities. The central business district is listed on the National Register of Historic Places as an historic district. The town of Douglasville was established by the Georgia General Assembly on February 25, 1875. The city of Douglasville is 20 miles from downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. The Douglas County Cultural Arts Center holds art shows as well as special events throughout the year and hosts events for schools across the county. Median household income is \$48,000. The city is 21.5 square miles.

Fayette County

fayettecountyga.gov (770) 460-5730

County Population: 120,574	County Seat: Fayetteville
Median Household Income: \$93,777	Median Home Price: \$448.7k
Square Miles: 194.34	Millage Rate: 28.343
Municipalities: Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey	

Offering endless ways to start your once upon a time and enjoy a happily ever after, Fayette County leaders invite you to “Create Your Story” here. Listed among 24/7 Wall St.’s 2021 Best Places to Live in the U.S., Fayette County prides itself in its unique communities and historic landmarks. Peachtree City is an intricately planned municipality in the county with over 90 miles of pathways for pedestrians and golf carts that connect every part of the city. With ties to Doc Holliday, Margaret Mitchell and the Civil War, the county boasts a rich history – which is lovingly protected by The Fayette County Historical Society. Nationally renowned for its cutting-edge academic programs, Fayette County School District ranks within the top 5% of all 211 school districts in Georgia. Like much of Atlanta, Fayette County has proven itself an integral part of the Hollywood of the South with Pinewood Atlanta Studios’ full-service film and entertainment studio complex with 18 sound stages on 700 acres

Brooks • brooksga.com (770) 460-5730 • Pop. 528

The southernmost community in Fayette County, Brooks is located near a former Creek Nation village and trading post. The median income for a household in the town is \$65,000, and the median income for a family is \$70,625. Brooks’ education falls under the Fayette County Board of Education. The only public school in Brooks is Brooks Elementary. Middle school students attend Whitewater Middle, and high school students attend Whitewater High in Fayetteville, both of which are of recent construction.

Fayetteville • fayetteville-ga.gov (770) 461-6029 • Pop. 17,516

Fayetteville is proud of its picture-book courthouse, built in 1825 and the oldest in the state. The courthouse boasts what is said to be the “world’s largest courthouse bench,” located alongside the walkway to the building. Fayetteville is the county seat of Fayette County and strives to provide a quality atmosphere for its residents. Located close to Atlanta and Hartsfield-Jackson Atlanta International Airport,

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ddcwsa.com

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uverseonline.att.net
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(770) 920-3133
celebrateddouglascounty.com

Utilities



Villa Rica • villarica.org (770) 459-7000 • Pop. 16,000

Villa Rica is located only 35 miles from the city of Atlanta. The city has a total area of 12.7 square miles. Two famous people call Villa Rica home: Asa Candler, the founder of Coca-Cola, and Thomas A. Dorsey, the gospel music founder. The first gold strike in Georgia took place in Villa Rica, and the Pine Mountain Gold Museum allows visitors to walk along the same trails where the miners walked, pan for gold, and see the museum. Historic Downtown Villa Rica is filled with authentic architecture as well as unique shops and restaurants. Median household income is \$47,400. The population was 4,134 at the 2000 census. By the 2010 census, the population had jumped to 13,956.

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Water and Sewer

Fayette Co. Water System
(770) 461-1146
fayettecountyga.gov

City of Fayetteville Water Department

(770) 460-4237
fayetteville-ga.gov
Peachtree City Water & Sewerage Authority
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Utilities



Fayetteville is ideal for home buyers seeking to live in a residential community that allows easy access to a major city and excellent transportation. The area provides an historic atmosphere, along with many community events, excellent neighborhoods, and high-quality schools. Fayetteville has been referred to as one of the top 10 suburbs to retire and one of the top 20 places for a “budding technology economy.”

Fayetteville is also home to Pinewood Atlanta Studios, one of the top 5 production studios consisting of 11 movie soundstages on 700 acres.

Peachtree City • peachtree-city.org (770) 487-7657 • Pop. 35,000

In 1959 Peachtree City was chartered, and the ideas of some real estate developers to make a planned community started to become a reality. The developers envisioned villages in Peachtree City that would each have its own schools, parks, shopping centers, and more. The current villages in Peachtree City are Aberdeen, Braelinn, Glenloch, Kedron, and Wilksmoor. The city is best known for its 90 miles of multiuse paths for golf carts, cyclists, and pedestrians. The residents of Peachtree City can easily access the amenities of their village, and people driving by will almost always see golf carts traveling alongside the roads. Peachtree City has been referred to as one of the best places to live in the nation, and the master planned community has won awards for its unique design.

Tyrone • tyrone.org

(770) 487-4038 • Pop. 7000

The town of Tyrone originally belonged to the Creek Indians before being settled by Irish farmers in the late 1800s. Some homes built by those first Irish settlers are still occupied by their descendants. The name comes from County Tyrone in Ireland. The town has

a total area of 12.8 square miles. Tyrone is located only 25 miles from Atlanta. The proximity to Atlanta makes it convenient for residents to access the many amenities that the large city has to offer. Estimated median household income is \$76,000.

market, an Indian festival, an annual steam and gas engine expo, yard sales, and a July 4th celebration. The Cumming Fairgrounds also host events such as Relay for Life, Christmas in Cumming Arts & Crafts Show, business picnics, Laps for Life, and the Taste of Forsyth.

Forsyth County

forsythco.com (770) 781-2101

County Population: 260,206
Median Household Income: \$112,834
Square Miles: 224.02
Municipalities: Cumming

County Seat: Cumming
Median Home Price: \$550k
Millage Rate: 27.614

Poised on the scenic shores of Lake Lanier, Forsyth County welcomes you to consider its suburban setting as "Your Community. Your Future." Of its 2,819 acres of park land and 25 parks, Forsyth boasts four lakeside parks, 22 playgrounds, 55 miles of trails, four dog parks, one splash pad and so much more. Forsyth is one of the fastest growing counties in Georgia. Between 2010 and 2020 alone, the population increased by 43 percent. In keeping with that growth, its number of jobs grew by 41% during the same time period. It joined the Atlanta Regional Commission in 2021, and already has the largest share of small businesses of the ARC's 11 counties. Forsyth County Schools rank in the Top 1% of Georgia Schools and Northside Hospital-Forsyth is the county's largest employer. In December 2021, Forbes Magazine listed Forsyth County among the Top 20 Richest Counties in the U.S.

Cumming • cityofcumming.net (770) 781-2010 • Pop. 5,532

Cumming is rich in Native American lore, and most of its eastern border lies on the shores of Lake Lanier, which offers a habitat to the endangered Southern bald eagle and peregrine falcon. Estimated median household income in 2011 was \$34,572. Cumming encompasses 5.89 square miles. Booming residential development has been accommodated without harming its many natural resources and attractions. The Cumming Fairgrounds provide many events for Cumming's residents, including the annual county fair, the IPRA World Championship Rodeo, a weekly farmer's

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Forsyth County Government

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Fulton County

fultoncountygga.gov (404) 612-4000

County Population: 1,065,334	County Seat: Atlanta
Median Household Income: \$72,741	Median Home Price: \$400k
Square Miles: 526.64	Millage Rate: 9.330
Municipalities: Alpharetta, Atlanta, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs and Union City	

Emanating out from the heart of Metro Atlanta, Fulton County is connected by 4 major interstates and MARTA, the region's only transit rail system. It marks the state's largest county in terms of population, real estate and economic activity. With 15 unique cities, including the great City of Atlanta, Fulton County is the political and lifestyle epicenter for Georgia and the Southeast. Boasting a wealth of attractions, residents and visitors alike are drawn to destinations like the nationally recognized Atlanta Beltline, Mercedes-Benz Stadium, Georgia Aquarium, World of Coca-Cola and more. Living in Fulton County offers easy access to the region's best, from arts and culture events, to premiere sports and entertainment facilities, to a wide variety of local and international cuisine and world-class shopping. Further north, shopping and dining at Alpharetta's Avalon and City Center, as well as the vibrant downtown districts of Milton and Roswell prove a major draw. Outside of Atlanta, Fulton County provides high-quality living experiences with a more suburban feel and a wide range of single and multifamily residential options. Recreational choices are abundant, with thousands of acres of parks and green space. From north to south, Fulton County is a community that offers a little bit of everything – no matter your lifestyle preference.

Alpharetta • alpharetta.ga.us (678) 297-6000 • Pop. 62,000

Alpharetta is a city in north Fulton County and is considered one of the more affluent communities in the Atlanta area. Alpharetta covers an area of 23 square miles. The city was recognized by Forbes Magazine as the 2009 best city to relocate to and one of the 2013 top 10 friendliest towns. Its historic town square features antique, gift, and flower shops as well as numerous restaurants. Alpharetta's North Point Mall has over 1.3 million square feet of retail, dining, and entertainment experiences. The Ameris Bank Amphitheatre offers residents of Alpharetta and its surrounding communities entertainment of all sorts. The amphitheatre has been awarded best new major concert venue and the best major outdoor concert venue. The new Avalon development is an 86-acre development with more than 500,000 square feet of retail, a 12-screen all premium theater, a full-service hotel, single-family residences and luxury rental homes.

Describing the recipe that makes Alpharetta such a successful community can be difficult. The city boasts great schools, fantastic amenities, great shopping, wonderful parks, a high concentration of technology and medical jobs, and exceptional executive housing, but other places that have those things are not as successful as Alpharetta and even fewer have been so consistently prosperous.

Slightly more than 65,000 residents call Alpharetta home, a figure that increased by 14% between 2010 and 2016. The median household income exceeds \$100,000, and the population is highly educated; 66% have at least a bachelor's degree. Approximately 82% of residents are employed in the tech / professional sector, and 94% of Alpharetta students graduate high school. In March 2019 the median price of a detached home was \$449,000, up 22% since March 2015.

Alpharetta's business climate is truly amazing, with over 5,600 businesses fueling a daytime population of more than 125,000. The city has earned the moniker "Technology City of the South" due to being home to 700 technology companies, among the highest concentration anywhere in the US. Twenty-seven hotels currently operate in Alpharetta with a 90% occupancy rate, and 8 new hotels are in development. Avalon, the luxury development that redefined suburban mixed-use, is extremely successful and has opened more new hotels, a conference center, restaurants, retailers, and housing in the past year. Downtown Alpharetta is thriving, and its City Center Project is bringing 12 new restaurants, unique boutiques,

housing, offices, a village green, and a new library to the heart of Alpharetta. Numerous companies; including Jackson Healthcare, WellStar, and Mayfair Partners; are expanding their footprints and making new investments here. And, the owners of North Point Mall have announced a major project that will redevelop the property's eastern end into a 14-acre mixed-use jewel that features active green spaces connected by trail systems, new retail and restaurant offerings, and apartments.

Chattahoochee Hills • chatthillsga.us (770) 463-8881 • Pop.2,610

Chattahoochee Hill Country became a city on December 1, 2007, with the first elected officials taking office a few days later. On September 23, 2008, the city was renamed by an ordinance from Chattahoochee Hill Country to "Chattahoochee Hills"

College Park • collegeparkga.com (404) 767-1537 • Pop.20,000

College Park is home to the world's busiest Airport, sitting only eight miles away from southwest Atlanta. The City offers the greatest Southern hospitality in its City services, parks, lodging, local restaurants, and community events. It is one of the fastest growing cities in metro Atlanta, in 2017 the City adopted a new slogan, "Clearly College Park. Land. In Plane Sight." The City leaders work continuously to develop and expand businesses throughout the area. College Park owns and operates Georgia International Convention Center, the second largest convention center in the United States. The city is also home to Woodward Academy, the largest independent private school in the continental United States. Initially known as Manchester and incorporated in 1981 and was renamed again as the City of College Park in 1896. Notable College Park residents include American rappers 2chains, Ludacris, Jermaine Dupri, NFL Quarterback Cameron Newton and The Reverend Creflo Dollar. College Park was mentioned as "one of the best places to call home".

East Point • eastpointcity.org (404) 765-1014 • Pop. 35,000

Conveniently located just five minutes from Hartsfield-Jackson Atlanta International Airport, and 10 minutes from Downtown Atlanta, East Point is home to a variety of residential neighborhoods, shopping districts, business districts and industrial parks. A wide range of shopping and services can be found at Camp Creek Marketplace, Camp Creek Pointe, along the Cleveland Avenue and Washington Road corridor and in the Downtown District. Thriving businesses and industrial centers can be found at Camp Creek Business Center, South Meadow Industrial Park, Oakleigh Industrial Park, Lawrence Avenue Industrial Park and Willingham Industrial Park. East Point is proud to say it is home to several Fortune 500 Companies. It is also home to the only velodrome in the State of Georgia, offering Olympic-style cycling events and cycling classes to riders from all over the U.S. and beyond.

The population is around 35,500, and as such, the median HHI is \$37,000, the median sales price of a single family detached house in September 2018 was \$160,000 compared to \$90,500 in September 2014. With all the growth currently underway and planned, they are poised to experience continued increases in many areas. The new City Hall will be completed soon and the downtown area is experiencing a renaissance, with over \$7million dollars in streetscape improvements currently under construction or planned, and multiple projects recently completed or underway, it will continue to see revitalization take place. The City has over 133 acres of parks and they are working to develop a 26.2 mile system of paths for bicycles and pedestrians- the East Point PATH "model mile" is currently underway and the first 5 miles are projected to be completed within a few years. The City focuses on attracting a diverse mix of small, medium and large businesses and they are a "Camera Ready" city, with production companies scouting for locations or filming in the City frequently. They also offer an array of attractive incentives and resources for both existing and new businesses.

Fairburn • fairburn.com (770) 964-2244 • Pop. 14,000

Fairburn's slogan, "History Lives Here," is evident in the historic downtown area. With many buildings on the National Register of Historic Places, Fairburn has a rich culture enjoyed by residents and visitors alike. Fairburn covers 7.3 square miles. The downtown Commercial District, which has been listed in the National Register of Historic Places, offers various commercial buildings and two historic train depots. The center of the community provides original shopping, entertainment, and dining surrounded by housing and business opportunities. Fairburn continues to

grow exponentially while retaining its small-town atmosphere. The annual Fairburn Festival, the Georgia Renaissance Festival, and the Southside Theatre attract many residents and visitors to Fairburn. This county offers both the benefits of being in the country and a fast-paced city life.

Hapeville • hapeville.org 404-669-2120 • Pop. 6,500

Hapeville is located six miles south of Atlanta and is adjacent to Hartsfield-Jackson Atlanta International Airport. It is headquarters for Delta Airlines and Korean Air Cargo, and Porsche's \$100-million U.S. headquarters complete with Porsche experience driving track. The city is also home to the original Chick-fil-A Dwarf House and many hotels serving business travelers. Hapeville offers many attractions, including the new Academy Theatre. Residential neighborhoods feature a wide variety of homes, from bungalows to Chicago style townhouses to lofts and condominiums. Business will benefit from their commercial Opportunity Zone offering the maximum tax advantages allowable by the state. The city government is focused on planning and has experienced significant revitalization. Hapeville is a designated Main Street City and has an historic downtown including a Historical Society Depot Museum, the Historic Christ Church and Carriage House, the Hoyt Smith Conference Center, and many downtown storefronts. The city features a downtown park and a unique public arts program, including murals and a flurry of painted butterflies. Hapeville's Development Authority develops and promotes trade, commerce, industry, and employment opportunities..

Johns Creek • johnscreekga.gov (678) 512-3200 • Pop. 82,000

Johns Creek occupies 32.5 square miles in Northeast Fulton County. Sixty-three percent of the adults have a college degree or better, and the median home value in Johns Creek is \$372,000. It is the tenth largest city in Georgia. The city was originally a "sacred place" for tribal meetings between the rival Cherokee and Creek native American Indian tribes. State-of-the-art public and private schools are located in Johns Creek, which are consistently ranked among the tops in the state, and regularly receive national recognition for academic excellence. High schoolers in Johns Creek have the highest average test scores in the state of Georgia. The city is also consistently ranked as the safest in the state and among the safest in the nation. Alcon, State Farm Insurance, Macy's Technology Systems, Saia, Inc., and Ebix each maintain a large corporate presence in Johns Creek. The city also includes world-class health care options between the highly acclaimed Emory Johns Creek Hospital campus and other health care providers. The Autrey Mill Nature Preserve and Heritage Center offers 46 acres of Georgia woodlands in addition to three other beautiful city parks in the area. The city is in the process of building out five new parks, which will more than double its parks and recreation acreage. Additionally, the city is bordered by the Chattahoochee River, and includes three National Park Recreation Areas. For arts and entertainment, the Johns Creek Symphony Orchestra, which is a fully professional orchestra, is a major attraction, along with the Johns Creek Arts Center. Connected by four major interstates and MARTA, the region's only transit rail system, Fulton County is the state's largest county in terms of population, real estate and economic activity. With 15 unique cities, including the great City of Atlanta; the State Capitol and major attractions; Fulton County is the political and lifestyle epicenter for Georgia and the Southeast. Living in Fulton County offers easy access to the region's best, from arts and culture events, to premiere sports and entertainment facilities, to a wide variety of local and international cuisine and shopping. Visit the nationally recognized Atlanta Beltline; the new home of the Atlanta Falcons, Mercedes-Benz Stadium; Alpharetta's luxury lifestyle center, Avalon; and Fulton's many vibrant downtown main streets from Roswell to College Park. Outside of Atlanta, Fulton County provides high-quality living experiences with a more suburban feel and a wide range of single and multifamily residential options. Recreational choices are abundant, with thousands of acres of parks and green space. From north to south, Fulton County is a community that offers a little bit of everything, no matter your lifestyle preference.

Milton • cityofmiltonga.us (678) 242-2500 • Pop. 35,000

The city of Milton became incorporated in 2006 and adopted Fulton County ordinances. The city covers over 23,000 acres. The city's vision statement is to maintain a distinctive community embracing small-town life and heritage while preserving and enhancing a rural character. The average household

income is \$99,412. Milton's residents are served by the Fulton County School System. Milton was recently recognized as having the highest quality of life in the state of Georgia and ninth-highest quality of life in the southern United States by the Atlanta Business Journal. The city was named after Revolutionary War hero John Milton.

Mountain Park • mountainparkgov.com (770) 993-4231 • Pop. 576

Mountain Park is an official wildlife refuge, which means that all wildlife, including birds, reptiles, and animals, in the area are protected. Mountain Park is less than one mile in total square footage. Despite its small footprint, it has a wealth of history and is home to Indian Spring, a spring Cherokee Indians believed had medicinal, life-sustaining value. Braves would leave their homes in the hills and travel miles to retrieve Indian Spring water for an ailing Cherokee chieftain. Local lore holds that those who find their way into Mountain Park and the area of Indian Spring are drawn by the powers of the healing waters. Interestingly as well, until the 1960s, Indian Spring was the only source of water for many residents. For more than 25 years before incorporation in July 1927, Mountain Park largely revolved around life in the summer cottages of Atlanta's elite.

Palmetto • citypalmetto.com (770) 463-3377 • Pop. 4,400

Palmetto was established in 1833 as Johnson's Store and has an area of 5.3 square miles. Palmetto got its current name from a company of soldiers from South Carolina that were passing through on their way to the Mexican War. These soldiers were reminded of their state, known as the "Palmetto State." Located only 25 miles from Atlanta, Palmetto is a very appealing place for residents who want to enjoy suburban living while having easy access to a large city. With an elevation of 1050 feet, Palmetto was actually built on the highest point above sea level from Atlanta to New Orleans. The area is booming with business opportunities, especially for entrepreneurs. Two of the parks in the area are Wayside Park, located on Main Street, and Veterans Park, located on Park Street. These parks provide relaxing areas for recreation or leisure.

Roswell • roswellgov.com (770) 641-3727 • Pop. 94,000

Incorporated on February 16, 1854, Roswell is 39 square miles. One of the original settlers of the area, Roswell King, traveled from the Georgia coast with the hopes of investing in mining. After discovering that this area lay near the Chattahoochee River, King decided instead to build a major textile mill powered by the water. The Roswell Manufacturing Co. and the Roswell Mill played key roles in the development of the town during its earlier history. Roswell maintains a number of historic homes, notably Bulloch Hall, the childhood home of President Theodore Roosevelt's mother, Martha "Mittie" Bulloch. Also of interest are the Archibald Smith Plantation, the preserved home of one of Roswell's founding families, and Barrington Hall, the home of Barrington King, Roswell King's son. For visitors who'd rather spend time outdoors, the Chattahoochee Nature Center encompasses 127 acres and offers four nature trails that wind through wetlands and woodlands. The city has received many accolades such as sixth best place to retire, 18th safest place in the nation, safest city in Georgia, top 20 cities in the U.S. with a population under 100,000, and the best place to live in Atlanta. Sixty percent of adults have a college degree or professional degree. The city has a AAA bond rating. Average household income is approximately \$125,000. Historic Roswell, founded in 1839, embodies the grace and spirit of the quintessential southern town. Roswell features a downtown district of restored landmark buildings that house antique and gift shops, an award-winning parks system, the Chattahoochee River National Recreation Area, and the Roswell Cultural Arts Center, which is home to the Atlanta Wind Symphony and the Georgia Ensemble Theatre.

Sandy Springs • sandyspringsga.gov (770) 730-5600 • Pop. 100,000

Located just north of Atlanta, Sandy Springs has grown to become an urban center and home to citizens from around the nation and the world. Downtown Sandy Springs is a nontraditional area that surrounds the nine-story Northside Tower. The downtown area is where the actual sandy springs that inspired the name of the city are located. The western district of Sandy Springs is Riverside, an affluent area that contains mansions on beautiful rolling hills. Perimeter Center is the business district of Sandy Springs surrounding Perimeter Mall. Northside Hospital, St. Joseph's Hospital, and Children's Healthcare of Atlanta are all located in Perimeter Center. The Dunwoody Panhandle is another affluent area of Sandy Springs, located between the Chattahoochee River and Dunwoody. Many Fortune 500 companies have their headquarters in Sandy

Springs, including First Data, Newell Rubbermaid, and the United Parcel Service. Four Fortune 1000 companies are also based in the city: GenOnev, Wendy's/Arby's Group, Spectrum Brands, and Global Payments, Inc.

South Fulton • Pop.121,000

The City was incorporated in May, 2017 and at the time of this writing it is in transition of services from the County. The Mayor is Bill Edwards. It is 107.3 square miles.

Union City • unioncityga.org (770) 964-2288 • Pop.21,189

Union City was incorporated on August 17, 1908. Prior to the city's incorporation, the Farmer's Union opened its national headquarters in the area, and the City takes its name in honor of those farmers. The City is 8.5 square miles, just 15 minutes from downtown Atlanta and 10 miles to Hartsfield-Jackson Atlanta International Airport. The average sale price for a detached home in December, 2017 was approximately \$151,000 and the median HHI is \$53, 119. 54% of their land area is undeveloped and they have several programs to attract business such as their: Tax Allocation District, Opportunity Zone and Foreign Trade Zone. The Atlanta Metro Studios has headquartered there on the site of the former Shannon Mall and is one of the nation's largest studios. They have an 18 hole golf course, a 25,000 square foot Community Center is underway, the famous Green Manor Restaurant, a 500 acre senior housing facility and their Comprehensive Master Plan 2030 has been launched

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fultoncountyga.gov

Utilities



shopping and recreation include the Aurora Theater, Lake Lanier, and the sprawling Mall of Georgia. Its diverse population continues to grow, with more than 100 different languages and dialects spoken in households and a student population representing more than 180 countries across the County. One out of four Gwinnett residents was born outside of the U.S. It has the largest school system in Georgia and the #1 Best Public High School in Georgia: The Gwinnett School of Mathematics, Science and Technology, according to Niche Rankings, 2022.

Auburn • cityofauburn-ga.org (770) 963-4002 • Pop. 7,495

With the tagline "Building Our Future, Honoring Our Past," Auburn stays true to its pledge with a massive downtown revitalization that includes its Municipal Complex with City Hall, 150 homes and up to 20,000 square feet of commercial space. Its efforts to focus on the individual residents while it expands progressively garnered it the title of 2021 Visionary City from the Georgia Municipal Association and Georgia Trend Magazine. The downtown area is also home to family-friendly events and a charming collection of Whistlestop Shops. The city boasts good schools, excellent police and fire departments, and an array of parks and playgrounds.

Berkeley Lake • berkeleylake.com (770) 368-9484 • Pop. 2,054

Developed in the late 1940s, the properties that encircle Berkeley Lake's 700-acre lake were once primarily used as summer retreats. As permanent residents moved in, area leaders sought to protect and control development, and the city was incorporated in 1956. Strict ordinances and zoning have kept the integrity and intent of the area intact. Berkeley Lake has been designated a Tree City USA since 1999. It is also an Urban Wildlife Sanctuary and comes in at #2 in Niche Ranking's Best Places to Raise a Family in Georgia.

Braselton • braselton.net (706) 654-3915 • Pop. 13,403

The world-class Chateau Elan Winery and Resort is a major attraction in Braselton — more than half a million visitors flock to the winery each year and enjoy the Chateau Elan golf and residential community. Easy access to I-85 makes the area a great attraction for employment, and it also provides residents with many entertainment opportunities. Some of the corporate businesses in the region are Petco, SafeLite, Whole Foods, Home Depot, Uline, FedEx and Havertys Furniture's Southeast Distribution Center.

Buford • cityofbuford.com (770) 945-6761 • Pop. 17,141

Originally a railway depot between Atlanta and Charlotte, the present-day city of Buford represents far more than just a rail stop. The Buford Dam is a major source of power for the state, and Lanier Islands is recognized as a premier lakeside resort destination in the Southeast. The friendliness of this small town welcomes new residents and weekend visitors perusing the many shops, restaurants, and galleries along Main Street Buford. The Mall of Georgia in Buford is the largest enclosed shopping mall in Georgia and attracts visitors from all over the state and Southeast. Recreational opportunities are abundant in the area, including swimming, skiing, camping, boating, fishing and hiking. Its independent city school system tops the list of Best School Districts in Georgia (Niche, 2022) and more than 10 universities are located within a 50-mile radius.

Dacula • daculaga.gov (770) 963-7451 • Pop. 6,882

Those seeking small-town living with big-city access are finding that Dacula offers the perfect blend. Explosive growth along the Highway 316 corridor has led many new residents to the area, while regional air services at Briscoe Field provides additional transportation options for the busy executive. Dacula is inclusive community where businesses thrive and residents enjoy world-class schools, opportunities for life-long learning, a vibrant economy, diverse partnerships and a superior quality of life.

Duluth • duluthga.net (770)-476-3434 Pop. 31,873

A culturally diverse and vibrant community, Duluth is a place where

Gwinnett County

gwinnettcounty.com (770) 822-8000

County Population: 957,062

County Seat: Lawrenceville

Median Household Income: \$71,026

Median Home Sales Price: \$346,900

Square Miles: 430.38

Millage Rate: 6.95

Municipalities: Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Peachtree Corners, Norcross, Rest Haven, Snellville, Sugar Hill and Suwanee

The second largest county in Georgia in terms of population, Gwinnett County is a metro Atlanta's hub for technology, bioscience and business. Its business-friendly competitive tax structure, incentives, and low operating costs attract new businesses across multiple industries. Home to several FORTUNE 500 and 1000 companies, Gwinnett County is home to a wide range of businesses, including industry giants, international companies and small businesses. The county offers quality shopping, fine dining, and many beautiful parks. The Gwinnett Strippers - minor-league affiliate of the MLB Atlanta Braves — and Atlanta Gladiators play here. Entertainment,

families and businesses can thrive. Now the second most populous city in Gwinnett County, it offers everything to truly capture the spirit of good living. From family-friendly events like the Duluth Fall Festival to a wealth of charming eateries and boutiques, its downtown area with Town Green at its heart is always bustling. With sidewalks and bikeways that connect all areas of the city, Duluth is a prosperous community with small-town sensibilities. Designated a Tree City USA, Duluth's residents and leaders remain committed to developing and preserving the area's green spaces and expand its many parks. With easy access to Atlanta, Duluth offers the best of big-city amenities and small-town ambiance. AreaVibes.com gives it a livability score of 90.

Grayson • cityofgrayson.org (770) 963-8017 • Pop. 4,452

A growing area of the county, the city of Grayson has numerous city parks and an annual Grayson Day festival each Spring. This vibrant “live, work and play” community is close enough to the big city for easy access but far enough away for residents to experience personalized hometown living. With an abundance of excellent schools, sports programs, parks, restaurants and shopping, Grayson is a popular destination for families. Tribble Mill Park provides Grayson residents with 700 acres of recreation, including two lakes, trails, biking, fishing and horseback riding. The Grayson Arts and History Center preserves the history of the city, showcases local artists’ work, and holds many cultural events throughout the year.

Lawrenceville • lawrencevillega.org (770) 963-2414 • Pop. 30,629

Incorporated on December 15, 1821, Lawrenceville is the county seat and second oldest city in Greater Atlanta. Having just celebrated its bicentennial, the city was designated a 2022 Visionary City by the Georgia Municipal Association and Georgia Trend Magazine. The city’s elected officials and employees continually work together to enhance this vibrant and thriving municipality – including development of the new 56,000-square-foot Lawrenceville Arts Center – home to the Aurora Theatre. Historic Downtown Lawrenceville offers a walkable array of sightseeing, shopping, dining and entertainment venues that appeal to all ages. The Lawrenceville Lawn recently underwent a \$1.8-million renovation to add an amphitheater and arbor shades for tables during outdoor concerts and movies on the lawn. Lawrenceville is also home to Coolray Field, “home base” for the Gwinnett Strippers.

Lilburn • cityoflilburn.com (770) 921-2210 • Pop. 14,502

Coming in at #1 Most Diverse Places to Live in Georgia and #9 Most Diverse Suburbs in America, Lilburn is a quaint and friendly “small-town” city with a multicultural flair. It is home to a 32,000-square-foot Hindu temple built in 2007. Located 25 miles from downtown Atlanta, the main route of transportation in the area is Highway 29. The railroad also continues to travel through the Old Town area of the city – which offers a charming shopping and dining district. The



scenic Camp Creek Greenway is a 4.2-mile multi-use trail that starts at Lilburn City Park and is always a popular spot for walking and biking.

Norcross • norcrossga.net (770) 448-2122 • Pop. 17,209

Gwinnett’s second oldest city, Norcross was incorporated in 1870. Preserving the city’s charm and downtown district are priorities for citizens wishing to share the architecture and atmosphere with generations to come. The city prides itself in its strong community atmosphere and family values, and its vibrant downtown is filled with unique shops and inviting places to eat and drink. At the heart of it all, the 112-acre Historic District is listed on the National Register of Historic Places. Convenience to metro Atlanta and award-winning schools have kept families coming to the area. With an emphasis on sustainability, Norcross is proud of its standing as a Bee City USA, Tree City USA and Platinum Level Green Community.

Peachtree Corners • peachtreecornersga.gov (678) 691-1200 • Pop. 42,243

Situated in one of the fastest growing counties in Georgia, Peachtree Corners is conveniently located to major highways, I-85, I-285 and GA 400 and just 30 minutes northeast of Atlanta. While its roots began in the late 1960s as a dream of businessman Paul Duke, the city was incorporated in 2012. Duke had pitched the idea of creating a planned community with Technology Park Atlanta at its heart - representing a campus of low-rise buildings for high technology industries. Today, Technology Park is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered







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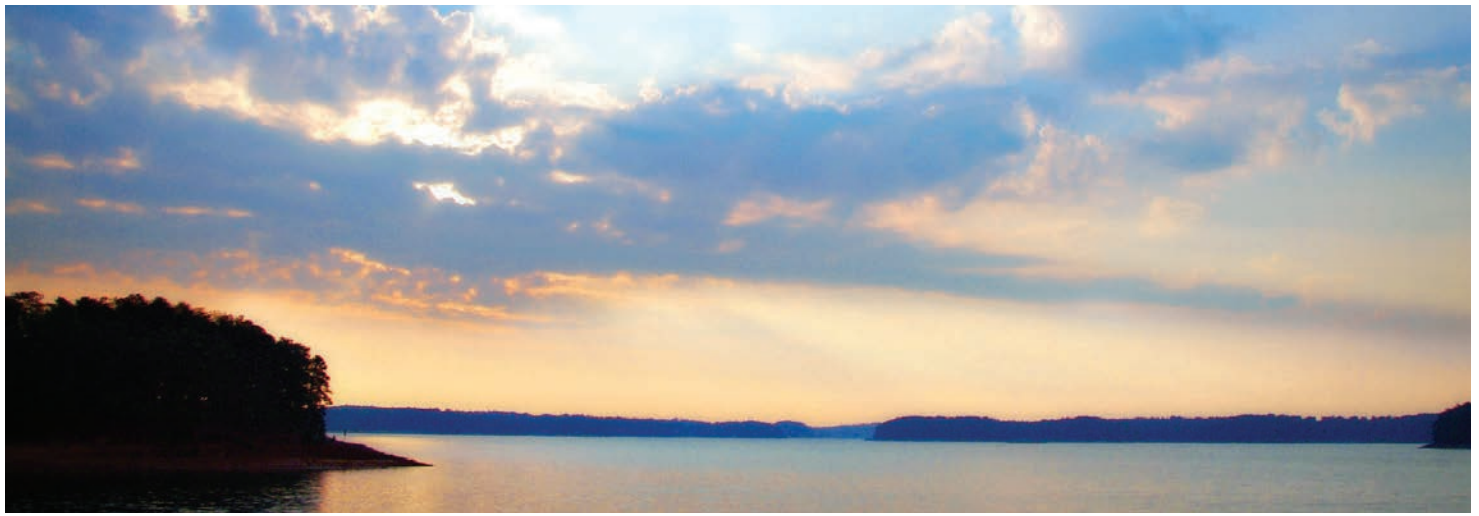
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Utilities





Courtesy of Forsyth County Chamber of Commerce

engineering talent from around the country. Beyond Technology Park, the Chattahoochee River flows in close proximity to many beautiful neighborhoods and parks - offering opportunities for canoeing and fishing or hiking and biking near its banks. The 21-acre Town Center is the city's downtown with a variety of restaurants, retail shops, office space and townhomes that overlook the 2+ acre Town Green Park and The Forum, a sought-out destination for dining and shopping are always bustling with activity.

Snellville • snellville.org (770) 985-3500 • Pop. 20,573

Brimming with Southern charm, Snellville is city on the eastern edge of Atlanta with an award-winning farmers market and easy access to the airport. Founded by two young London immigrants who started the Snell Store in the early 1880s, Snellville is known for its entrepreneurial mindset. The city is moving forward with a planned 18-acre development called The Grove at Towne Center, which will serve as a new central hub for the city and includes 50,000 square feet of retail, restaurant, office and entertainment space as well as apartments, public library and a greenway. Distinctly located in southern Gwinnett's shopping district on Scenic Highway, the city already offers numerous restaurants, shops, churches, cultural events, schools and recreational opportunities.

Sugar Hill • cityofsugarhill.com (770) 945-6716 • Pop. 25,076

Sugar Hill invites families to discover The Sweet Life. Its impressive downtown district showcases a stately City Hall, award-winning outdoor amphitheater, community plaza, splash park and the vibrant E Center, a 150,000 square-foot mixed-use facility providing a place for residents and visitors to Exercise, Eat and be Entertained. Sugar Hill also boasts a number of parks, including the new Sugar Hill Greenway, an 11.5-mile greenway around the city with approximately 16.5 miles of multi-use trails – connecting downtown Sugar Hill to city and county parks, neighborhoods and its golf course.

Suwanee • suwanee.com (770) 945-8996 • Pop. 20,786

Award-winning Suwanee is a friendly, progressive community committed to maintaining a high quality of life for its residents. The Suwanee community is considered one of the most desirable places to live in the Atlanta region; garnering recognitions from several national publications, including Money, Family Circle, Kiplinger.com and more. With the vibrant Town Center at its heart, Suwanee is well known for its distinctive parks, crowd-pleasing events, eye-catching public art and high-quality mixed-use developments. Like many Gwinnett County communities, Suwanee began as a small agricultural town with strong ties to the railroad. Today, the city works hard to retain its charm and sense of neighborliness while managing growth in smart, innovative ways. Recreational opportunities are in high supply with more than 600 acres of parkland and many miles of scenic walking and biking trails.

Hall County

hallcounty.org (770) 535-8288

County Population: 207,369	County Seat: Gainesville
Median Household Income: \$63,651	Median Home Price: \$415k
Square Miles: 392.78	Millage Rate: 9.226
Municipalities: Braselton, Clermont, Flowery Branch, Gainesville, Gillsville, Lula, and Oakwood	



Located in North Georgia, Hall County is a beautiful place to live with a great quality of life. The foothills of the Blue Ridge Mountains provide great scenery and the 38,000 surface acres of Lake Lanier's open waters and quiet coves prove a draw for outdoor enthusiasts, boaters and anglers. The county is a great focal point in Northeast Georgia for education, arts, and business. Its 2128 acres of park lands house 26 parks, and its school system ranks at #15 in diversity of Georgia's 180 school districts. The industrial sector makes up roughly a third of total employment in Hall County. Recreational opportunities and friendly residents are some of the many attractions to living in Hall County.

Flowery Branch • flowerybranchga.org (770) 967-6371 • Pop. 6000

With many historic buildings still intact from the 1800s, the small town of Flowery Branch has a lovely historic atmosphere intertwined with modern amenities. A major attraction in the area is Lake Lanier, where residents and visitors can enjoy parks, camping, boating, swimming, and other outdoor activities.

Gainesville • gainesville.org (770) 535-6865 • Pop. 35,000

Gainesville, the county seat, is the heart of the region's poultry processing industry, but its residential and industrial growth has been steady and high quality, due in part to its proximity to Lake Lanier. One of the wealthiest communities outside the metro-Atlanta area, Gainesville serves as a second home for many prosperous Atlantans with a passion for boating. The parkland in the area includes 443 acres of beautiful land for recreation and leisure. The Roosevelt Square and the Roosevelt Monument reside in Gainesville, and President Franklin D. Roosevelt himself dedicated them in 1938.

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True Natural Gas (877) 746-4362 truenaturalgas.com		

Henry County

co.henry.ga.us (770) 288-6000

County Population: 245,235

Median Household Income: \$71,110

Square Miles: 322.13

Municipalities: Hampton, Locust Grove, McDonough and Stockbridge

County Seat: McDonough

Median Home Price: \$360k

Millage Rate: 12.733

In 2021, Henry County commemorated its bicentennial, with lots worth celebrating. Stacker ranks it at #7 among Georgia's fastest growing counties. As home to the Atlanta Motor Speedway and its NASCAR events, it proves a draw for many family activities and sporting events. Fairs and festivals are a common occurrence here, too with events like the Georgia Spring State Fair, Food Truck Tasty Tuesdays, Yellow Pollen Street Festival, Sounds of Summer Concert Series and more. An appealing place to live for those who enjoy outdoor activities and want to live close to the city of Atlanta, attractions like The Panola Mountain State Conservation Park, Nash Farm Park, Cotton Fields Golf Club and a wide variety of scenic parks hold a lot of allure.

Hampton • hamptonga.gov • Pop. 7000

Located only 30 miles from Atlanta, Hampton offers close proximity to a major city while retaining a small community atmosphere. Hampton is home to the Atlanta Motor Speedway and the Nash Farm Battlefield. It is only a few hours away from the Atlantic Ocean and the Appalachian Mountains. The city has maintained many historic homes and traditions. The National Registry of Historic Places recognizes the 100-year-old train depot, which is open daily for visitors. Hampton has been coined as a "tree city" and a "bird sanctuary" for its beautiful natural attractions.

Locust Grove • locustgrove-ga.gov (770) 957-5043 • Pop. 5,600

Locust Grove is being "discovered" by locals as a charming, woody community with affordable housing, a rural feel, and accessibility to downtown Atlanta via interstate highway. Locust Grove also is home to the Cubihatcha Outdoor Education Center. In 1999 Henry County's wetland enhancement and preservation corridor was created to improve and protect existing wildlife habitats while also providing a place for public education. The center encompasses almost 1000 contiguous acres. Situated between three of the county's reservoirs, the center protects the diverse fish and wildlife habitats.

McDonough • mcdonoughga.org (770) 957-3915 • Pop. 22,500

The county seat, McDonough, contains many historic attractions, including the Brown House, which was built in 1826 for a man from South Carolina who fought in the Revolutionary War. The city also has the Shingleroof Campground, which was a training camp for Confederate troops during the Civil War. The business district, right outside the beautiful town square, provides antiques, shops, and dining for residents and visitors. McDonough has a welcome center in the square that is a 1920s prototype service station, and it is home for Main Street McDonough and McDonough Hospitality and Tourism. Only 25 miles from Atlanta and 20 minutes from Hartsfield-Jackson Atlanta International Airport, residents of McDonough have easy access to every amenity.

Stockbridge • cityofstockbridge.com (770) 389-7900 • Pop. 26,200

Incorporated as a town in 1895 and as a city in 1920, Stockbridge lies at the northern part of Henry County. A settlement as early as 1829, it became a crossroads when it applied for a post office prior to the Civil War. Today, it is a booming suburb and a crossroads city for Interstates 75 and 675 for those looking for alternate commuting routes to Atlanta. Hartsfield-Jackson Atlanta International Airport is only 12 miles from Stockbridge, providing easy access for travel.

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Snapping Shoals EMC

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ssemc.com

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Georgia Natural Gas

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True Natural Gas

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Water and Sewer

Henry Co. Water & Sewage Authority

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www.hcwsa.com

Hampton City Clerk

(770) 946-4306

Locust Grove City Hall

(770) 957-5043

Stockbridge City Hall

(770) 389-7900

McDonough City Hall

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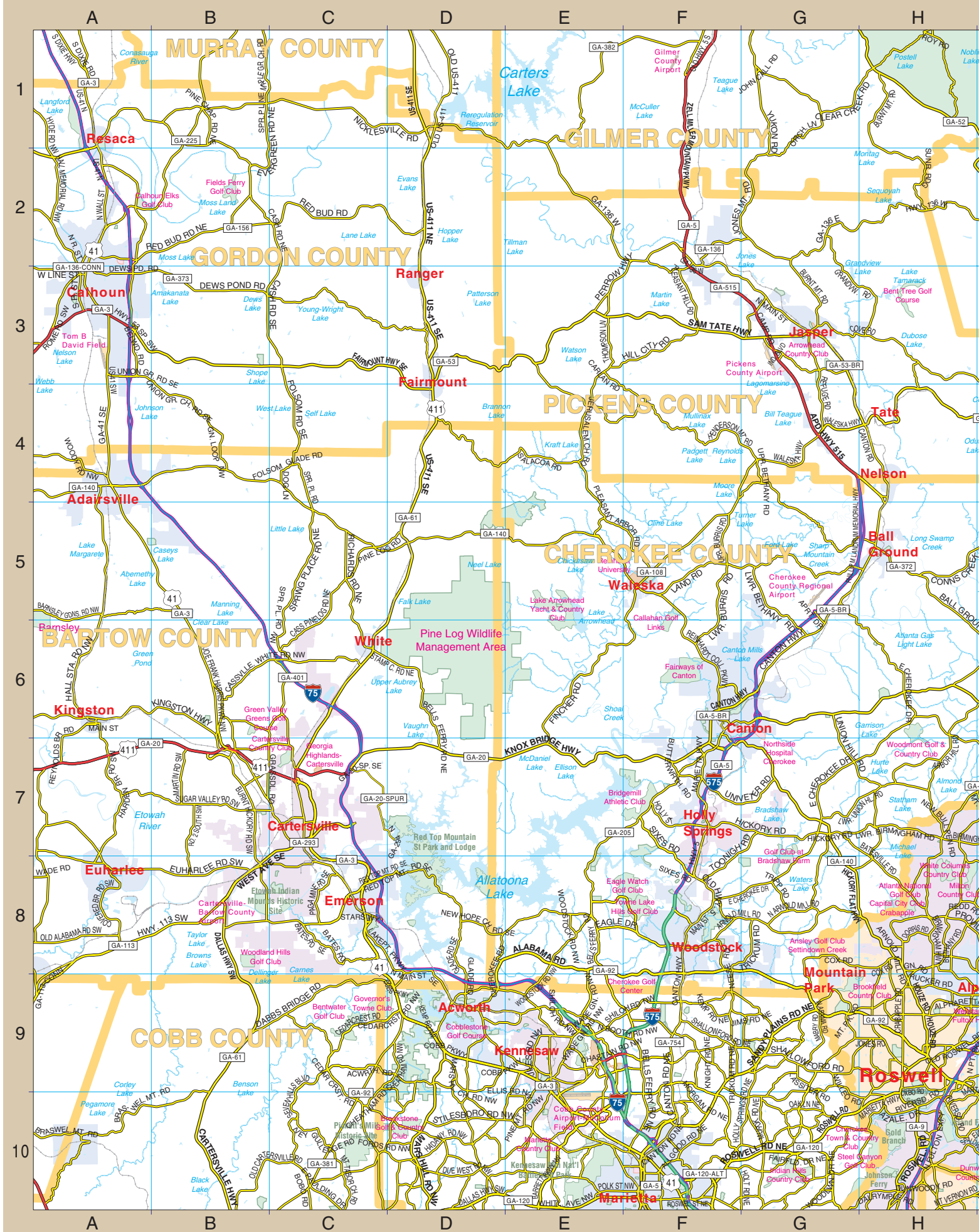
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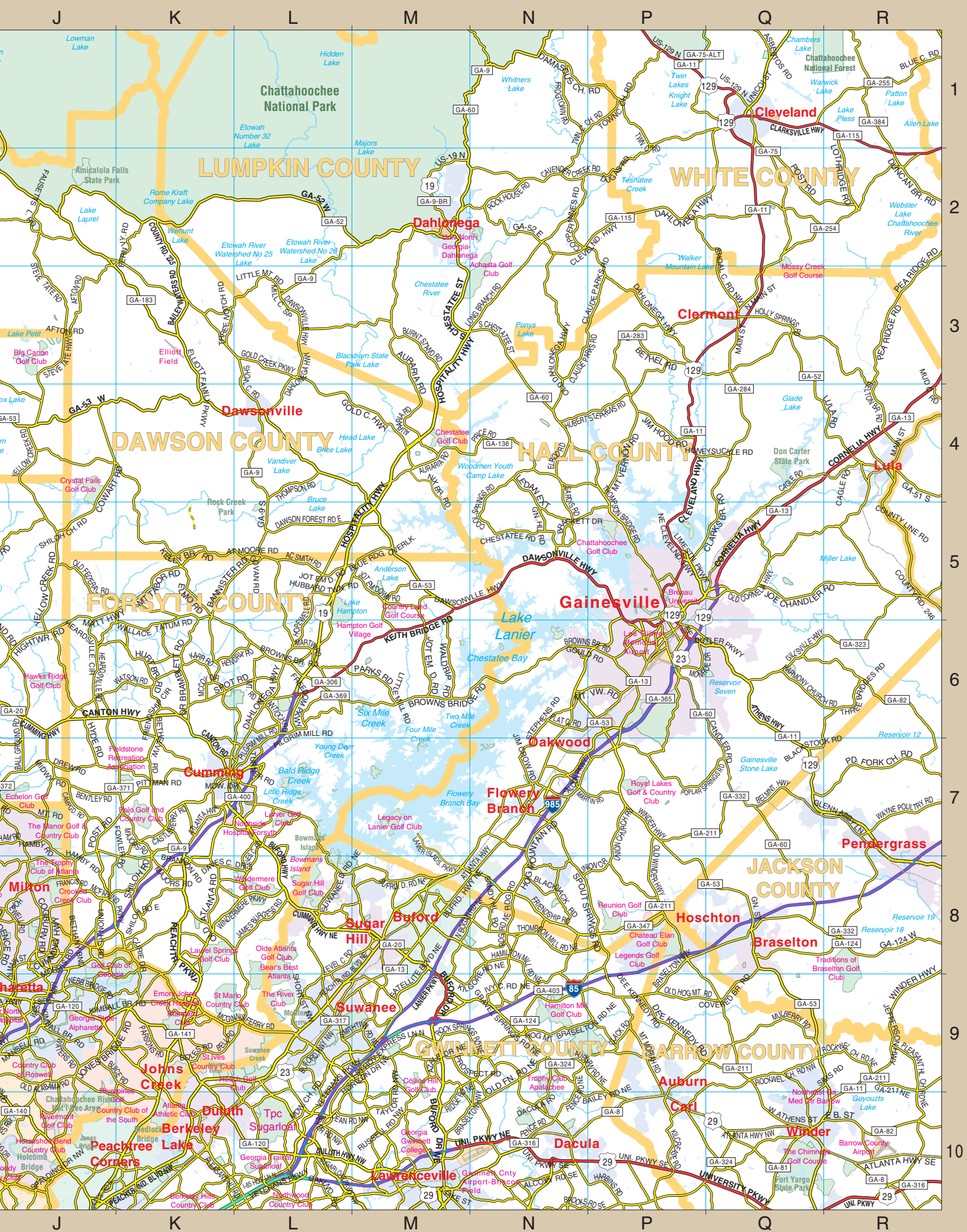
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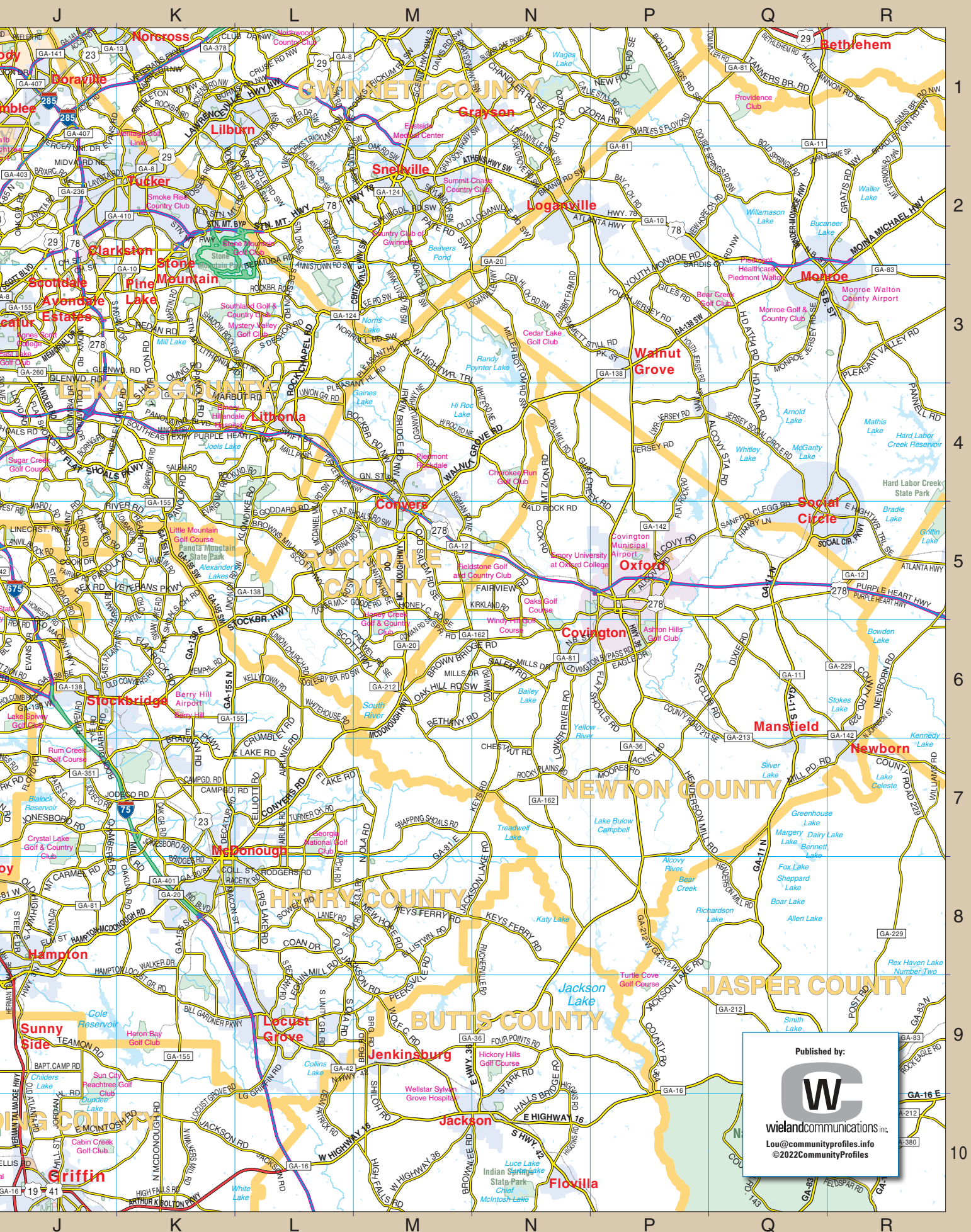
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