

Toccoa, Georgia

A New Bright-Meyers Development Project

Currahee Corners

featuring a

Wal-Mart Supercenter

Bright-Meyers Development

Fletcher Bright Company
(423)755-8830

Meyers Brothers Properties LLC
(404)252-1499

CURRAHEE CORNERS in Toccoa, Georgia

A New 184,305 sf Wal-Mart Supercenter



SHOP AND OUT PARCEL SPACE AVAILABLE Opening Late 2005

Located on the Toccoa By-Pass approximately 5 miles from the Currahee Club golf community on Lake Hartwell, which features a new 18-hole Jim Fazio golf course.

*Please call
for leasing information*

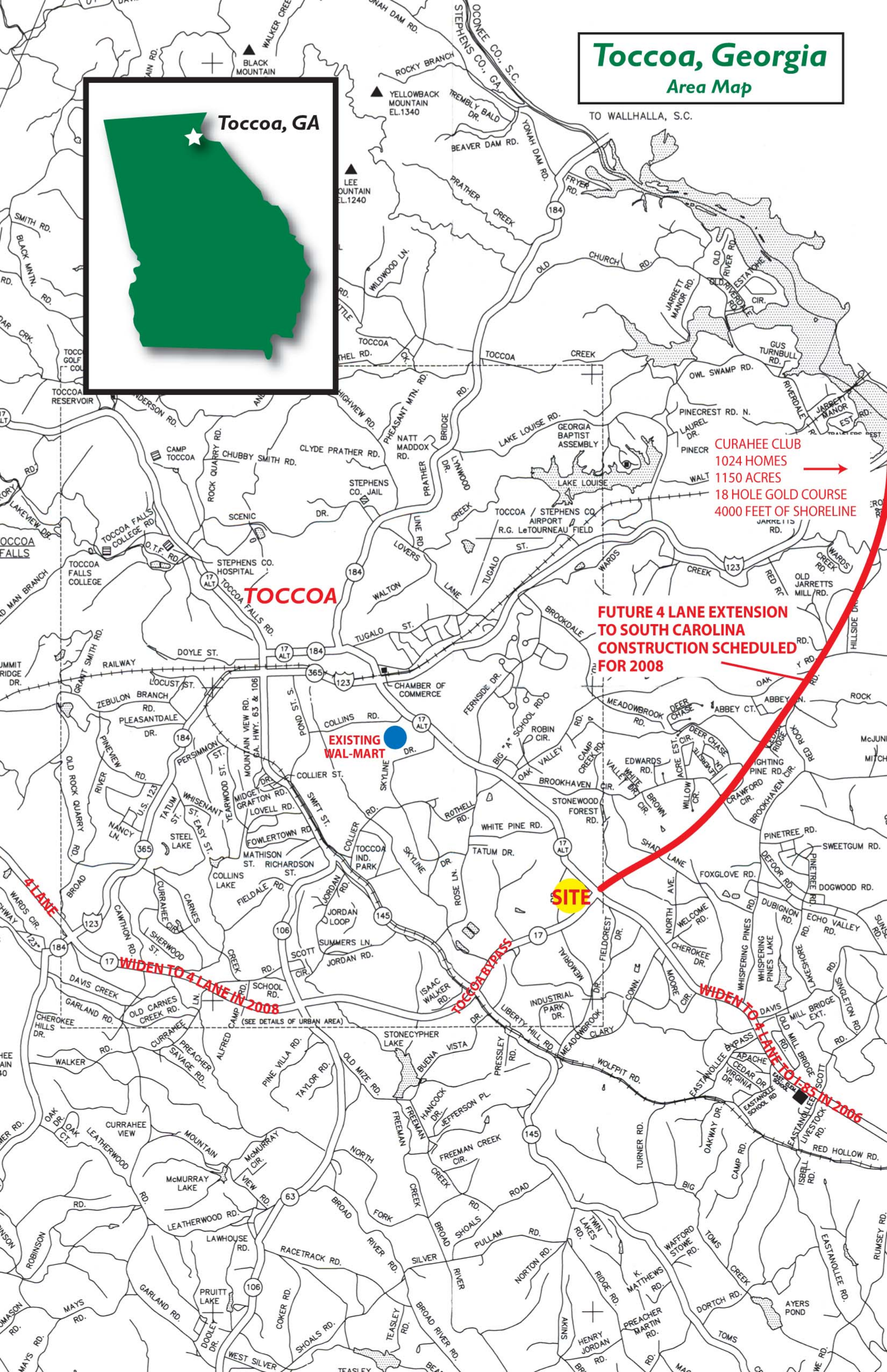
1-404-446-0228



* The information contained in this brochure has been obtained from sources we believe to be reliable. However the developer makes no warranty or representation regarding the accuracy of the information.

Toccoa, Georgia

Area Map



Toccoa, Georgia

Aerial Photograph

- W** Existing Wal-Mart
- BL** Bi-Lo
- Q** Quality Foods
- I** Ingles
- SL** Sav-A-Lot

12,300 Traffic counts are indicated by yellow boxes



18,866

5,290

BL

S-L

W

29,229

I

QF

20,557

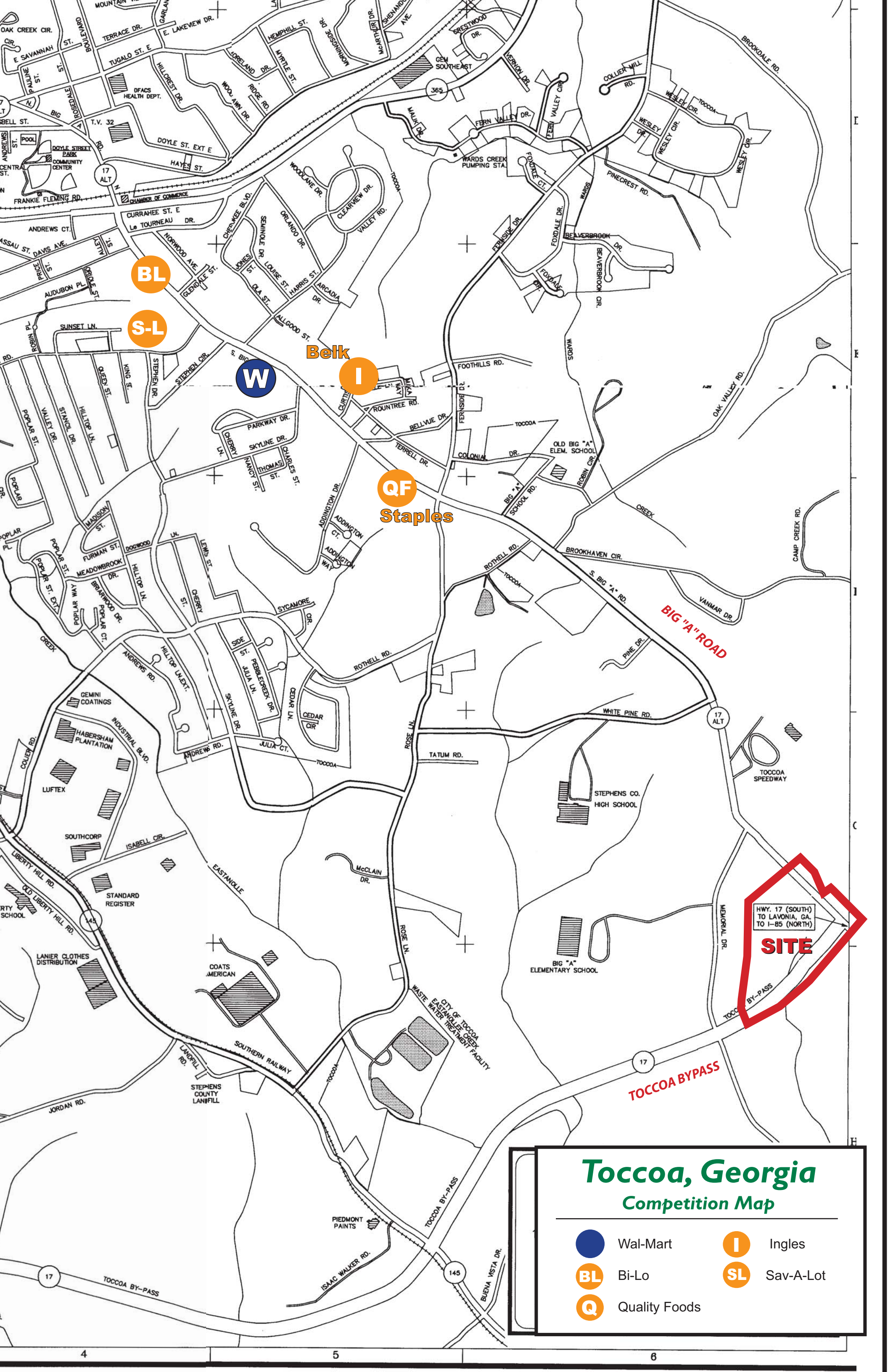
Big A Road

12,886

SITE

5,855

Toccoa By-Pass

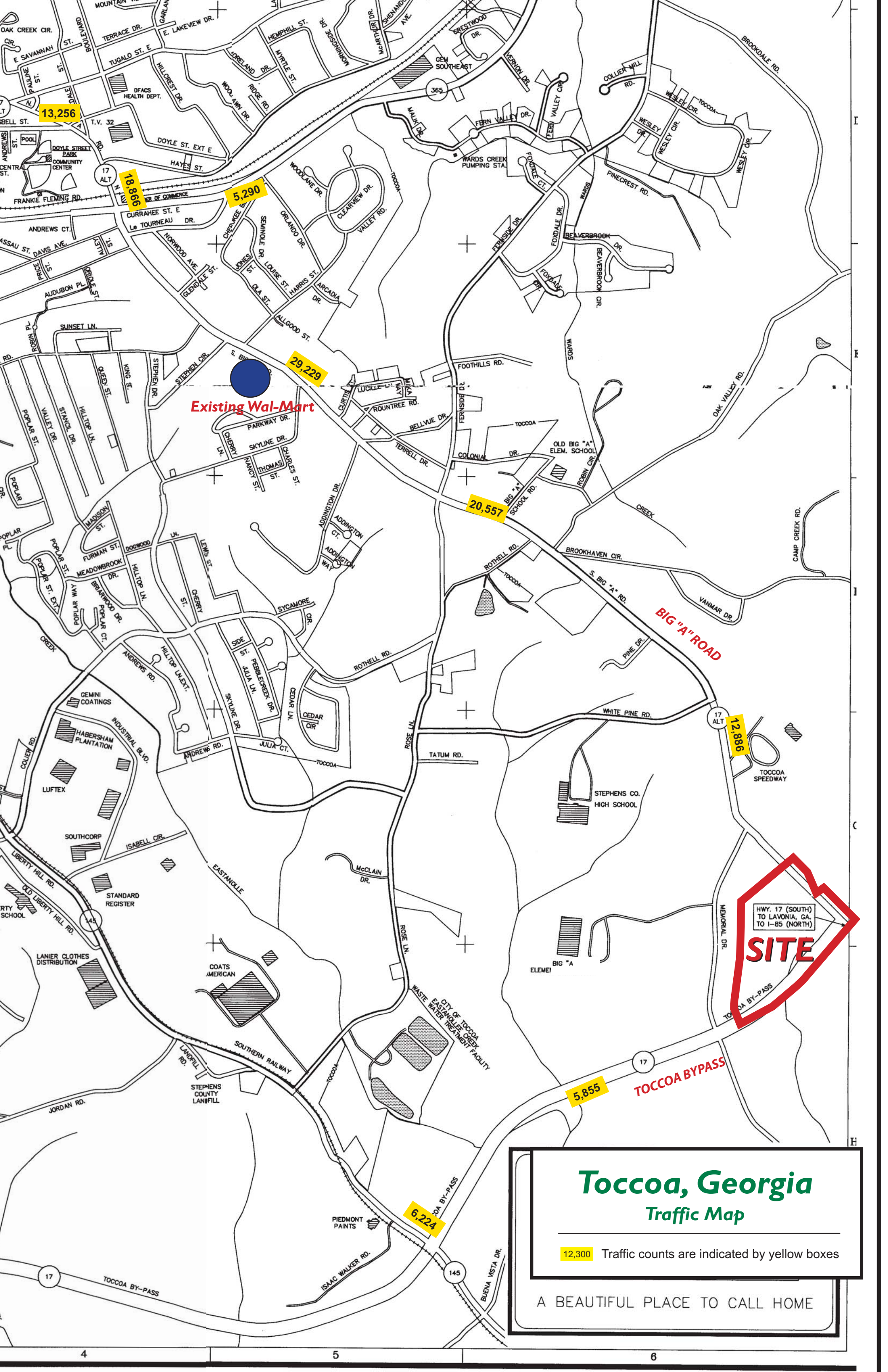


Toccoa, Georgia Competition Map

- Wal-Mart
- BL Bi-Lo
- Q Quality Foods
- I Ingles
- SL Sav-A-Lot

HWY. 17 (SOUTH)
TO LAVONIA, GA.
TO I-85 (NORTH)

SITE



Existing Wal-Mart

HWY. 17 (SOUTH)
TO LAVONIA, GA.
TO I-85 (NORTH)

SITE

Toccoa, Georgia Traffic Map

12,300 Traffic counts are indicated by yellow boxes

A BEAUTIFUL PLACE TO CALL HOME

TOCCOA DEMOGRAPHICS

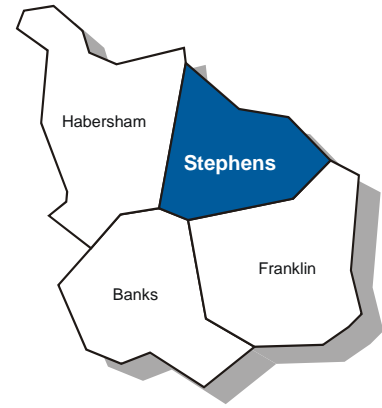
	3 MI RING	5 MI RING	10 MI RING
2012 Population	9,793	18,955	33,062
2000 Population	9,700	19,107	31,736
2012 Households	4,040	7,578	12,998
2012 Average Household Income	\$43,633	\$46,938	\$50,683

34.5482, 83.2827



Stephens

County



AREA LABOR PROFILE

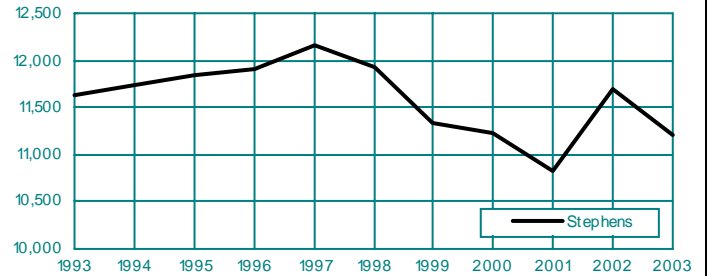
Labor Force Activity - 2003

2003 ANNUAL AVERAGES

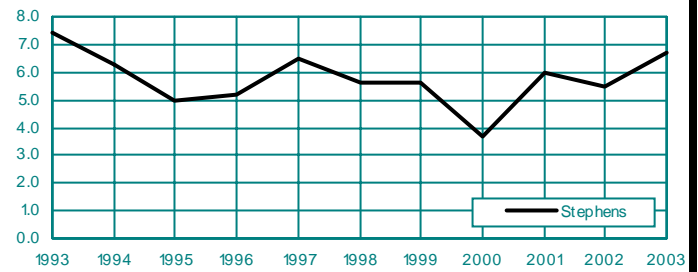
	Labor Force	Employed	Unemployed	Rate
Stephens	12,008	11,204	804	6.7
Banks	6,969	6,701	268	3.8
Franklin	11,360	10,852	508	4.5
Habersham	16,999	16,414	585	3.4
Stephens Area	47,336	45,171	2,165	4.6
Georgia	4,414,014	4,206,823	207,191	4.7
U.S.	146,510,000	137,736,000	8,774,000	6.0
Oconee Co, SC	28,056	25,728	2,328	8.3

Note: Labor force includes residents of the county who are employed or seeking employment.
 Source: Georgia Department of Labor; Bureau of Labor Statistics

Employment Trends

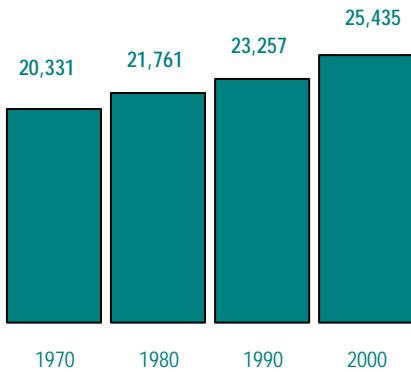


Unemployment Trends



Population Estimates

Stephens



Population

	2000 Census	2003 Rank	2003 Estimate	%Change 2000-2003	2010 Projected*	% Change 2000-2010
Stephens County	25,435	67	25,264	-0.7	26,949	5.6
City of Toccoa	9,323					
Stephens Area	96,044		100,357	4.2	112,851	14.3
Georgia	8,186,453		8,684,715	5.7	9,592,370	14.7
U.S.	281,421,906		290,809,777	3.2	314,571,000	10.5
Oconee Co, SC	66,215		68,523	3.4	75,640	12.5

Note: "Rank" indicates relative population among Georgia's 159 counties.
 Source: Population Division, US Census Bureau; *Governor's Office of Planning and Budget.

MICHAEL L. THURMOND - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR

*Equal Opportunity Employer/Program
 Auxiliary Aids and Services Available upon Request to Individuals with Disabilities*

Industry Mix - 2002

INDUSTRY	Stephens				Stephens Area			
	NUMBER OF FIRMS	EMPLOYMENT		WKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
Goods Producing	136	3,777	35.8	\$ 585	499	12,459	35.1	\$ 560
Agriculture, forestry, & fishing	7	66	0.6	415	38	803	2.3	644
Mining	*	*	*	*	3	30	0.1	727
Construction	74	614	5.8	502	285	1,792	5.1	519
Manufacturing	54	3,084	29.2	604	174	9,834	27.7	560
Food Manufacturing	*	*	*	*	*	*	*	*
Beverage & tobacco mfg	0	0	0.0	0	*	*	*	*
Textile mills	5	996	9.4	558	12	2,401	6.8	512
Textile product mills	0	0	0.0	0	4	45	0.1	379
Apparel Manufacturing	*	*	*	*	4	65	0.2	249
Wood product Manufacturing	3	67	0.6	455	24	413	1.2	450
Paper Manufacturing	*	*	*	*	*	*	*	*
Printing and related activities	*	*	*	*	12	326	0.9	499
Chemical Manufacturing	*	*	*	*	3	310	0.9	680
Plastics & rubber products mfg	*	*	*	*	*	*	*	*
Nonmetallic mineral product mfg	0	0	0.0	0	9	270	0.8	518
Fabricated metal product mfg	11	463	4.4	629	25	950	2.7	598
Machinery Manufacturing	*	*	*	*	11	536	1.5	686
Computer & electronic product mfg	*	*	*	*	*	*	*	*
Electrical equipment/appliance	0	0	0.0	0	*	*	*	*
Transportation equipment	*	*	*	*	12	838	2.4	576
Furniture and related product mfg	16	474	4.5	593	38	659	1.9	507
Miscellaneous mfg industries	*	*	*	*	6	1,038	2.9	813
Service Producing	424	4,910	46.5	426	1,476	16,582	46.7	425
Wholesale trade	44	383	3.6	544	114	842	2.4	553
Retail trade	104	1,303	12.4	386	393	4,291	12.1	370
Transportation and warehousing	8	117	1.1	299	53	1,052	3.0	561
Utilities	*	*	*	*	11	186	0.5	920
Information	12	96	0.9	596	30	388	1.1	586
Finance and insurance	35	235	2.2	625	112	659	1.9	619
Real estate and rental and leasing	20	147	1.4	337	66	274	0.8	343
Professional, scientific/tech svcs	41	151	1.4	595	134	508	1.4	583
Management: companies/enterprises	4	267	2.5	1,258	13	643	1.8	941
Administrative and waste svcs	31	507	4.8	239	92	1,341	3.8	307
Educational services	*	*	*	*	11	840	2.4	464
Health care and social services	38	560	5.3	460	138	1,990	5.6	516
Arts, entertainment and recreation	6	32	0.3	383	15	158	0.4	254
Accommodation and food services	37	635	6.0	173	157	2,739	7.7	192
Other services (except government)	42	222	2.1	251	139	673	1.9	300
Unclassified - industry not assigned	6	23	0.2	327	25	68	0.2	319
Total - Private Sector	566	8,711	82.6	495	2,000	29,110	82.1	483
Total - Government	36	1,838	17.4	536	142	6,366	17.9	526
Federal government	6	69	0.7	807	26	273	0.8	719
State government	16	109	1.0	547	49	1,078	3.0	573
Local government	14	1,661	15.7	523	67	5,014	14.1	506
ALL INDUSTRIES	602	10,549	100.0	\$ 502	2,142	35,475	100.0	\$ 490
ALL INDUSTRIES - GEORGIA								\$ 687

Notes: *Denotes confidential data relating to individual employers and cannot be released.

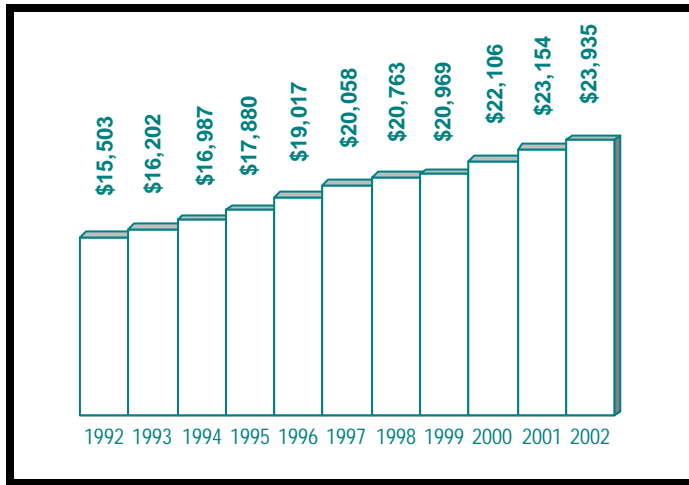
This data uses the North American Industrial Classification System (NAICS) categories (as opposed to Standard Industrial Classification (SIC) categories).

Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a pay period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding since all figures represent Annual Averages. Health services include government hospitals. Educational services include state and government institutions.

Source: Georgia Department of Labor. The data represents jobs that are covered by unemployment insurance laws.

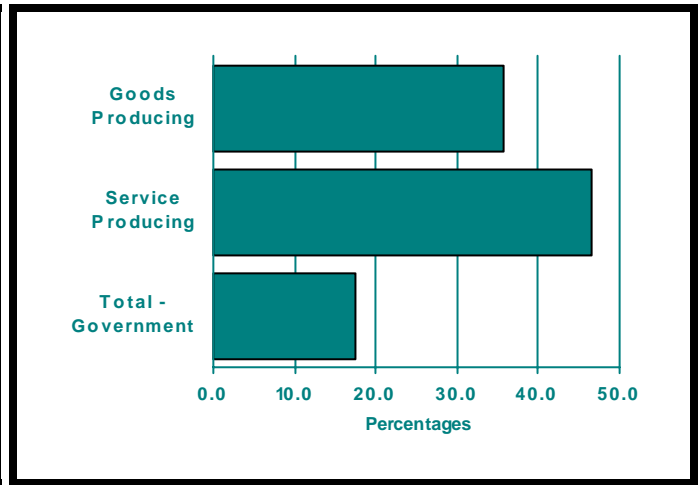
Stephens Per Capita Income

Source: Bureau of Economic Analysis



Stephens Industry Mix 2002

Source: See Industry Mix data on Page 2



Top Employers - 2003

TEN LARGEST EMPLOYERS

Stephens Area

	COUNTY
Mt Vernon Mills Inc	Banks
TY Cobb Healthcare System	Franklin
Wellstone Mills LLC	Franklin
Ethicon Inc	Habersham
Fieldale Farms Corp	Habersham
Georgia Department of Corrections	Habersham
Habersham County Medical Center	Habersham
Scoville Apparel Fasteners Inc	Habersham
Milliken & Company	Stephens
Stephens County Hospital Authority	Stephens

FIVE LARGEST EMPLOYERS

Stephens

Coats American Inc
Milliken & Company
Patterson Pump Co
Stephens County Hospital Authority
Toccoa Falls College

Note: Represents employment covered by unemployment insurance excluding all government agencies (except correctional institutions, state hospitals, colleges and universities), public schools, railroads and the US Postal Service. Data shown for Third Quarter 2003. Employers are listed alphabetically by county, not by number of employees.

Commuting Patterns

EMPLOYED RESIDENTS OF Stephens

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Stephens Co. GA	9,045	76.7
Franklin Co. GA	735	6.2
Habersham Co. GA	694	5.9
Gwinnett Co. GA	158	1.3
Hall Co. GA	147	1.2
Oconee Co. SC	144	1.2
Fulton Co. GA	116	1.0
Hart Co. GA	101	0.9
Other	655	5.6
Total Residents:	11,795	100.0

PERSONS WORKING IN Stephens

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Stephens Co. GA	9,045	79.3
Franklin Co. GA	835	7.3
Habersham Co. GA	459	4.0
Oconee Co. SC	262	2.3
Hart Co. GA	210	1.8
Rabun Co. GA	107	0.9
Banks Co. GA	103	0.9
White Co. GA	76	0.7
Other	302	2.6
Total Residents:	11,399	100.0

Source: US Census Bureau - 2000 County-To-County Worker Flow Files

Education of the Labor Force

Stephens Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Not High School Graduate	30.9%	32.2%	23.8%	22.5%	28.4%	49.5%
High School Graduate	35.3%	31.9%	38.7%	39.3%	37.4%	26.7%
Some college/Associate degree	22.1%	32.5%	24.0%	23.0%	20.1%	14.8%
Bachelor's degree	7.6%	3.3%	10.3%	9.9%	7.5%	5.7%
Graduate/Professional degree	4.2%	0.1%	3.2%	5.3%	6.6%	3.2%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+.
Source: US Census Bureau - 2000 Decennial Census

High School Graduates 2002 - 2003

	PUBLIC SCHOOLS	PRIVATE SCHOOLS	TOTAL
Stephens	206	0	206
Banks	108	0	108
Franklin	147	0	147
Habersham	241	25	266
Stephens Area	702	25	727

Note: Public schools include City school graduates. Some private school data was not reported.
Source: Office of Student Achievement; Georgia Independent School Association



Colleges and Universities

Stephens Area

Stephens

Toccoa Falls College www.tfc.edu

Franklin

Emmanuel College www.ecions.net

Habersham

North Georgia Technical College www.ngtcollege.org

Piedmont College www.piedmont.edu

Note: The Colleges and Universities listed are classified under the Department of Technical and Adult Education (DTAE), Board of Regents of the University System of Georgia, Private or Proprietary Institutions that meet the Georgia Career Information Center's (GCIC) inclusion criteria.

Source: Georgia Career Information Center

Technical College Graduates 2002-2003

Stephens Area

PROGRAM	GRADUATES	PROGRAM	GRADUATES
Agriculture/Natural Resource Technologies		Residential Wiring Technician	11
Environmental Horticulture	11	Personal Service Technologies	
Business Technologies		Cosmetology	20
Accounting	34	Culinary Arts Fundamentals	20
Accounting Assistant	16	Fire Fighter I	19
Applied Business Technology	27		
Business And Office Technology	6		
Business Office Specialist	27		
Business Office Technology	30		
Certified Customer Service Specialist	46		
Computer Applications Specialist	52		
Data Entry Clerk	38		
Entrepreneurship	19		
Management Specialist	30		
Medical Office Specialist	10		
Medical Receptionist	26		
CIS Technologies			
A+ Comptia Certification	24		
Cisco Specialist	5		
Internet Specialist-Web Site Design	8		
MCP Certification Preparation	16		
Networking Specialist	24		
Solaris System Administrator	5		
Web Site Design Specialist	6		
Health Technologies			
Emergency Medical Technician	28		
Health Care Technician	25		
Medical Assisting	20		
Medical Coding	19		
Medical Laboratory Technology	5		
Practical Nursing	28		
Industrial Technologies			
AAT-Technical Studies	7		
Advanced Machine Tool Technology	8		
Air Conditioning Technician Assistant	14		
Air Conditioning Technology	13		
Auto Collision Repair	12		
Automotive Technology	9		
Basic Auto Maintenance And Detailing	34		
Certified Construction Worker	17		
Certified Construction Worker-Carpentry Framing	11		
Certified Manufacturing Specialist	59		
Commercial Photography	21		
Commercial Truck Driving	49		
Electrical Construction And Maintenance	11		
Gas Metal Arc Welding	12		
Industrial Maintenance Fundamentals	7		
Industrial Maintenance Technology	5		
Industrial Systems Technology	6		
Machine Tool Technology	5		
Marine Engine Technology	5		
PLC Industrials Technician	10		

Definitions: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length.

Source: Office of Technical Education; Georgia Department of Technical and Adult Education Program Enrollment Exits/Placement Analysis.

Employment Profile

	Stephens		Stephens Area	
	NUMBER	PERCENT	NUMBER	PERCENT
Employed persons, 16 years and older	12,018	100.0	44,901	100.0
Agriculture, forestry, fishing and hunting, and mining	170	1.4	1,527	3.4
Construction	1,112	9.3	4,236	9.4
Manufacturing	3,782	31.5	12,217	27.2
Wholesale trade	222	1.8	1,257	2.8
Retail trade	1,309	10.9	5,289	11.8
Transportation and warehousing, and utilities	405	3.4	1,778	4.0
Information	204	1.7	743	1.7
Finance, insurance, real estate and rental and leasing	502	4.2	2,018	4.5
Professional, scientific, management, administrative, and waste management services	423	3.5	1,772	3.9
Educational, health and social services	2,386	19.9	7,666	17.1
Arts, entertainment, recreation, accommodation and food services	675	5.6	320	5.7
Other services (except public administration)	455	3.8	1,892	4.2
Public administration	373	3.1	1,936	4.3

Note: NAICS categories are used to identify employment. The data represents employment by place of residence.
 Source: US Census Bureau - 2000 Decennial Census

Active Applicants - Georgia Department of Labor

	TOTAL	PROF., TECH. and MANAGERIAL	CLERICAL and SALES	SERVICE	AGR., FORESTRY and FISHING	PROCESS- ING	MACHINE TRADES	BENCH- WORK	STRUC- TURAL WORK	MISC
Stephens	1,084	103	226	205	14	41	120	72	169	134
Banks	257	42	49	32	9	6	25	21	46	27
Franklin	398	50	92	57	6	13	44	21	56	59
Habersham	1,068	152	218	180	39	47	88	73	144	127
Total Area	2,807	347	585	474	68	107	277	187	415	347

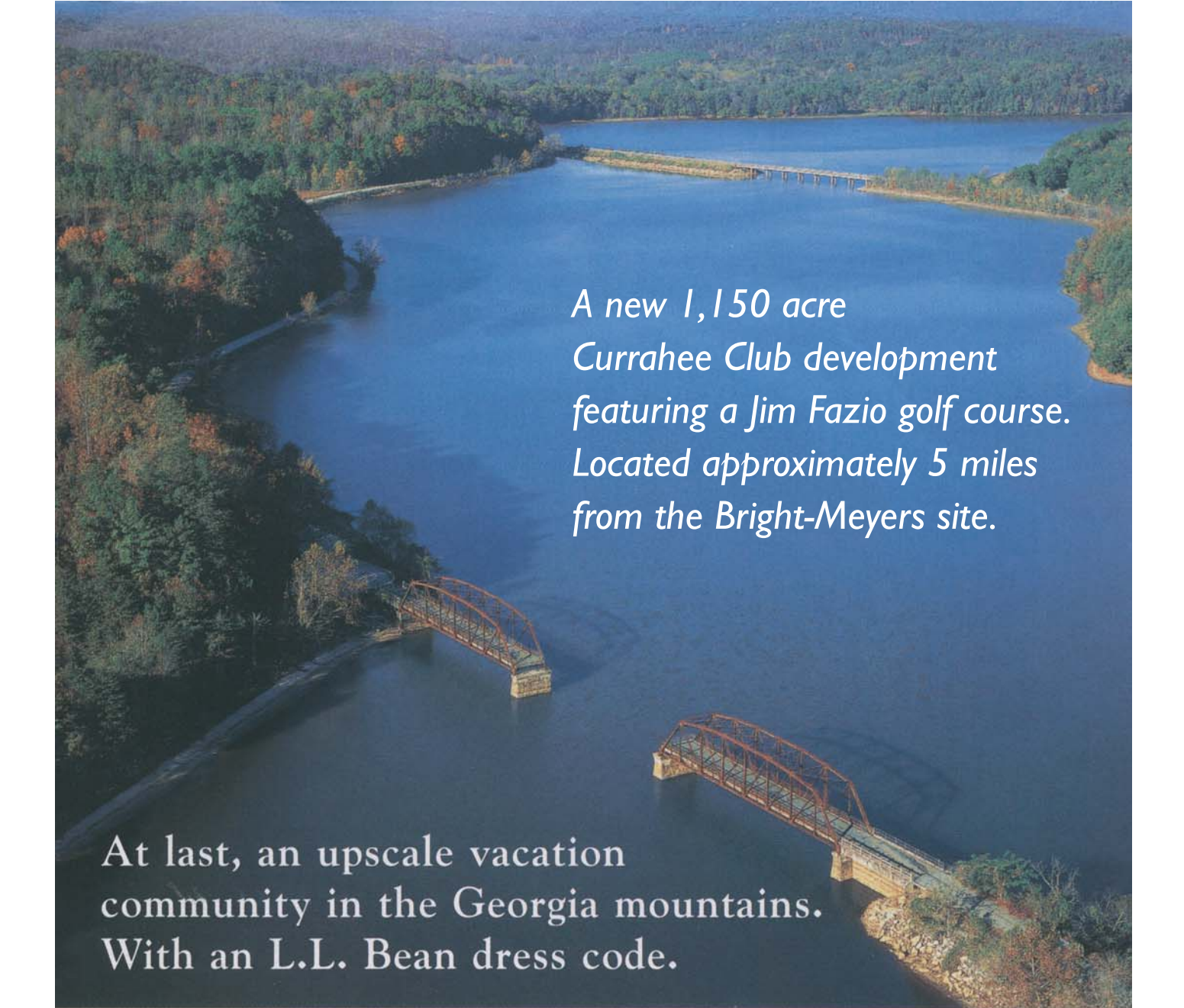
Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor office. For information on various occupations, contact the Department's Economic Development and Employer Relations office at 404-232-3890.

Source: Georgia Department of Labor (active applicants as of June 2004).

Georgia Department of Labor Career Center Location(s)

112 N Alexander Street
 Toccoa GA 30577
 Phone: (706) 282-4514 Fax: (706) 282-4513

For copies of Area Labor Profiles, please visit our website at: ftp://quicksourc.dol.state.ga.us/Data_Compilations/Georgia_Area_Labor_Profiles/ or contact Workforce Information and Analysis, Georgia Department of Labor, 148 Andrew Young International Blvd NE, Atlanta GA 30303-1751. 404-232-3875 Phone; 404-232-3888 Fax. Single copies are free. Please contact our office to request an order form for multiple copies.



*A new 1,150 acre
Currahee Club development
featuring a Jim Fazio golf course.
Located approximately 5 miles
from the Bright-Meyers site.*

**At last, an upscale vacation
community in the Georgia mountains.
With an L.L. Bean dress code.**

This page is a reprint of an ad that appeared in GA Trend Magazine

INTRODUCING CURRAHEE CLUB on Lake Hartwell.

Here in the rolling hills of Toccoa, you'll enjoy the advantages of the best golf communities in Georgia - on Lake Lanier, Lake Burton and Lake Oconee. And none of the disadvantages. Here, prices are down to earth. And the atmosphere is casual and relaxed, without pretense.

Currahee Club features gated privacy. An 18-hole championship golf course designed by Jim Fazio. Magnificent golf clubhouse. Swim and tennis club. A restaurant. Planned full-service marina with lakeside café. And a charming general store.

If your idea of a great weekend getaway includes cocktails and dinner at a refined restaurant - but not a blazer and tie - pack your L.L. Beans.

You're going to love Currahee Club, especially if your home is in, say, Atlanta. Or Greenville. Because Currahee Club is only an hour-and-a-half drive from midtown Atlanta and Greenville.

In the Georgia mountains, the air is clean and energizing. And it's so peaceful, the world you left behind will seem light-years away.



**CURRAHEE
CLUB**
LAKE HARTWELL

Post Office Box 928
Toccoa, Georgia 30577
(888) 560-2582
www.curraheeclub.com

**Golf homesites priced from \$125,000.
Lake homesites from \$350,000.
Cottages from \$350,000.**



This offer void where prohibited by law. Prices, terms and specifications subject to change without notice.