

## RETIREEES: A NEW INDUSTRY?

WHEN DUBLIN REAL ESTATE DEVELOPERS Phil Best and Louie Curry attended a seminar on the retirement industry back in 2006, they could only sit in the audience smiling and nodding their heads. For each it was a case of suspicions confirmed.

As speaker after speaker listed the community attributes that attract retirees, each man said to himself, "That's Dublin."

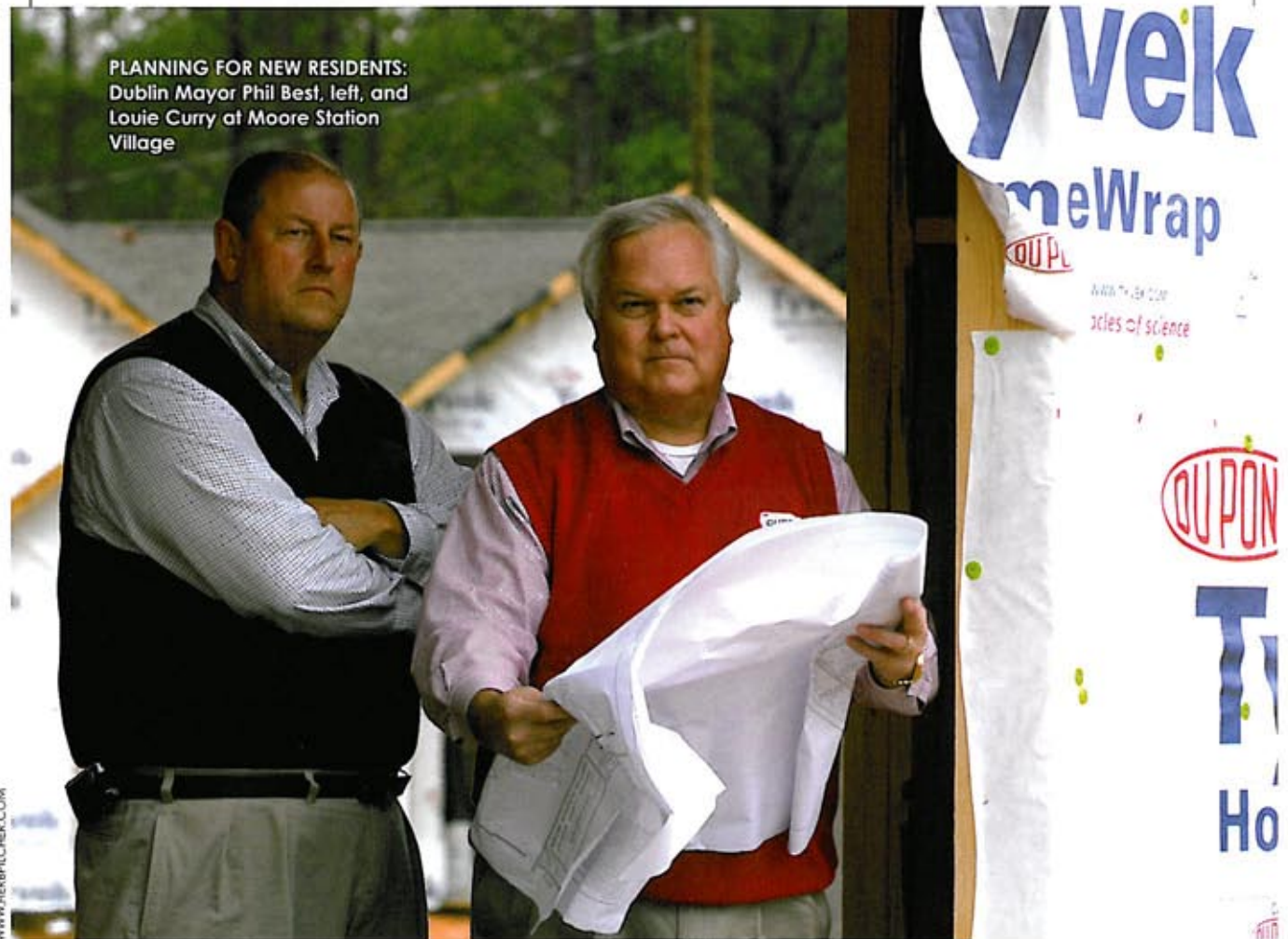
"We thought from the very beginning a retirement community in Dublin would be a good investment," says Best, the city's mayor. "Retirees want access to health-care, we have the Fairview Park Hospital with 190 beds and probably 100 doctors on staff. We have a VA hospital second to none. They want a small town within an easy ride to the big city and our Interstate 16 gives them that. Want low cost of living? We've got that. And you can go right on down the list."

By May, Dublin's new retirement community, Moore Station Village, will be ready for occupancy, Best says.

The \$30 million development contains some 115 stand-alone and attached residences specifically designed for retirees. "Another attraction for Florida retirees is that our location in the center of Georgia is well out of harm's way where hurricanes are concerned," Best says.

Moore Station Village will feature a fitness center, swimming pool and walking trails, including one that leads to Fairview Park Hospital. Residences will be priced in the \$200,000 to \$300,000 range. Best and his partners have put up a website, retireindublin.com, so retirees can check out the entire community.

Best believes the flood of baby boomers that begin retiring this year can carry Dublin into a new era. "Previous Laurens County leaders had the foresight to see that agriculture was not going to be what it once was," he says. "And they started preparing for manufacturing and other industries. Well, we feel like the retirement industry is our next industry." — Ed Lightsey



PLANNING FOR NEW RESIDENTS:  
Dublin Mayor Phil Best, left, and  
Louie Curry at Moore Station  
Village