



Total Acres:	69 AC	Water on Site:	Yes
Remaining Acres:	69 AC	Water Main Size:	6 IN
Largest Tract:	69 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Undeveloped	Gas Main Size:	2 IN
GRAD Site:	No	Electric Provider:*	Georgia Power

Customer will have choice of provider if load is above 900 kW



Source: Georgia Power Economic Development



Job Tax Credit: \$4,000/job **County Millage Rate:** 21.082 **County Property Tax:** \$8.43 per \$1000 FMV **Total Sales Tax:** County Freeport:1 1: 100% 2: 100% 3: 100% 4: 0% **Incentive Zones**

Foreign Trade Zone

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs

Hartsfield-Jackson Atlanta **International Airport:** Port 1: Port of Savannah, 274.6 miles International, 53.9 miles

Interstate: I 20, 23.7 miles Port 2: Port of Brunswick, 294.3 miles

Rail Provider: Norfolk Southern **Inland Port:** Appalachian Regional Inland Port, 65.2 miles

> Intermodal: Whitaker Rail Yard, 35.9 miles

> > Sources: Georgia Dept. of Transportation, Georgia Ports Authority



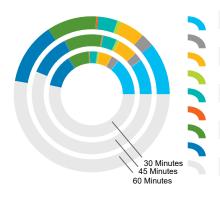
Workforce data is based on drive times from property unless otherwise

Laborforce² 30 Minutes: 81,511 287.866 45 Minutes: 60 Minutes: 362,873 noted

Unemployment Rate Polk County: 4.3% Georgia: 3.5% US: 3.9%

Average Weekly Wage		
Polk County:	\$897	
Draw Area: ³	\$976	
Georgia:	\$1,064	
us·	\$1 161	

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	7,716	19,205	53,995
Wholesale Trade	1,597	4,595	13,612
Transportation & Warehousing	2,642	10,535	25,417
Information	356	1,591	4,104
Professional, Scientific & Technical Services	1,585	7,461	19,902
Management of Companies & Enterprises	107	417	1,906
Health Care and Social Assistance	4,348	20,269	50,822
Government	6,792	22,752	63,722
Other *	28,812	111,222	260,632

^{*} Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, and

Sources: Georgia Dept. of Labor, Lightcast

¹ Level I - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade
² Based on county centroids within user defined area or drive time
³ Includes county and adjoining counties
This information is provided "as is" without warranty of any kind either express or implied.

Georgia Power Economic Development | 75 Fifth Street NW, Suite 150 | Atlanta, GA 30308 | www.SelectGeorgia.com

Narrender Reddy Property

Cedartown, GA 30125, Polk County

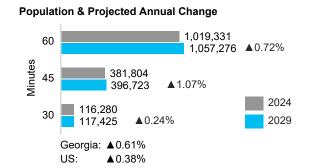


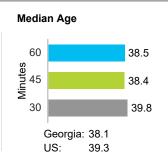


Source: Lightcast



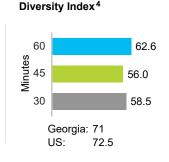
Demographic data is based on drive times from property



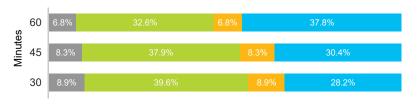


Population by Race 30 Minutes 45 Minutes

	30 Mins.	45 Mins.	60 Mins.
White	70.8%	70.9%	63.8%
Black	14.0%	15.6%	21.2%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.0%	1.7%
Pacific Islander	0.0%	0.0%	0.1%
Multiracial	6.6%	4.8%	5.1%
Other	7.0%	7.0%	7.7%



Educational Attainment⁵





Source: ESRI 2024



Property Contact:

Chris Thomas Development Authority of Polk County 770-684-5686 chris@choosepolk.com

For more details, contact your local Georgia Power Regional Economic Development Manager:

Tamara Brock Georgia Power Economic Development 706-477-7009 twbrock@southernco.com

⁴ Captures the racial and ethnic diversity of an area - the higher the number, the greater likelihood of meeting someone of a different race or ethnicity ⁵ Percent of population 25 and older

Narrender Reddy Property

Cedartown, GA 30125, Polk County



Location Map



Aerial Map



Environmental Map

