

# Cedartown North Business Park Phase I - Site 1

Cedartown, GA 30125, Polk County



Economic Development



<b>Total Acres:</b>	9 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	9 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	9 AC	<b>Sewer on Site:</b>	Yes
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	8 IN
<b>Zoning:</b>	Industrial	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Undeveloped	<b>Gas Main Size:</b>	6 IN
<b>GRAD Site:</b>	No	<b>Electric Provider:*</b>	Georgia Power

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



Source: Georgia Power Economic Development



<b>Job Tax Credit:</b>	\$4,000/job
<b>County Millage Rate:</b>	21.082
<b>County Property Tax:</b>	\$8.43 per \$1000 FMV
<b>Total Sales Tax:</b>	7%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

**Incentive Zones**  
Foreign Trade Zone

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



<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 54.2 miles	<b>Port 1:</b>	Port of Savannah, 273.9 miles
<b>Interstate:</b>	I 20, 24.1 miles	<b>Port 2:</b>	Port of Mobile, 284.7 miles
<b>Rail Provider:</b>	Not rail served	<b>Inland Port:</b>	Appalachian Regional Inland Port, 65.1 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 35.3 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



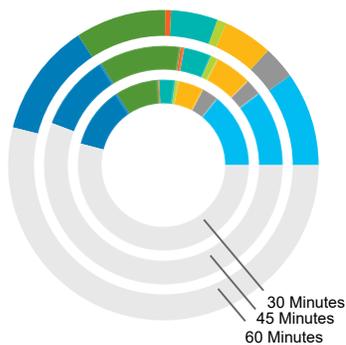
Workforce data is based on drive times from property unless otherwise noted

Laborforce <sup>2</sup>	
<b>30 Minutes:</b>	175,153
<b>45 Minutes:</b>	287,866
<b>60 Minutes:</b>	439,888

Unemployment Rate	
<b>Polk County:</b>	4.3%
<b>Georgia:</b>	3.5%
<b>US:</b>	3.9%

Average Weekly Wage	
<b>Polk County:</b>	\$897
<b>Draw Area:<sup>3</sup></b>	\$976
<b>Georgia:</b>	\$1,064
<b>US:</b>	\$1,161

## Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	8,529	23,505	57,969
Wholesale Trade	1,886	5,079	20,360
Transportation & Warehousing	2,896	11,366	30,277
Information	385	2,293	5,809
Professional, Scientific & Technical Services	1,800	8,549	28,810
Management of Companies & Enterprises	113	1,157	3,580
Health Care and Social Assistance	4,944	25,257	55,850
Government	7,055	24,023	69,995
Other *	32,495	127,550	319,076

\* Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, and other services.

Sources: Georgia Dept. of Labor, Lightcast

<sup>1</sup> Level 1 - 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

<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties

This information is provided "as is" without warranty of any kind either express or implied.

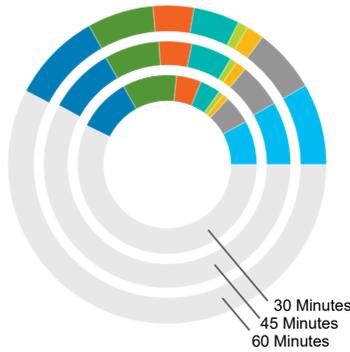
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## Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	4,788	18,986	48,902	\$36.01
Business & Financial Operations Occupations	3,127	13,366	38,568	\$34.03
Computer & Mathematical Occupations	633	3,164	10,682	\$41.93
Architecture & Engineering Occupations	575	2,062	6,186	\$37.35
Healthcare Practitioner Occupations	2,209	12,298	27,616	\$38.17
Installation, Maintenance, & Repair Occupations	2,696	9,845	24,546	\$22.83
Production Occupations	5,873	16,522	39,800	\$18.35
Transportation & Material Moving Occupations	5,843	19,938	54,298	\$17.94
Other *	34,358	132,599	341,130	N/A

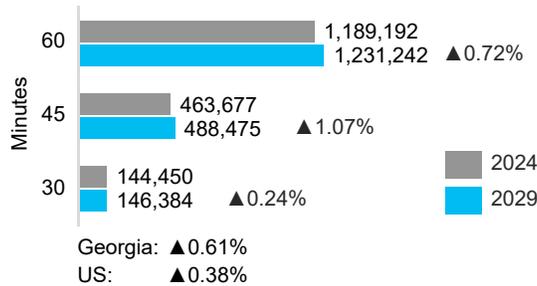
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: Lightcast

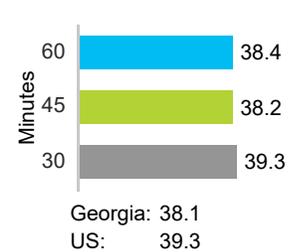


Demographic data is based on drive times from property

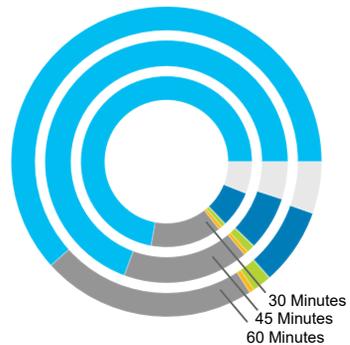
## Population & Projected Annual Change



## Median Age

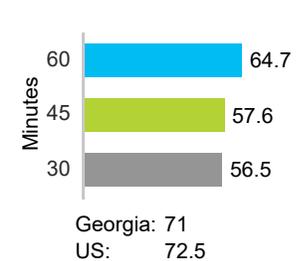


## Population by Race

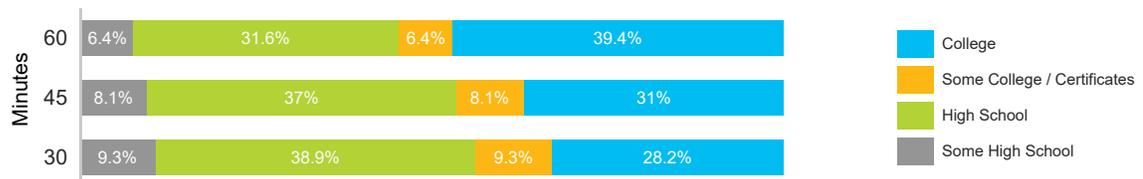


	30 Mins.	45 Mins.	60 Mins.
White	72.1%	69.4%	61.7%
Black	13.4%	16.8%	22.4%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	2.0%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	6.0%	5.0%	5.4%
Other	6.9%	7.2%	8.0%

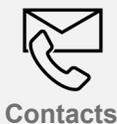
## Diversity Index<sup>4</sup>



## Educational Attainment<sup>5</sup>



Source: ESRI 2024



Contacts

### 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

<sup>4</sup> 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  
<sup>5</sup> Percent of population 25 and older

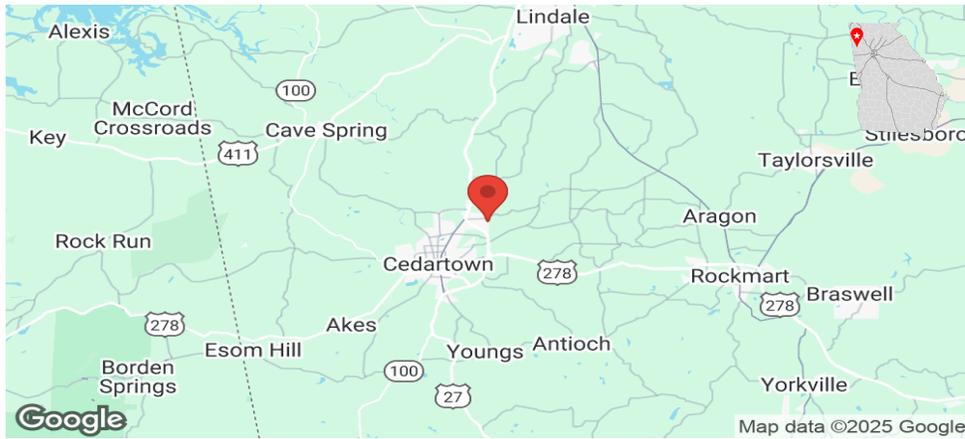
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## Location Map



## Aerial Map



## Environmental Map



- Site Boundary
- Contours
- 25' Stream Buffer
- 100 Year Flood Hazard Zone
- Wetlands
- Rivers
- 50' Stream Buffer
- 500 Year Flood Hazard Zone