

Cedartown North Business Park Phase I - Site 1

Cedartown, GA 30125, Polk County



Economic
Development



Property

Total Acres:	9 AC	Water on Site:	Yes
Remaining Acres:	9 AC	Water Main Size:	10 IN
Largest Tract:	9 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:	6 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



Taxes & Incentives

Job Tax Credit:	\$4,000/job
County Millage Rate:	21.082
County Property Tax:	\$8.43 per \$1000 FMV
Total Sales Tax:	7%
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



Transportation

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

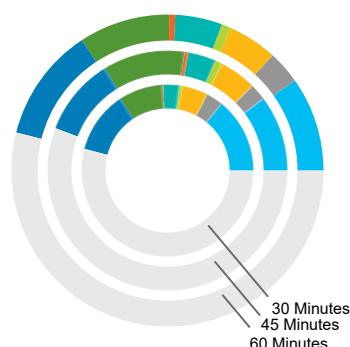
Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

Workforce data is based on drive times from property unless otherwise noted	Laborforce ²		Unemployment Rate		Average Weekly Wage	
	30 Minutes:	175,153	Polk County:	4.3%	Polk County:	\$897
	45 Minutes:	287,866	Georgia:	3.5%	Draw Area: ³	\$976
	60 Minutes:	439,888	US:	3.9%	Georgia:	\$1,064
					US:	\$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

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

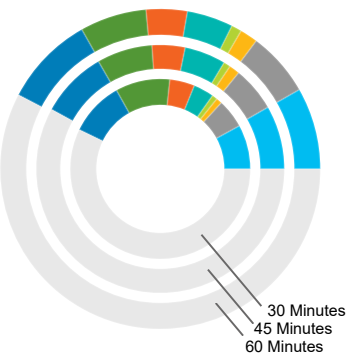
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Jobs by Occupation



	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.

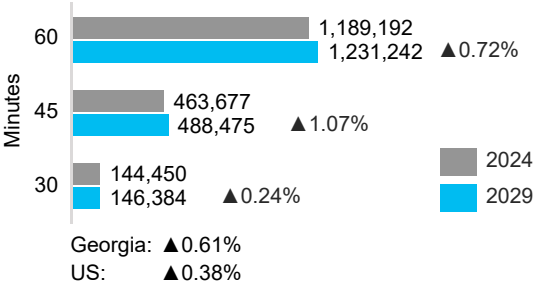
Source: Lightcast



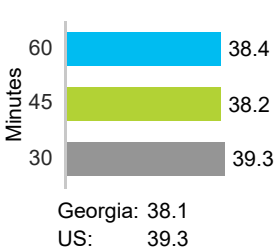
Demographics

Demographic data
is based on drive
times from property

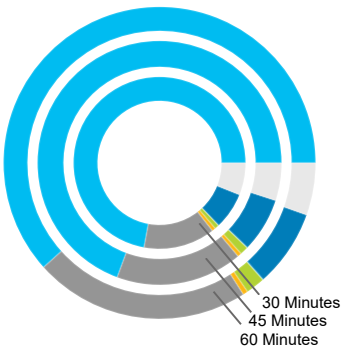
Population & Projected Annual Change



Median Age

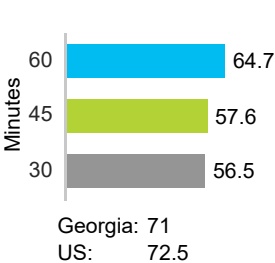


Population by Race

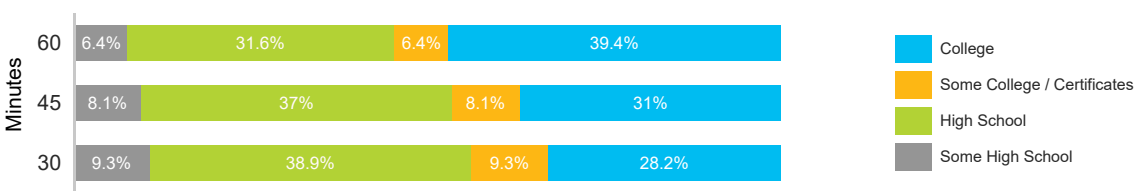


	30 Mins.	45 Mins.	60 Mins.
White	72.1%	69.4%	61.7%
Black	13.4%	16.8%	22.4%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	2.0%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	6.0%	5.0%	5.4%
Other	6.9%	7.2%	8.0%

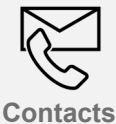
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2024



Property Contact:
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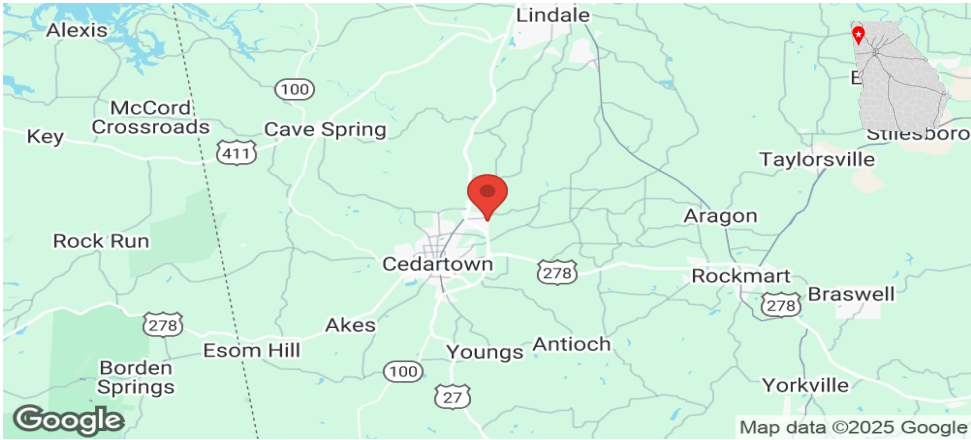
**For more details, contact your local Georgia Power
Regional Economic Development Manager:**
Tamara Brock
Georgia Power Economic Development
706-477-7009
twbrock@southernco.com

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

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Location Map



Aerial Map



Environmental Map

