

Northwest Technical Park - Site 1

Rockmart, GA 30153, Polk County



Property

Total Acres:	22 AC	Water on Site:	Yes
Remaining Acres:	22 AC	Water Main Size:	10 IN
Largest Tract:	22 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	12 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Agricultural	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, 45.1 miles	Port 1:	Port of Savannah, 264.6 miles
Interstate:	I 75, 18.5 miles	Port 2:	Port of Brunswick, 285.7 miles
Rail Provider:	Norfolk Southern	Inland Port:	Appalachian Regional Inland Port, 62.5 miles
		Intermodal:	Whitaker Rail Yard, 25.8 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

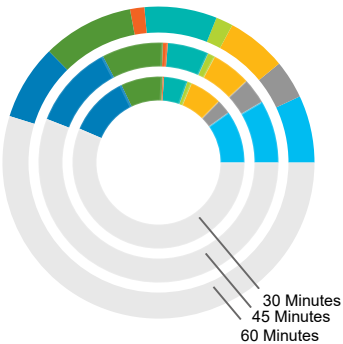
Workforce data is based on drive times from property unless otherwise noted

Laborforce ²	
30 Minutes:	113,017
45 Minutes:	228,890
60 Minutes:	982,668

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	12,493	33,554	80,307
Wholesale Trade	3,463	13,647	45,706
Transportation & Warehousing	7,692	21,108	71,669
Information	1,078	3,950	20,555
Professional, Scientific & Technical Services	5,598	21,936	86,546
Management of Companies & Enterprises	350	2,634	17,108
Health Care and Social Assistance	9,927	32,716	108,825
Government	14,475	45,247	90,004
Other *	71,406	221,768	631,678

* 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

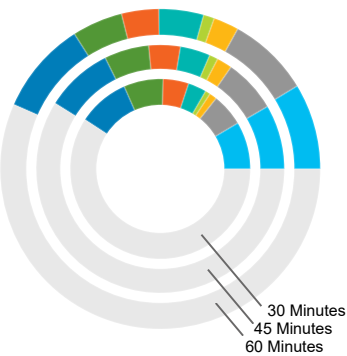
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Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	10,778	33,346	100,044	\$39.23
Business & Financial Operations Occupations	7,405	27,573	95,553	\$35.80
Computer & Mathematical Occupations	1,695	7,959	29,593	\$44.51
Architecture & Engineering Occupations	1,164	4,494	12,743	\$37.92
Healthcare Practitioner Occupations	4,167	15,518	51,992	\$40.38
Installation, Maintenance, & Repair Occupations	5,810	16,282	43,405	\$23.61
Production Occupations	8,949	23,101	58,880	\$18.81
Transportation & Material Moving Occupations	11,616	34,808	108,052	\$18.44
Other *	74,897	233,478	652,136	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.

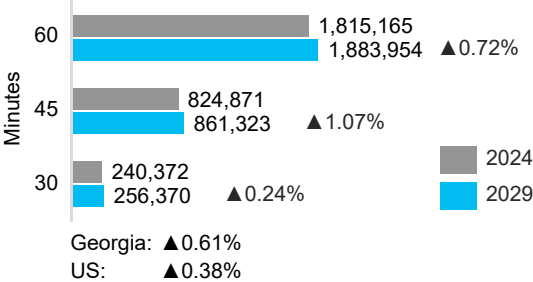
Source: Lightcast



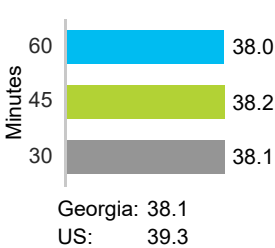
Demographics

Demographic data is based on drive times from property

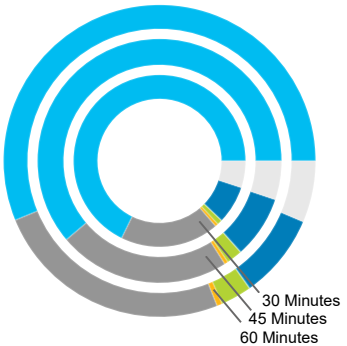
Population & Projected Annual Change



Median Age

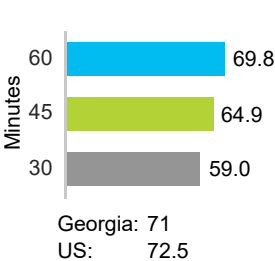


Population by Race

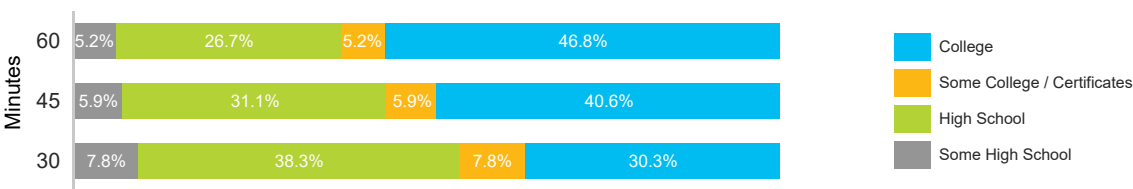


	30 Mins.	45 Mins.	60 Mins.
White	67.8%	61.2%	56.2%
Black	18.6%	22.8%	24.8%
American Indian	0.6%	0.5%	0.6%
Asian	1.0%	2.1%	3.2%
Pacific Islander	0.1%	0.1%	0.1%
Multiracial	5.0%	5.1%	6.4%
Other	7.1%	8.2%	8.8%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2024



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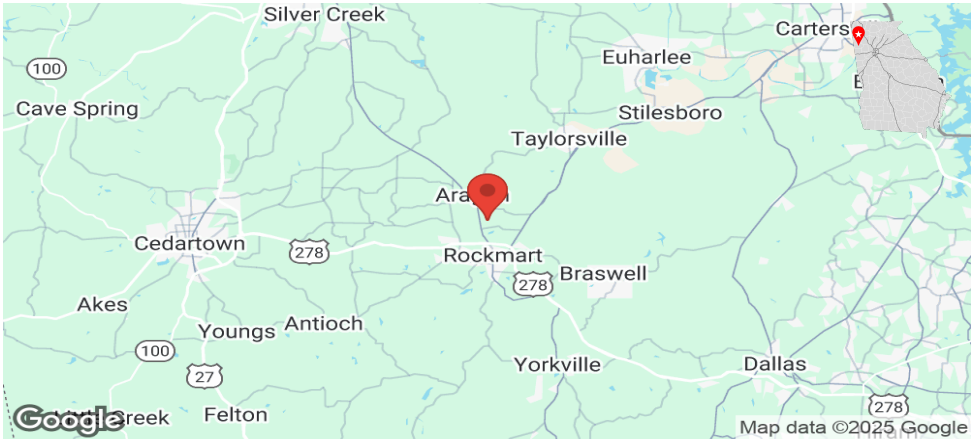
For more details, contact your local Georgia Power Regional Economic Development Manager:
Tamara Brock
Georgia Power Economic Development
706-477-7009
twbrock@southernco.com

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

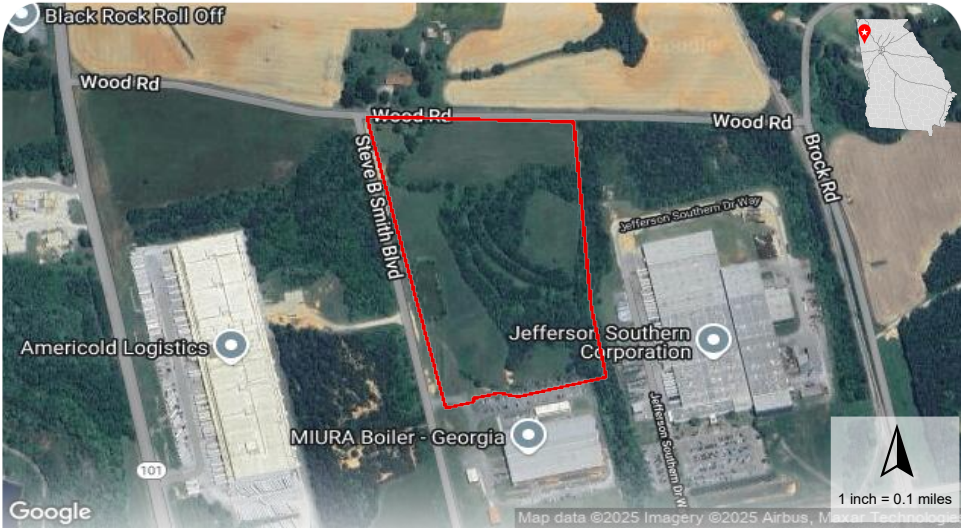
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Location Map



Aerial Map



Environmental Map

