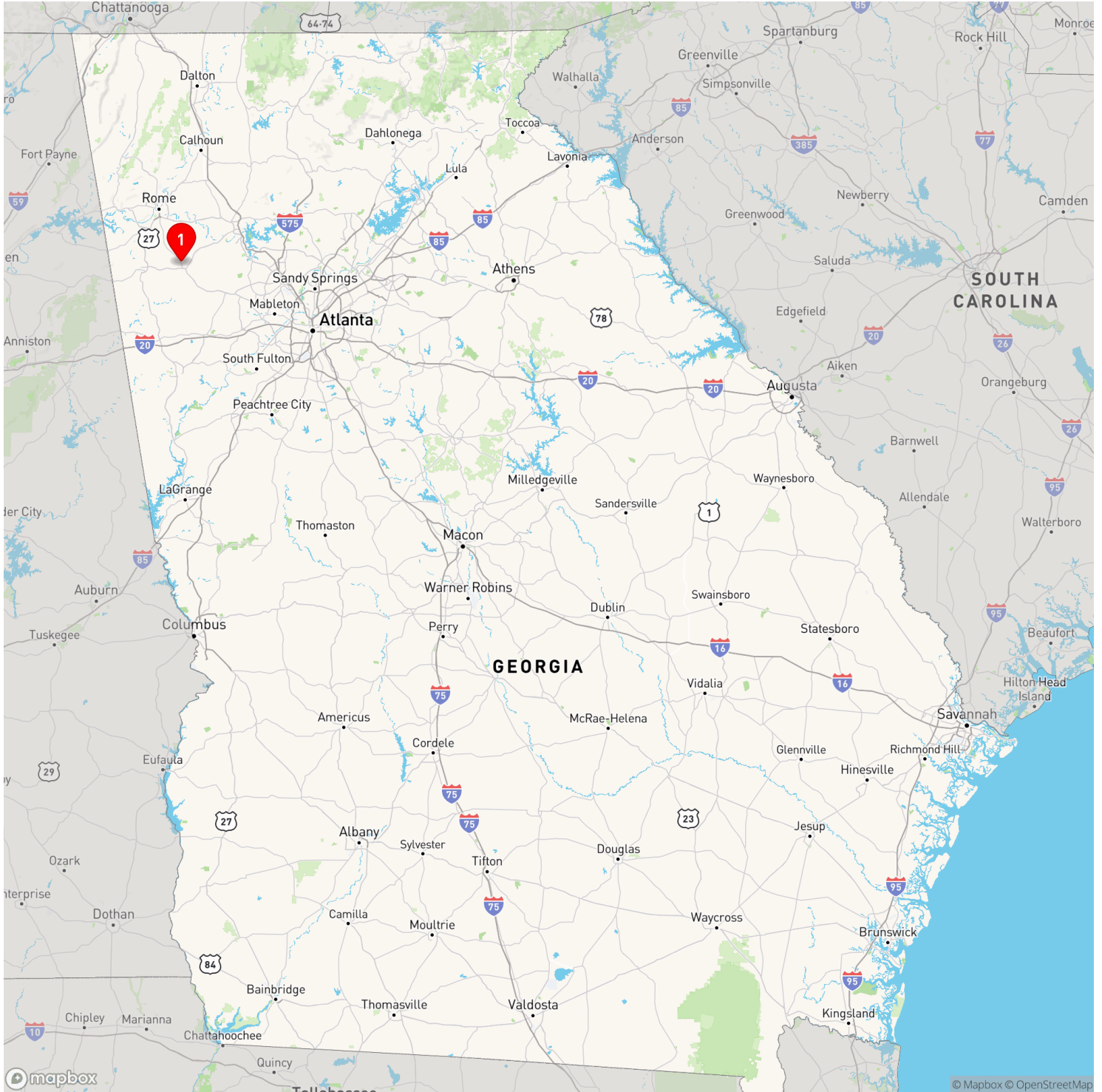


Overview Map



1 Northwest Technical Park - Site 1

Northwest Technical Park - Site 1

Rockmart, GA 30153, Polk County



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



Job Tax Credit:	\$3,000/job
County Millage Rate:	23.732
County Property Tax:	\$9.49 per \$1000 FMV
Total Sales Tax:	7%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
New Market Tax Credit

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



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



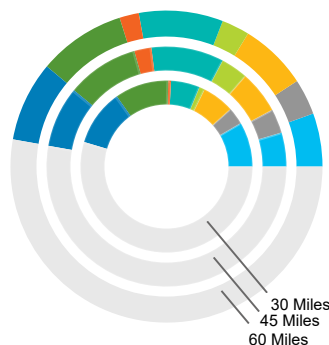
Workforce data is based on fixed distances from property unless otherwise noted

Laborforce ²	
30 Miles:	749,234
45 Miles:	1,619,264
60 Miles:	3,219,285

Unemployment Rate	
Polk County:	3.2%
Georgia:	3.1%
US:	4.2%

Average Weekly Wage	
Polk County:	\$875
Draw Area:³	\$954
Georgia:	\$1,197
US:	\$1,300

Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	46,246	108,522	232,452
Wholesale Trade	17,705	77,317	156,272
Transportation & Warehousing	33,464	136,972	294,997
Information	5,659	86,284	121,635
Professional, Scientific & Technical Services	29,728	231,516	367,066
Management of Companies & Enterprises	2,869	54,819	84,586
Health Care and Social Assistance	55,690	230,025	380,826
Government	58,180	194,530	349,361
Other *	300,256	1,251,331	2,222,172

* 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, EMSI

¹ 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

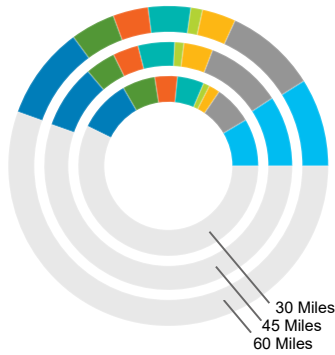
² Based on county centroids within user defined area or drive time ³ Includes county and adjoining counties

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

Northwest Technical Park - Site 1

Rockmart, GA 30153, Polk County

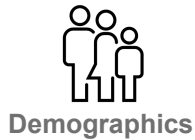
Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	46,993	218,491	375,458	\$40.83
Business & Financial Operations Occupations	38,021	236,741	388,973	\$36.77
Computer & Mathematical Occupations	10,977	90,099	143,625	\$48.61
Architecture & Engineering Occupations	6,289	28,424	49,965	\$39.12
Healthcare Practitioner Occupations	26,322	112,978	180,328	\$38.27
Installation, Maintenance, & Repair Occupations	22,314	79,219	150,157	\$23.28
Production Occupations	32,400	93,219	189,652	\$17.79
Transportation & Material Moving Occupations	51,619	197,951	395,497	\$17.80
Other *	314,862	1,314,192	2,335,712	N/A

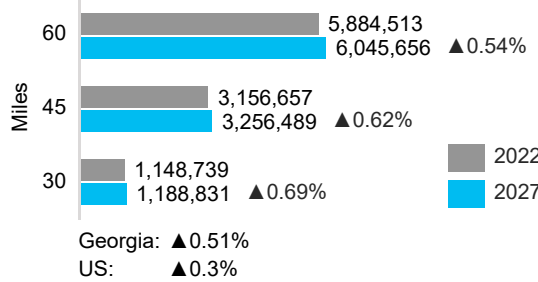
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

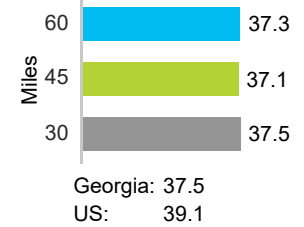


Demographic data is based on fixed distances from property

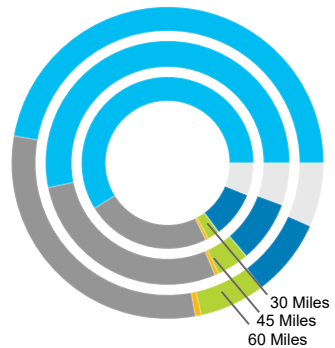
Population & Projected Annual Change



Median Age

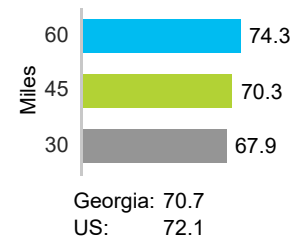


Population by Race

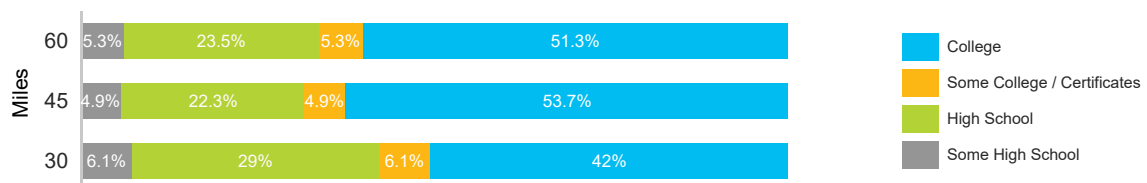


	30 Miles	45 Miles	60 Miles
White	58.9%	53.3%	47.2%
Black	23.5%	28.1%	30.6%
American Indian	0.5%	0.5%	0.6%
Asian	2.2%	4.3%	6.8%
Pacific Islander	0.1%	0.0%	0.0%
Multiracial	6.1%	5.6%	6.6%
Other	8.7%	8.2%	8.1%

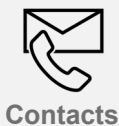
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Contacts

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

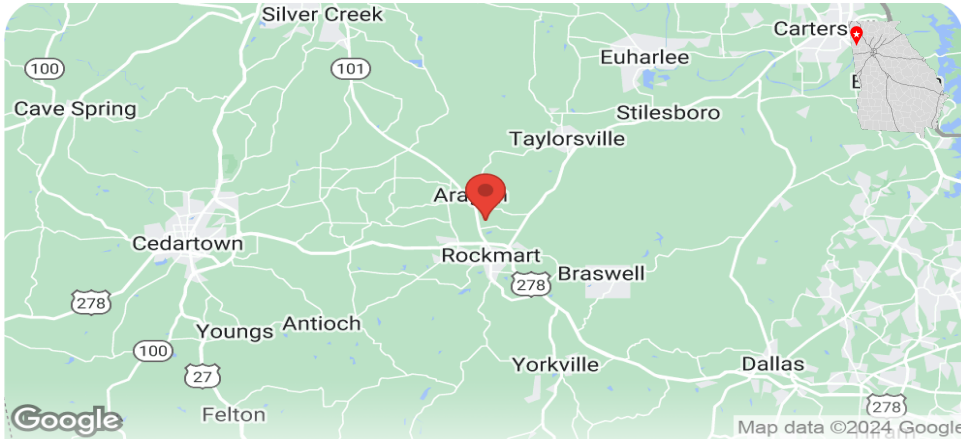
For more details, contact your local Georgia Power Regional Economic Development Manager:
Tamara Brock
Georgia Power Economic Development
706-477-7009
twbrock@southernco.com

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

Northwest Technical Park - Site 1

Rockmart, GA 30153, Polk County

Location Map



Aerial Map

