

## Overview Map



1 Northwest Technical Park - Site 1

# Northwest Technical Park - Site 1

Rockmart, GA 30153, Polk County



## Property

<b>Total Acres:</b>	22 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	22 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	22 AC	<b>Sewer on Site:</b>	Yes
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	12 IN
<b>Zoning:</b>	Industrial	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Agricultural	<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



## Taxes & Incentives

<b>Job Tax Credit:</b>	\$4,000/job
<b>County Millage Rate:</b>	23.732
<b>County Property Tax:</b>	\$9.49 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

New Market Tax Credit

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



## Transportation

<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 45.1 miles	<b>Port 1:</b>	Port of Savannah, 264.6 miles
<b>Interstate:</b>	I 75, 18.5 miles	<b>Port 2:</b>	Port of Brunswick, 285.7 miles
<b>Rail Provider:</b>	Norfolk Southern	<b>Inland Port:</b>	Appalachian Regional Inland Port, 62.5 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 25.8 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



## Workforce

Laborforce	
<b>Polk County:</b>	18,446
<b>Draw Area: <sup>2</sup></b>	240,054

Unemployment Rate	
<b>Polk County:</b>	3.7%
<b>Georgia:</b>	3.5%
<b>US:</b>	3.8%

Average Weekly Wage	
<b>Polk County:</b>	\$825
<b>Draw Area: <sup>2</sup></b>	\$901
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

Source: Georgia Dept. of Labor



## Demographics

Population	
<b>Polk County:</b>	43,590
<b>Draw Area: <sup>2</sup></b>	505,737

Median Age	
<b>Polk County:</b>	38.2
<b>Georgia:</b>	37.5
<b>US:</b>	39.1

Percent College Degree <sup>3</sup>	
<b>Polk County:</b>	21.7%
<b>Georgia:</b>	44.9%
<b>US:</b>	45.7%

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 Community Development Manager:

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

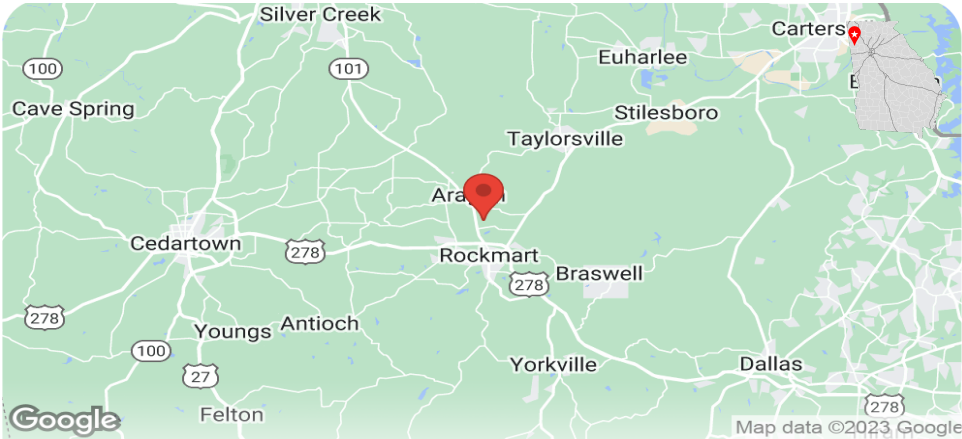
<sup>1</sup> Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

<sup>2</sup> Includes county and adjoining counties <sup>3</sup>Population 25 and older with an Associates degree or higher  
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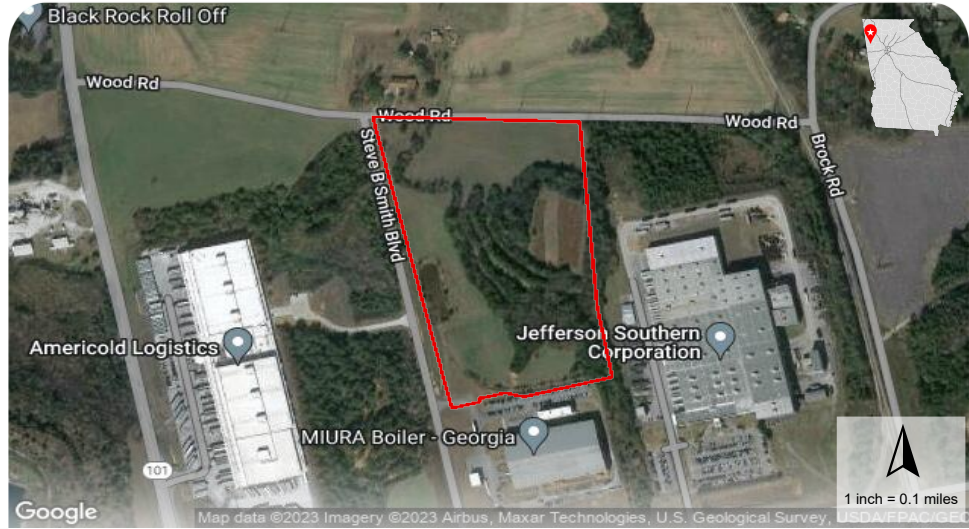
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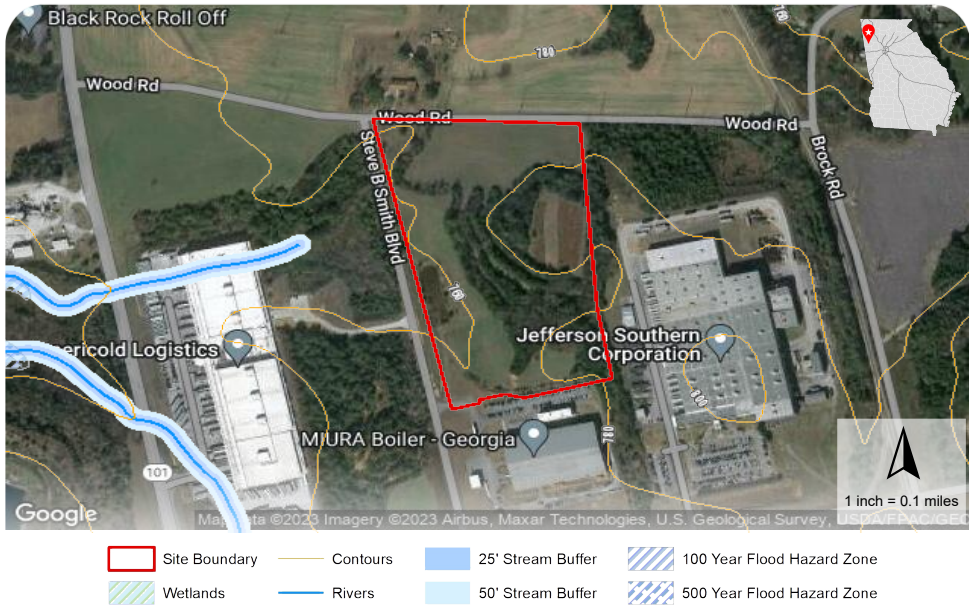
## Location Map



## 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 |