

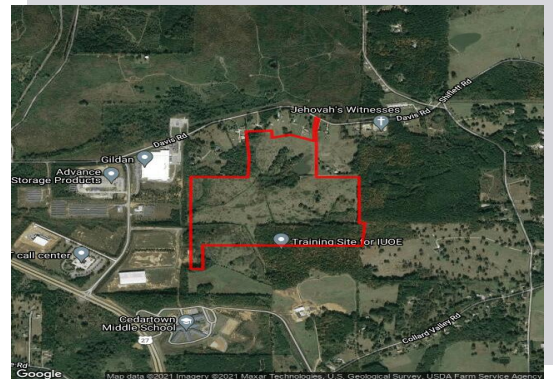


Cedartown North Business Park - Phase 2

Cedartown, GA 30125
Polk County

Contact

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Property

Total Acres: 220 acres
Remaining Acres: 120 acres
Largest Tract: 120 acres
Zoning: Industrial
Sale or Lease: Sale
GRAD Site: Yes
Former Use: Agricultural

Utilities

Water on Site: Yes
Water Main Size: 16 inches
Sewer on Site: Yes
Sewer Main Size: 10 inches
Gas on Site: Yes
Gas Main Size: 4 inches
Electric Provider:* Georgia Power

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

Workforce

County Laborforce:¹ 18,457
County Average Weekly Wage: \$771
County Unemployment Rate: 2.9%

Taxes

County Effective Property Tax: \$9.64 per thousand dollars FMV
Total County Millage Rate: 24.089
Sales Tax: 7%

Incentives

Job Tax Credit: \$3,000/job
Freeport: 1 2 3 4
County 100% 100% 100% 0%
City 100% 100% 100% 0%
Incentive Zones:
None

Transportation

Nearest International Airport: Hartsfield-Jackson Atlanta International, 52.6 miles
Nearest Interstate: I 20, 24.1 miles
Nearest Port 1: Port of Savannah, 273.4 miles
Nearest Port 2: Port of Brunswick, 293.4 miles
Nearest Intermodal: Whitaker Rail Yard, 34.8 miles
Rail Served: No

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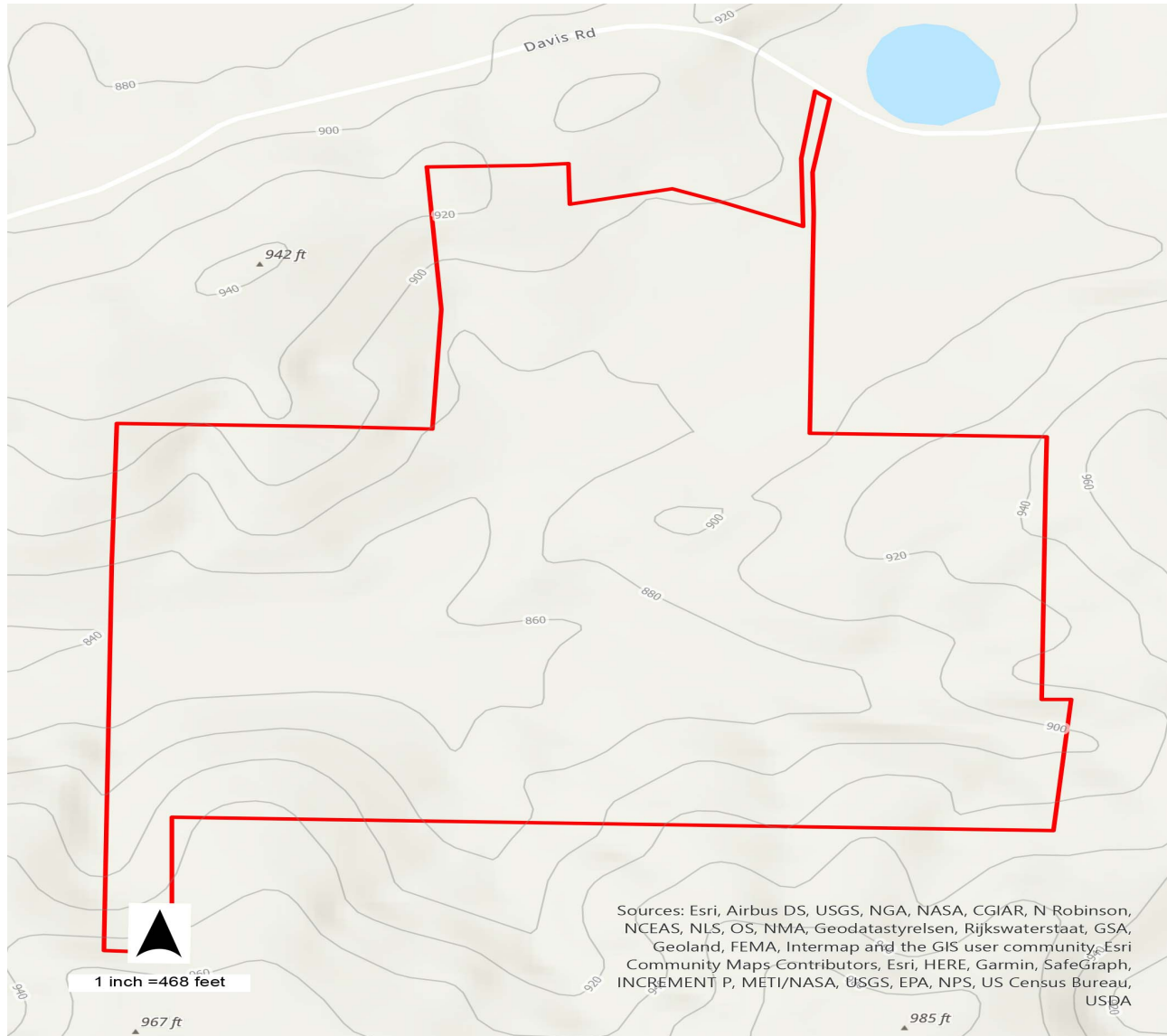
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Demographics Report

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	5 mile	10 mile	15 mile
Population Summary			
2000 Total Population	18,832	43,111	80,806
2010 Total Population	20,231	45,881	87,771
2020 Total Population	21,431	47,931	91,716
2020 Group Quarters	383	513	1,300
2025 Total Population	21,781	48,602	93,147
2018-2023 Annual Rate	0.32%	0.28%	0.31%
2020 Total Daytime Population	20,481	42,527	84,224
Workers	8,089	15,376	31,708
Residents	12,392	27,151	52,516
2020 Population by Race/Ethnicity			
Total	21,431	47,931	91,717
White Alone	68.3%	78.0%	77.4%
Black Alone	12.7%	10.5%	13.0%
American Indian Alone	0.5%	0.4%	0.3%
Asian Alone	0.8%	0.7%	0.9%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	15.1%	8.1%	6.0%
Two or More Races	2.5%	2.2%	2.3%
Hispanic Origin	23.1%	12.9%	10.2%
Diversity Index	68.9	51.9	49.7
2020 Population 25+ by Educational Attainment			
Total	14,078	32,916	63,509
Less than 9th Grade	12.7%	8.2%	7.1%
9th - 12th Grade, No Diploma	12.2%	10.7%	10.6%
High School Graduate	27.4%	29.3%	28.6%
GED/Alternative Credential	6.9%	8.8%	8.1%
Some College, No Degree	18.8%	20.0%	19.9%
Associate Degree	6.1%	7.7%	7.6%
Bachelor's Degree	8.6%	8.1%	9.8%
Graduate/Professional Degree	7.3%	7.1%	8.4%
2020 Workforce and Employed Population 16+ by Industry			
2020 Civilian Population Age 16+ in Labor Force (Esri)	9,596	21,847	41,054
2020 Unemployed Population Age 16+ (Esri)	485	920	1,780
Total Employed	9,111	20,927	39,274
Agriculture/Mining	1.2%	0.9%	0.9%
Construction	15.7%	11.5%	10.7%
Manufacturing	21.1%	21.3%	20.0%
Wholesale Trade	2.7%	3.6%	2.8%
Retail Trade	11.4%	11.4%	11.0%
Transportation/Utilities	3.6%	5.0%	5.2%
Information	2.3%	1.8%	1.7%
Finance/Insurance/Real Estate	5.0%	3.8%	4.1%
Services	31.0%	34.8%	39.0%
Public Administration	6.0%	5.8%	4.6%
Median Household Income			
2020	\$47,400	\$50,751	\$50,117
2025	\$51,177	\$54,852	\$54,767
Median Home Value			
2020	\$131,329	\$134,124	\$149,813
2025	\$149,302	\$160,276	\$189,985
Median Age			
2020	36.4	39.1	39.8
2025	37.5	40.4	41.0

Demographics Area Map

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