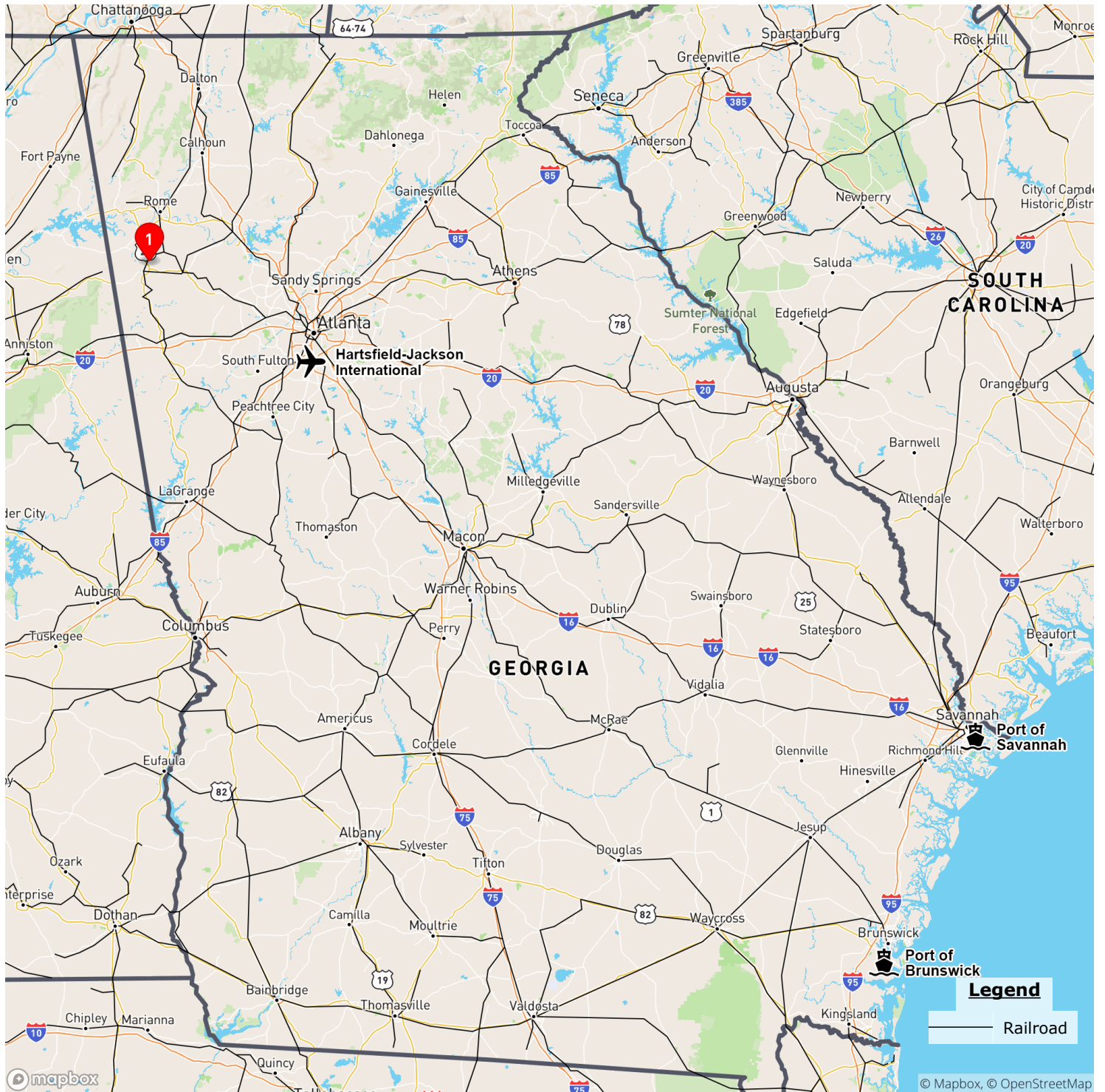


Overview Map



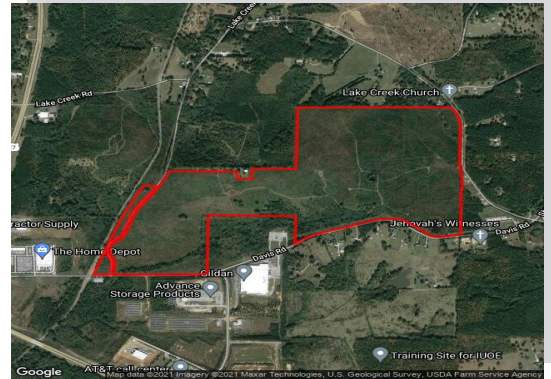
1 Cedartown North Business Park - Phase 3

Cedartown North Business Park - Phase 3

Cedartown, GA 30125
Polk County

Contact

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



Property

Total Acres: 240 acres
Remaining Acres: 240 acres
Largest Tract: 240 acres
Zoning: Industrial
Sale or Lease: Sale
GRAD Site: Yes
Former Use: Agricultural

Utilities

Water on Site: Yes
Water Main Size: 12 inches
Sewer on Site: Yes
Sewer Main Size: 10 inches
Gas on Site: No
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

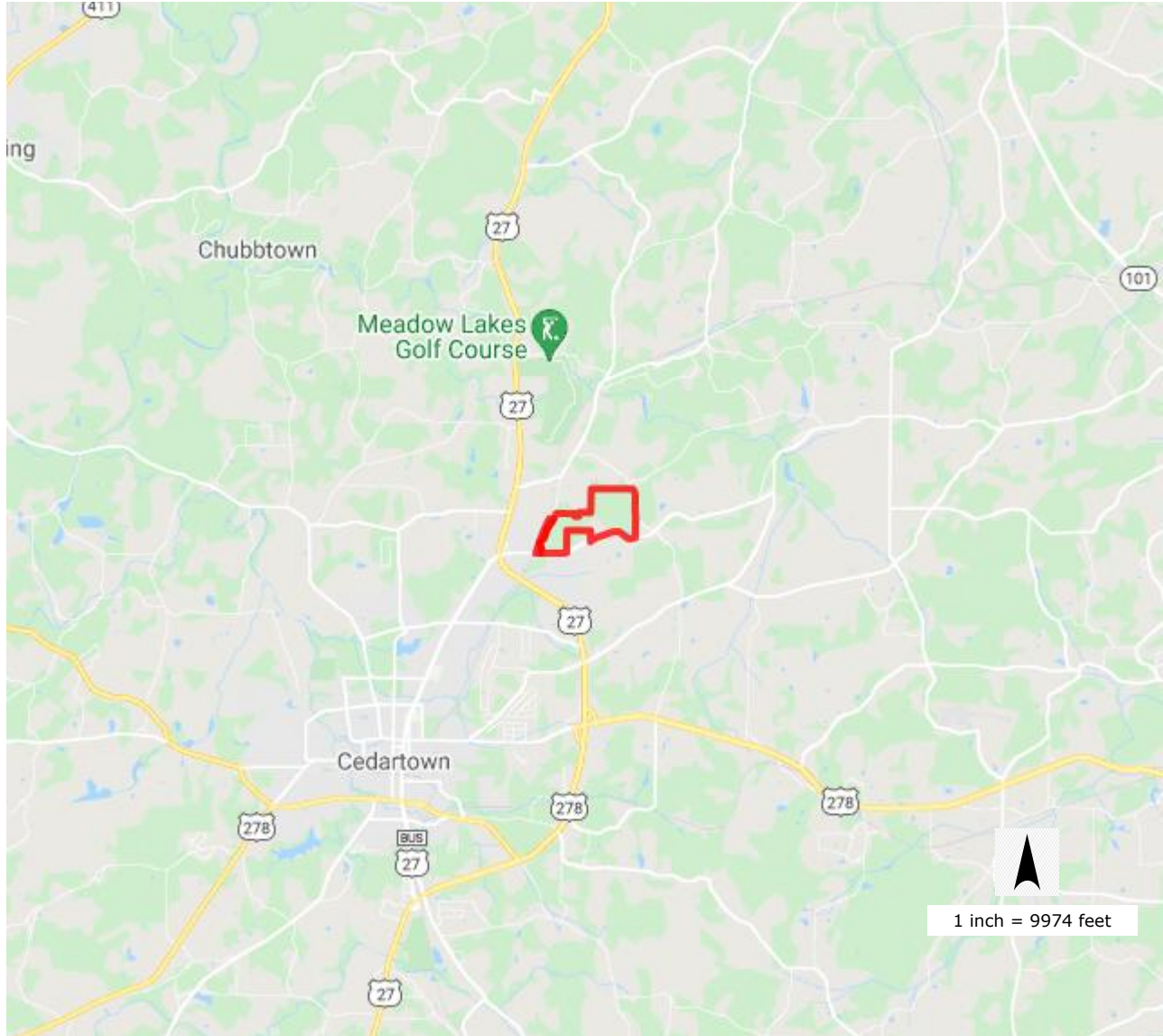
Transportation

Nearest International Airport: Hartsfield-Jackson Atlanta International, 53.1 miles
Nearest Interstate: I 20, 24.4 miles
Nearest Port 1: Port of Savannah, 273.7 miles
Nearest Port 2: Port of Brunswick, 293.8 miles
Nearest Intermodal: Whitaker Rail Yard, 35 miles
Rail Served: Yes
Rail Provider: Norfolk Southern

Cedartown North Business Park - Phase 3

Cedartown, GA 30125

Polk County



¹ Monthly workforce data from the Georgia Department of Labor

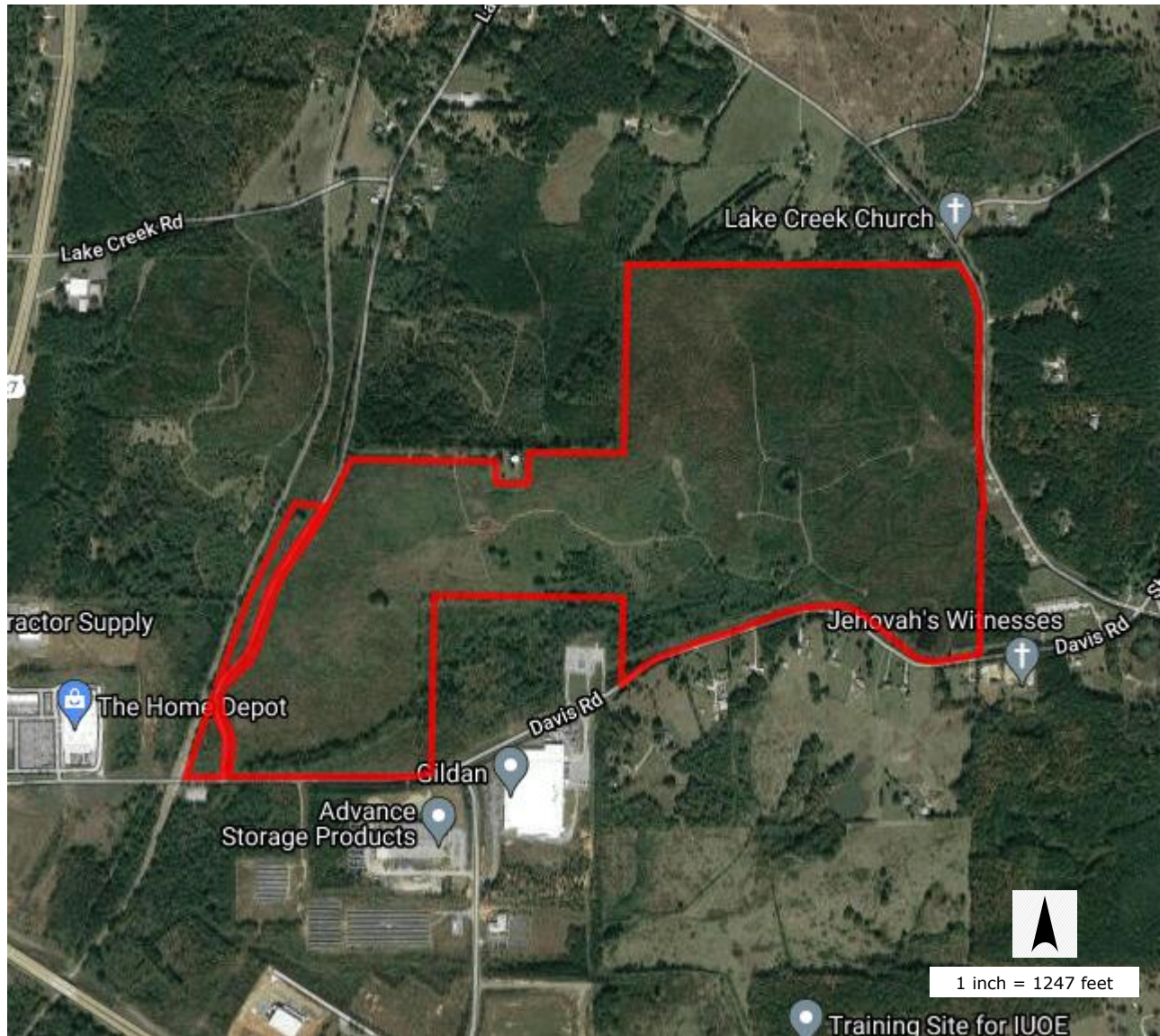
Sources: Georgia Power Economic Development, Georgia Department of Labor, Georgia Department of Revenue, Georgia DCA, Georgia DOT, TeleAtlas

Georgia Power Community & Economic Development | 75 Fifth Street NW, Suite 150 | Atlanta, GA 30308 | www.SelectGeorgia.com
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Cedartown North Business Park - Phase 3

Cedartown, GA 30125

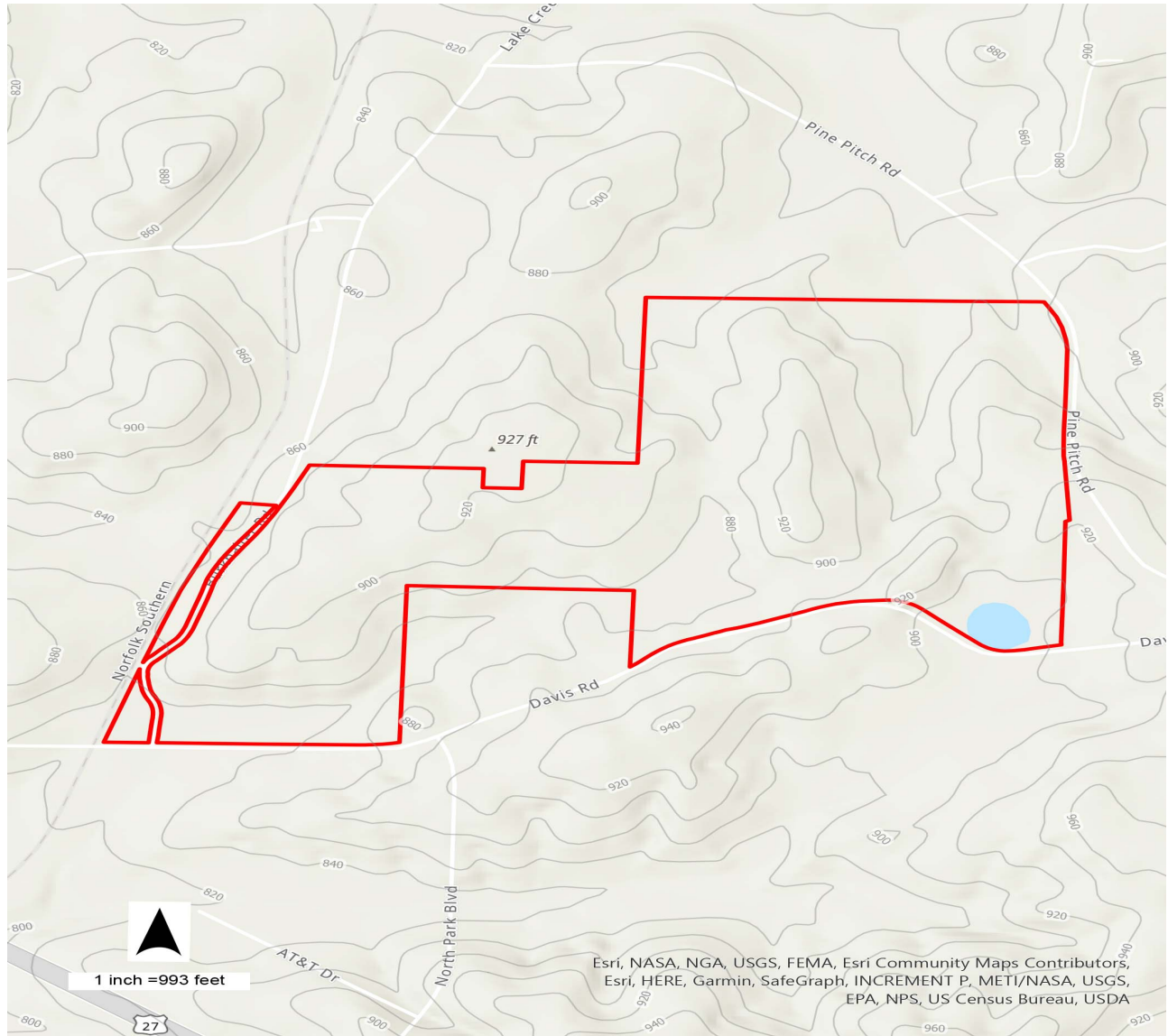
Polk County



Cedartown North Business Park - Phase 3

Cedartown, GA 30125

Polk County



Cedartown North Business Park - Phase 3

	5 mile	10 mile	15 mile
Population Summary			
2000 Total Population	18,066	43,889	89,791
2010 Total Population	19,311	46,916	96,265
2020 Total Population	20,459	48,992	100,854
2020 Group Quarters	377	544	1,386
2025 Total Population	20,794	49,666	102,483
2018-2023 Annual Rate	0.33%	0.27%	0.32%
2020 Total Daytime Population	19,726	42,512	99,636
Workers	7,875	14,798	42,534
Residents	11,851	27,714	57,102
2020 Population by Race/Ethnicity			
Total	20,459	48,992	100,854
White Alone	68.0%	78.4%	75.5%
Black Alone	12.9%	10.2%	13.4%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	0.9%	0.7%	1.0%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	15.2%	8.0%	7.3%
Two or More Races	2.4%	2.2%	2.4%
Hispanic Origin	23.4%	12.9%	12.2%
Diversity Index	69.3	51.5	53.8
2020 Population 25+ by Educational Attainment			
Total	13,446	33,666	69,554
Less than 9th Grade	12.6%	8.1%	7.3%
9th - 12th Grade, No Diploma	12.5%	10.5%	10.4%
High School Graduate	27.2%	29.4%	28.0%
GED/Alternative Credential	7.0%	9.1%	7.9%
Some College, No Degree	18.7%	20.0%	19.4%
Associate Degree	6.3%	7.7%	8.0%
Bachelor's Degree	8.5%	8.1%	10.0%
Graduate/Professional Degree	7.3%	7.1%	9.0%
2020 Workforce and Employed Population 16+ by Industry			
2020 Civilian Population Age 16+ in Labor Force (Esri)	9,140	22,340	45,879
2020 Unemployed Population Age 16+ (Esri)	473	918	2,000
Total Employed	8,667	21,422	43,879
Agriculture/Mining	1.2%	0.8%	0.9%
Construction	15.9%	11.4%	10.3%
Manufacturing	20.4%	21.8%	19.8%
Wholesale Trade	2.6%	3.3%	2.7%
Retail Trade	11.2%	11.3%	10.9%
Transportation/Utilities	3.5%	5.0%	4.9%
Information	2.2%	1.8%	1.7%
Finance/Insurance/Real Estate	5.1%	3.8%	4.2%
Services	31.9%	34.9%	40.1%
Public Administration	6.0%	5.9%	4.4%
Median Household Income			
2020	\$46,767	\$50,477	\$50,050
2025	\$50,670	\$54,760	\$54,709
Median Home Value			
2020	\$130,101	\$134,474	\$151,999
2025	\$148,366	\$161,951	\$193,464
Median Age			
2020	36.4	39.1	39.6
2025	37.4	40.3	40.7

Demographics Area Map

Cedartown North Business Park - Phase 3

Cedartown, GA 30125

Polk County

