

# Northwest Technical Park



Northwest Technical Park is conveniently located in the Atlanta-Birmingham-Chattanooga triangle in Polk County, Georgia. A strong workforce of 279,328 within a 45-minute drive time, and a host of pro-business incentives position Polk County for growth in Advanced Manufacturing, Automotive, Aerospace Products & Parts, and Metal Fabrication and make Polk County an ideal area for developing or relocating a business.

- 22 Acres
- Zoning: Heavy Industrial
- Development Authority Owned
- No exclusive contractor arrangement
- Water: 8"
- Gas: 6"
- Sewer: 10"
- Due Diligence: Geotechnical Engineering, Survey, Topography Survey, and more
- Fast-Track Permitting
- Brokers Protected

**Learn more:**

[360 Interactive Drone Tour](#)

[Ortho](#)

[Elevation Model](#)

[Interactive 3D Mesh](#)

Contact:

Chris Thomas

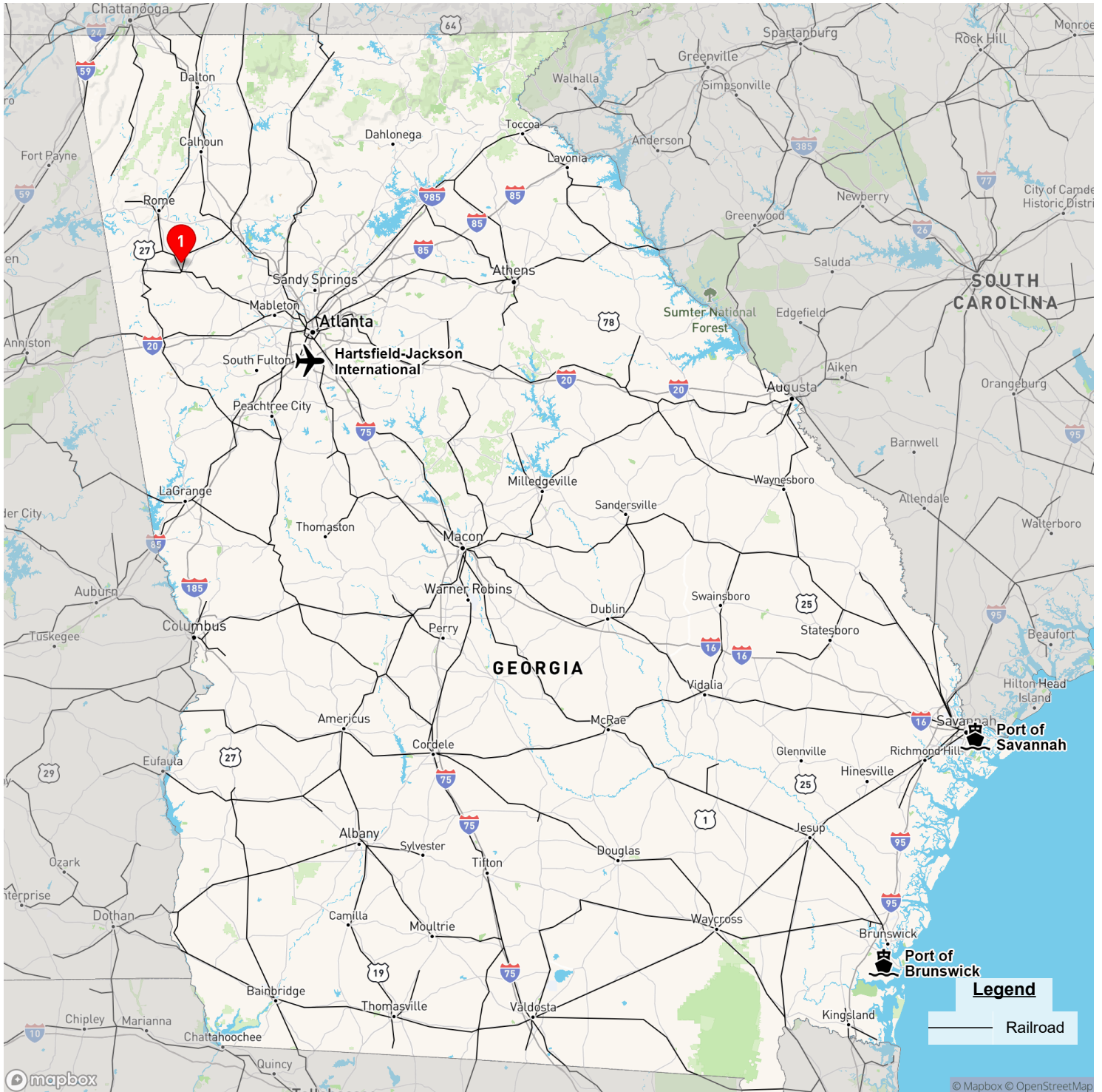
770.324.6922

chris@choosepolk.com

DEVELOPMENT AUTHORITY  
**Polk County**  
Georgia

choose**POLK**.com

# Overview Map



1 Rockmart 101 Industrial Park - Site 1

# Rockmart 101 Industrial Park - Site 1

Rockmart, GA 30153, Polk County



<b>Total Acres:</b>	25 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	25 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	25 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



<b>Job Tax Credit:</b>	\$3,000/job
<b>County Millage Rate:</b>	24.04
<b>County Property Tax:</b>	\$9.62 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



<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



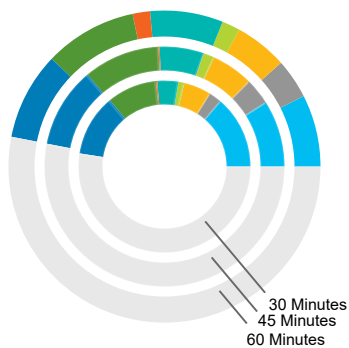
Workforce data is based on drive times from property unless otherwise noted

Laborforce <sup>2</sup>	
<b>30 Minutes:</b>	154,718
<b>45 Minutes:</b>	220,706
<b>60 Minutes:</b>	991,070

Unemployment Rate	
<b>Polk County:</b>	3.2%
<b>Georgia:</b>	3.3%
<b>US:</b>	3.8%

Average Weekly Wage	
<b>Polk County:</b>	\$825
<b>Draw Area:<sup>3</sup></b>	\$901
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

## Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	14,927	36,157	74,455
Wholesale Trade	2,608	14,246	41,137
Transportation & Warehousing	5,595	22,884	54,482
Information	1,199	5,853	18,839
Professional, Scientific & Technical Services	4,287	23,849	75,417
Management of Companies & Enterprises	281	685	18,027
Health Care and Social Assistance	10,167	41,309	95,609
Government	12,592	43,564	90,513
Other *	56,980	213,128	529,649

\* Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, other services, and unclassified industries

Sources: Georgia Dept. of Labor, EMSI

<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

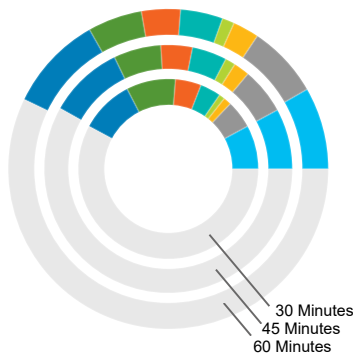
<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties

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# Rockmart 101 Industrial Park - Site 1

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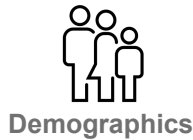
## Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	8,565	31,740	82,862	\$37.86
Business & Financial Operations Occupations	5,480	24,164	73,037	\$32.19
Computer & Mathematical Occupations	1,530	8,378	26,524	\$43.10
Architecture & Engineering Occupations	1,141	5,403	12,307	\$36.19
Healthcare Practitioner Occupations	4,038	18,198	42,713	\$34.26
Installation, Maintenance, & Repair Occupations	5,055	16,534	39,211	\$21.12
Production Occupations	9,605	24,807	54,808	\$16.69
Transportation & Material Moving Occupations	10,384	39,011	96,237	\$15.62
Other *	62,840	233,442	570,430	N/A

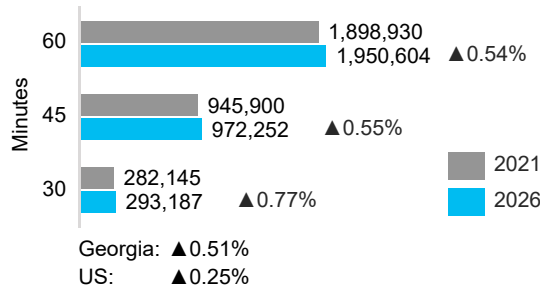
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

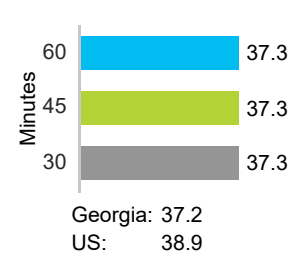


Demographic data is based on drive times from property

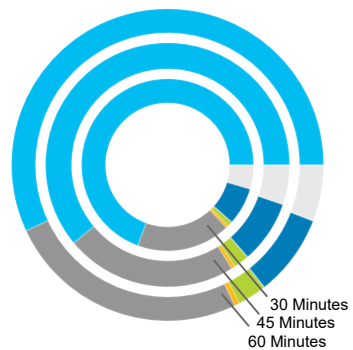
## Population & Projected Annual Change



## Median Age

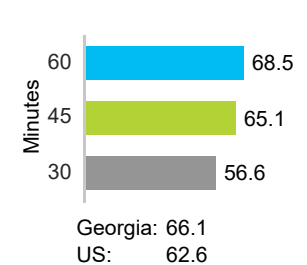


## Population by Race

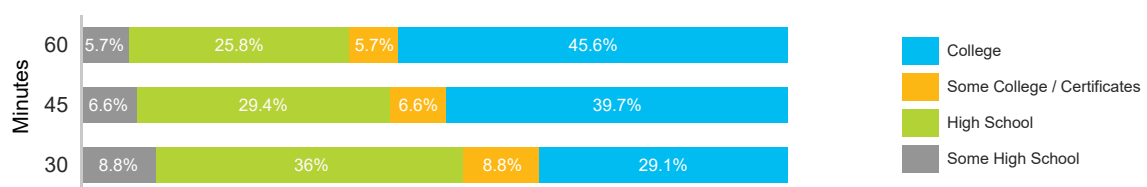


	30 Mins.	45 Mins.	60 Mins.
White	69.4%	61.1%	57.0%
Black	17.6%	22.8%	25.2%
American Indian	0.5%	0.5%	0.5%
Asian	0.9%	2.0%	3.0%
Pacific Islander	0.1%	0.1%	0.0%
Multiracial	4.5%	5.3%	5.9%
Other	7.0%	8.3%	8.5%

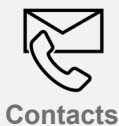
## Diversity Index<sup>4</sup>



## Educational Attainment<sup>5</sup>



Source: ESRI 2022



## Contacts

**Property Contact:**  
Chris Thomas  
Development Authority of Polk County  
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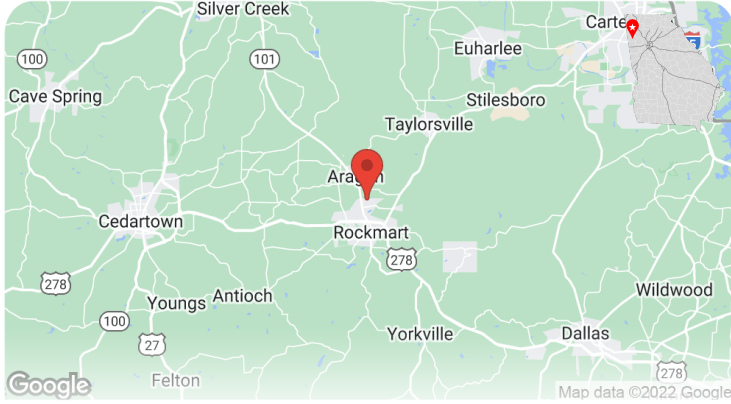
**For more details, contact your local Georgia Power Community Development Manager:**  
Elyse Davis  
Georgia Power Community & Economic Development  
706-581-5504  
edavis@southernco.com

<sup>4</sup> 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  
<sup>5</sup> Percent of population 25 and older

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Rockmart, GA 30153, Polk County

## Location Map



## Aerial Map

## Environmental Map

# Rockmart 101 Industrial Park - Site 1

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## 30,45,60 Minutes Drive Time Area

