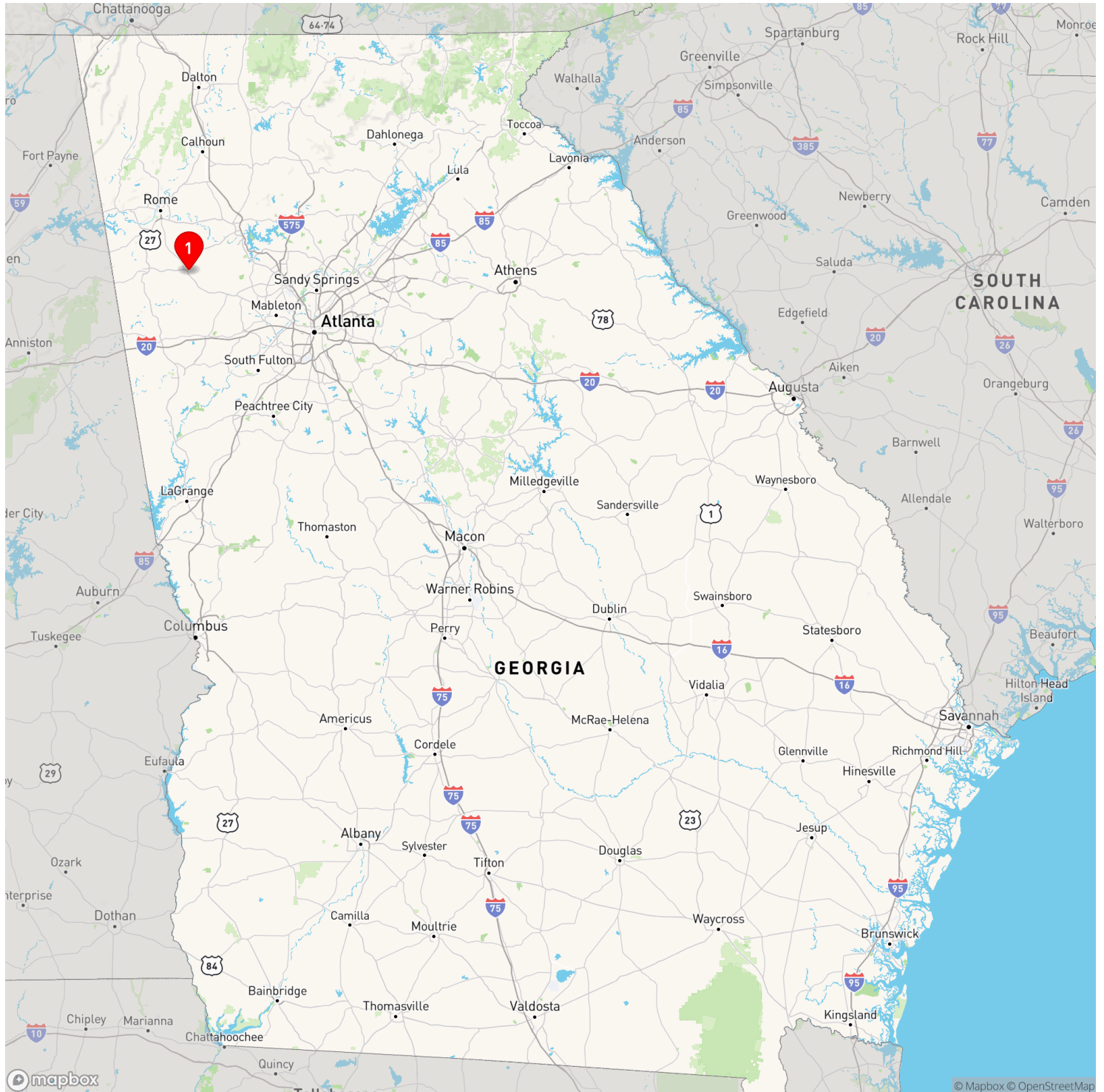


# Overview Map



1 Braswell Road

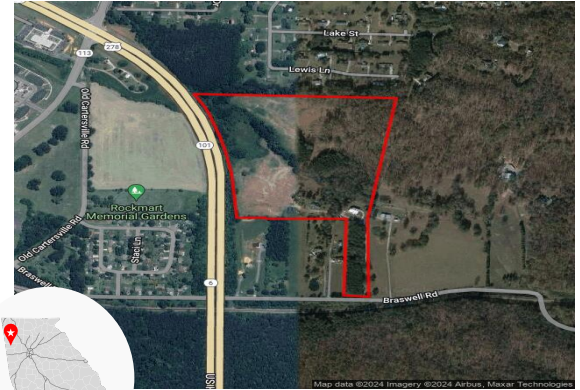
# Braswell Road

Rockmart, GA 30153, Polk County



<b>Total Acres:</b>	39 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	39 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	39 AC	<b>Sewer on Site:</b>	Yes
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	N/A
<b>Zoning:</b>	Agricultural	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Undeveloped	<b>Gas Main Size:</b>	2 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>	\$3,500/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**  
Less Developed Census Tract  
New Market Tax Credit

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



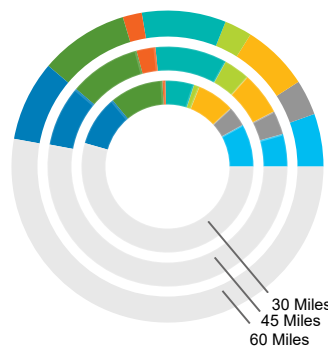
<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 43.1 miles	<b>Port 1:</b>	Port of Savannah, 262.6 miles
<b>Interstate:</b>	I 75, 17.9 miles	<b>Port 2:</b>	Port of Brunswick, 283.7 miles
<b>Rail Provider:</b>	Not rail served	<b>Inland Port:</b>	Appalachian Regional Inland Port, 63.6 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 23.9 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce data is based on fixed distances from property unless otherwise noted	Laborforce <sup>2</sup>		Unemployment Rate		Average Weekly Wage	
	30 Miles:	45 Miles:	Polk County:	Georgia:	Polk County:	Draw Area: <sup>3</sup>
	807,923	1,602,912	3.2%	3.1%	\$875	\$954
	3,219,285		4.2%		\$1,197	\$1,197
					US:	\$1,300

## Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	51,694	115,641	234,464
Wholesale Trade	24,433	84,474	156,956
Transportation & Warehousing	45,654	153,150	296,592
Information	6,788	92,962	122,488
Professional, Scientific & Technical Services	34,659	254,189	373,307
Management of Companies & Enterprises	3,673	67,386	84,747
Health Care and Social Assistance	64,492	253,514	394,179
Government	61,609	217,485	356,236
Other *	349,664	1,393,544	2,262,974

\* 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

<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

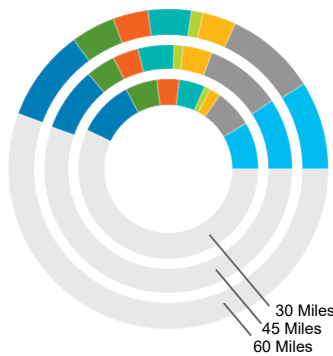
<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties

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

# Braswell Road

Rockmart, GA 30153, Polk County

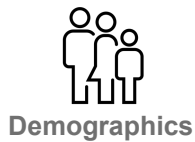
## Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	54,231	243,825	381,789	\$40.76
Business & Financial Operations Occupations	44,151	263,837	394,448	\$36.74
Computer & Mathematical Occupations	12,777	99,947	145,313	\$48.52
Architecture & Engineering Occupations	7,072	31,452	50,618	\$39.09
Healthcare Practitioner Occupations	29,999	123,767	185,968	\$38.19
Installation, Maintenance, & Repair Occupations	25,783	87,984	152,500	\$23.26
Production Occupations	36,829	100,706	191,328	\$17.80
Transportation & Material Moving Occupations	64,862	219,926	398,471	\$17.80
Other *	366,963	1,460,902	2,381,510	N/A

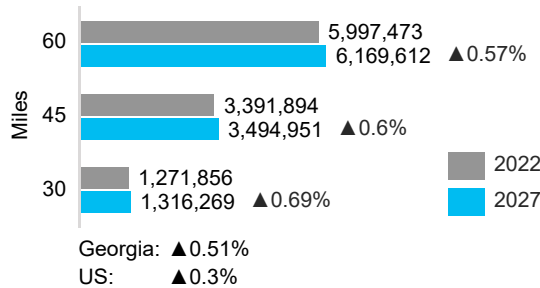
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

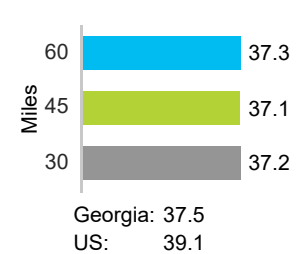


Demographic data is based on fixed distances from property

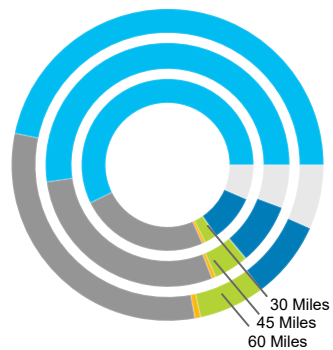
## Population & Projected Annual Change



## Median Age

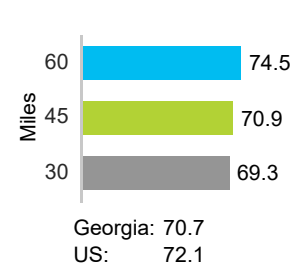


## Population by Race

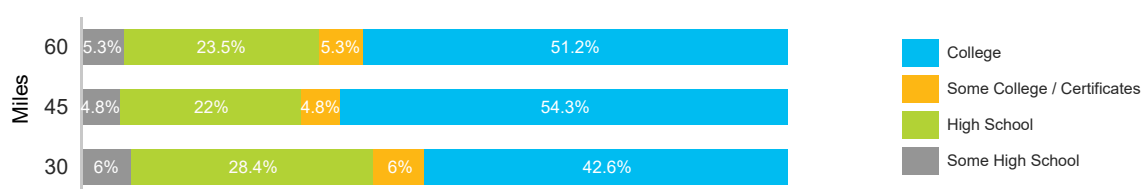


	30 Miles	45 Miles	60 Miles
White	57.3%	52.3%	46.8%
Black	24.4%	28.7%	31.1%
American Indian	0.6%	0.5%	0.6%
Asian	2.3%	4.6%	6.8%
Pacific Islander	0.1%	0.0%	0.0%
Multiracial	6.5%	5.7%	6.6%
Other	8.9%	8.2%	8.1%

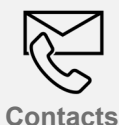
## Diversity Index<sup>4</sup>



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



Source: ESRI 2023



Contacts

### Property Contact:

Mike Garrett  
Garrett Land Company  
678-540-4300  
mike@garretllandco.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

<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

# Braswell Road

Rockmart, GA 30153, Polk County

## Location Map



## Aerial Map

