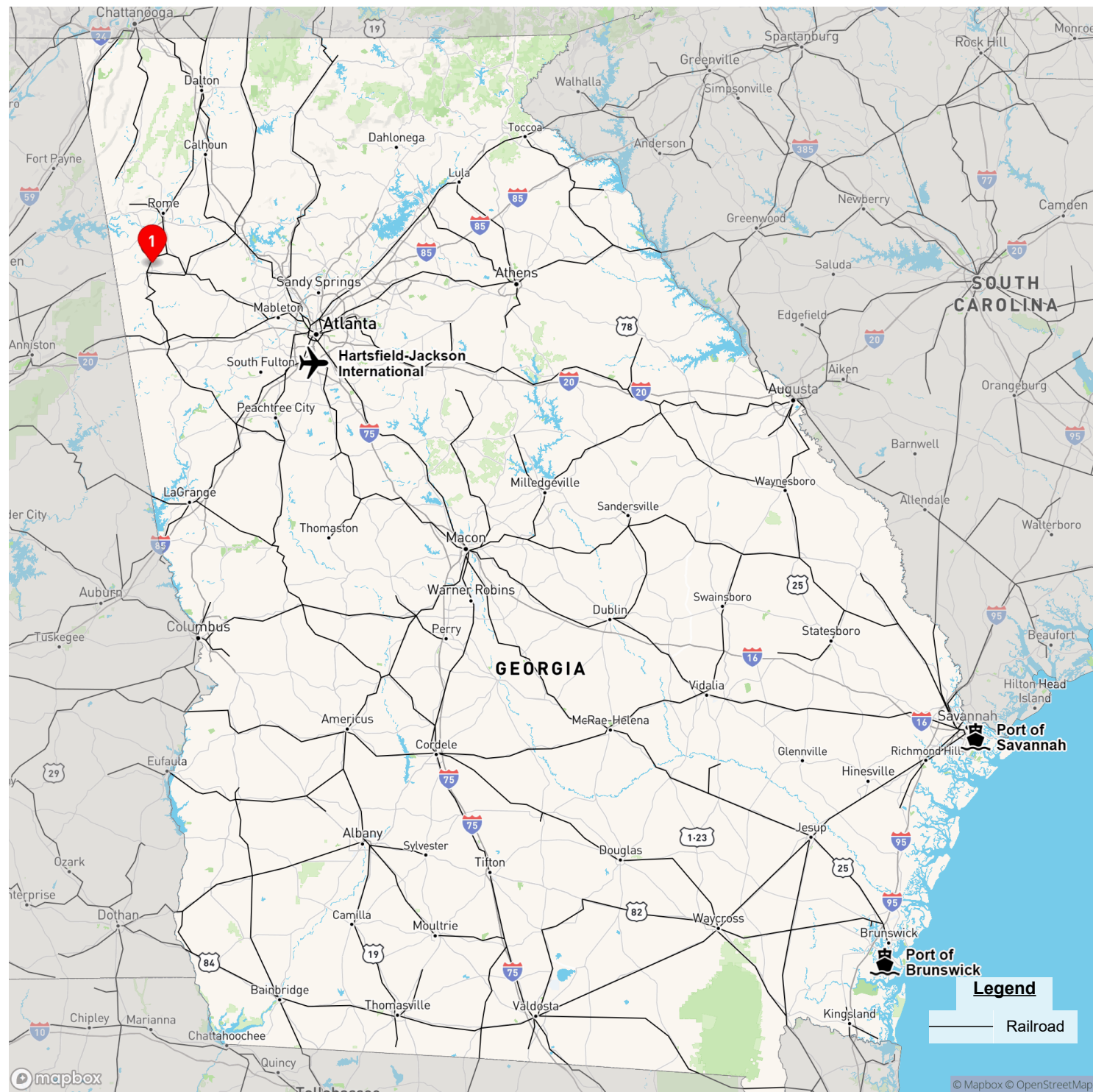


Overview Map



1 Cedartown North Business Park Phase I - Site 2

Cedartown North Business Park Phase I - Site 2

Cedartown, GA 30125, Polk County



Property

Total Acres:	12 AC	Water on Site:	Yes
Remaining Acres:	12 AC	Water Main Size:	10 IN
Largest Tract:	12 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Undeveloped	Gas Main Size:	6 IN
GRAD Site:	No	Electric Provider: *	Georgia Power

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



Source: Georgia Power Economic Development



Taxes & Incentives

Job Tax Credit:	\$4,000/job
County Millage Rate:	23.732
County Property Tax:	\$9.49 per \$1000 FMV
Total Sales Tax:	7%
County Freeport: ¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones

None

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



Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 54.3 miles	Port 1:	Port of Savannah, 274 miles
Interstate:	I 20, 24 miles	Port 2:	Port of Mobile, 284.6 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 65.2 miles
		Intermodal:	Whitaker Rail Yard, 35.4 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

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

Laborforce²

30 Minutes:	171,108
45 Minutes:	282,979
60 Minutes:	857,262

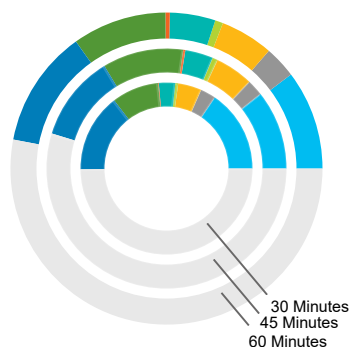
Unemployment Rate

Polk County:	3.3%
Georgia:	3.8%
US:	3.9%

Average Weekly Wage

Polk County:	\$875
Draw Area: ³	\$954
Georgia:	\$1,197
US:	\$1,300

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	7,965	19,744	55,980
Wholesale Trade	1,483	4,050	17,991
Transportation & Warehousing	2,258	9,506	29,885
Information	279	1,298	4,493
Professional, Scientific & Technical Services	1,578	6,951	25,646
Management of Companies & Enterprises	70	553	2,456
Health Care and Social Assistance	4,537	20,112	53,006
Government	7,559	21,456	66,093
Other *	25,576	101,137	287,931

* 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

¹ Level I - 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

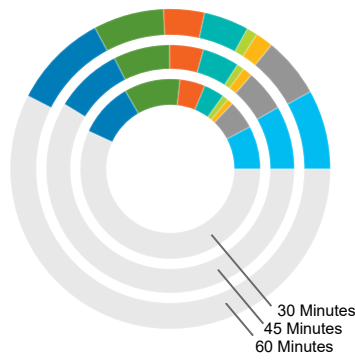
² Based on county centroids within user defined area or drive time ³ Includes county and adjoining counties

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

Cedartown North Business Park Phase I - Site 2

Cedartown, GA 30125, Polk County

Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	3,985	15,294	43,677	\$34.17
Business & Financial Operations Occupations	2,648	9,994	33,050	\$32.10
Computer & Mathematical Occupations	554	2,339	9,802	\$41.20
Architecture & Engineering Occupations	556	1,774	5,979	\$35.77
Healthcare Practitioner Occupations	1,883	8,859	24,679	\$36.71
Installation, Maintenance, & Repair Occupations	2,331	8,155	22,417	\$21.29
Production Occupations	5,151	13,581	38,771	\$17.19
Transportation & Material Moving Occupations	5,010	16,272	52,407	\$16.67
Other *	29,186	108,541	312,698	N/A

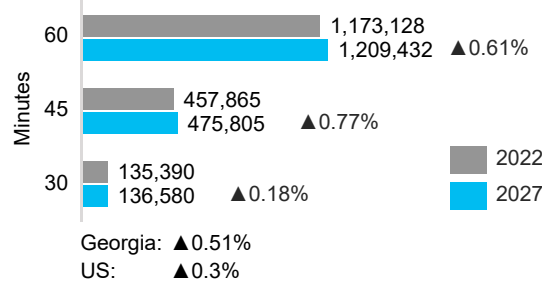
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

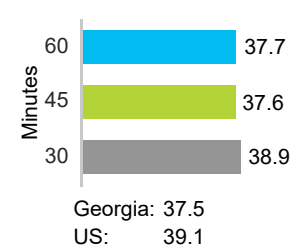
Demographics

Demographic data is based on drive times from property

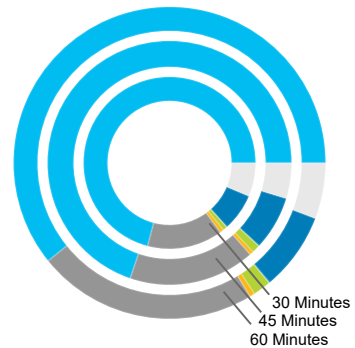
Population & Projected Annual Change



Median Age



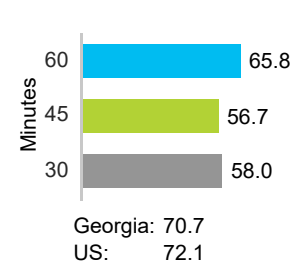
Population by Race



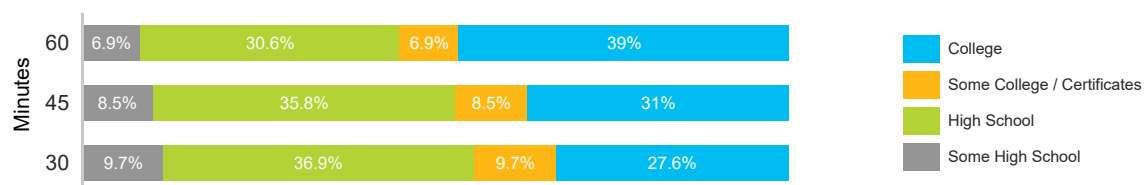
30 Mins. 45 Mins. 60 Mins.

White	70.9%	69.8%	60.8%
Black	14.2%	16.7%	22.8%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	1.9%
Pacific Islander	0.0%	0.0%	0.1%
Multiracial	6.3%	4.7%	5.8%
Other	7.0%	7.2%	8.1%

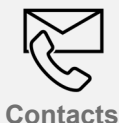
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



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:

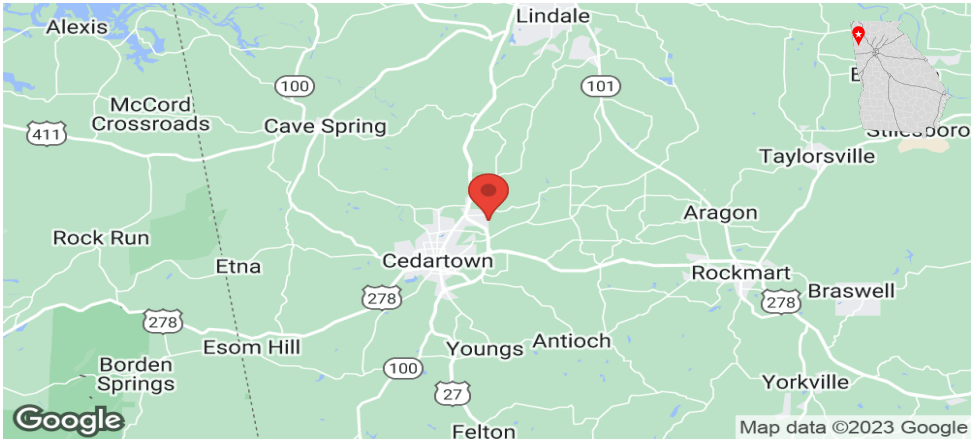
Tamara Brock
Georgia Power Community & Economic Development
706-477-7009
twbrock@southernco.com

⁴ 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
⁵ Percent of population 25 and older

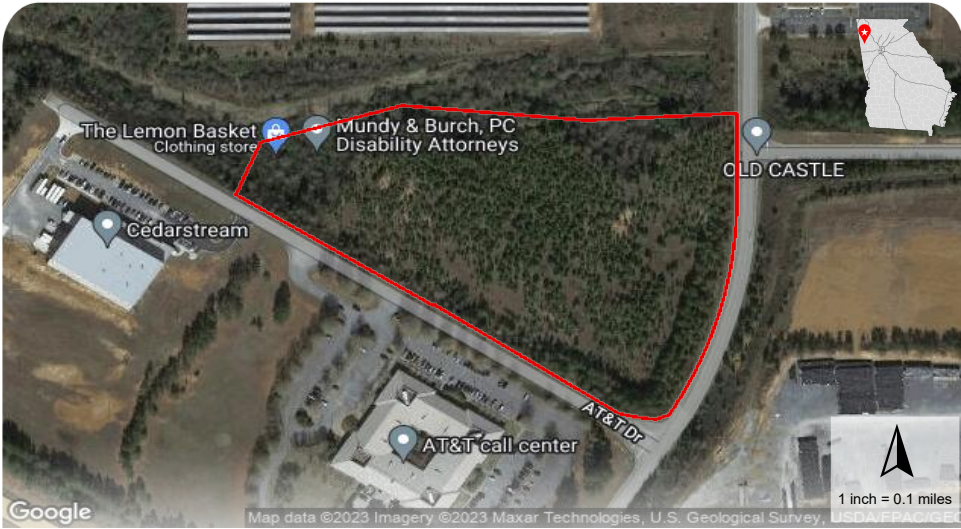
Cedartown North Business Park Phase I - Site 2

Cedartown, GA 30125, Polk County

Location Map



Aerial Map



Environmental Map



Cedartown North Business Park Phase I - Site 2

Cedartown, GA , Polk County

30,45,60 Minutes Drive Time Area

