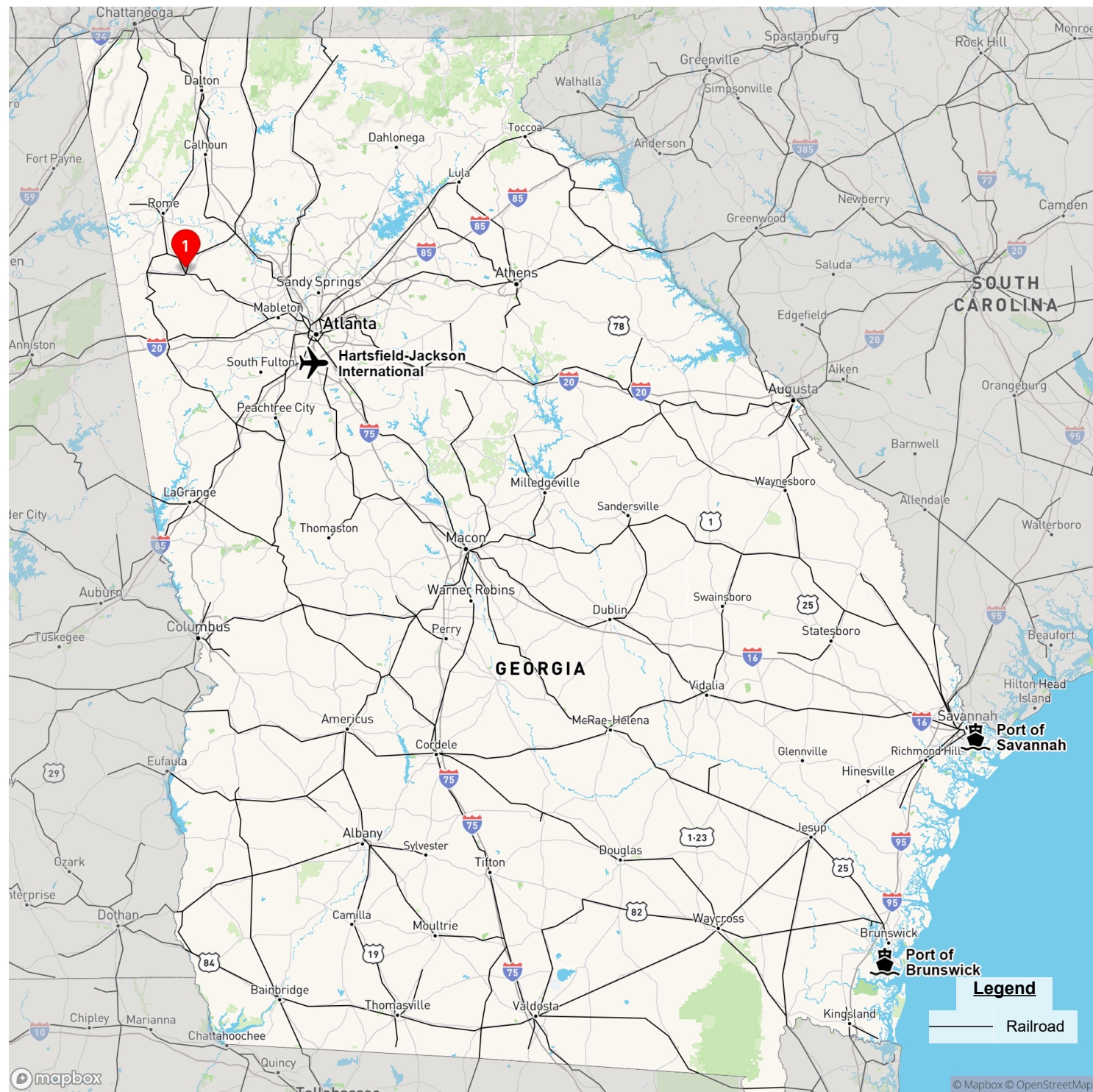


Overview Map



1 Northwest Technical Park - Site 3

Northwest Technical Park - Site 3

Rockmart, GA 30153, Polk County



Property

Total Acres:	5 AC	Water on Site:	Yes
Remaining Acres:	5 AC	Water Main Size:	10 IN
Largest Tract:	5 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	12 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Agricultural	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

New Market Tax Credit

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



Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 45.1 miles	Port 1:	Port of Savannah, 264.6 miles
Interstate:	I 75, 18.9 miles	Port 2:	Port of Brunswick, 285.7 miles
Rail Provider:	Norfolk Southern	Inland Port:	Appalachian Regional Inland Port, 63 miles
		Intermodal:	Whitaker Rail Yard, 25.9 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

Laborforce	
Polk County:	18,446
Draw Area: ²	240,054

Unemployment Rate	
Polk County:	3.7%
Georgia:	3.3%
US:	3.8%

Average Weekly Wage	
Polk County:	\$825
Draw Area: ²	\$901
Georgia:	\$1,197
US:	\$1,300

Source: Georgia Dept. of Labor



Demographics

Population	
Polk County:	43,590
Draw Area: ²	505,737

Median Age	
Polk County:	38.2
Georgia:	37.5
US:	39.1

Percent College Degree ³	
Polk County:	21.7%
Georgia:	44.9%
US:	45.7%

Source: ESRI 2023



Contacts

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

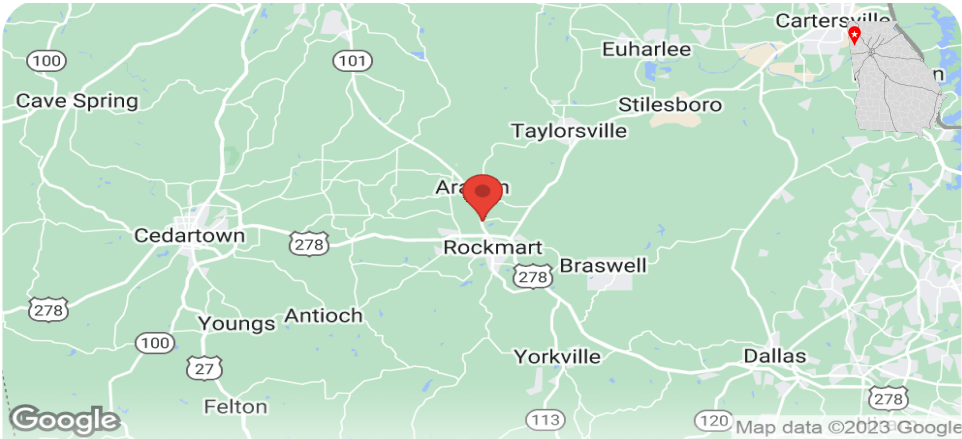
¹ Level 1 - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

² Includes county and adjoining counties ³Population 25 and older with an Associates degree or higher
This information is provided "as is" without warranty of any kind either express or implied.

Northwest Technical Park - Site 3

Rockmart, GA 30153, Polk County

Location Map



Aerial Map



Environmental Map

