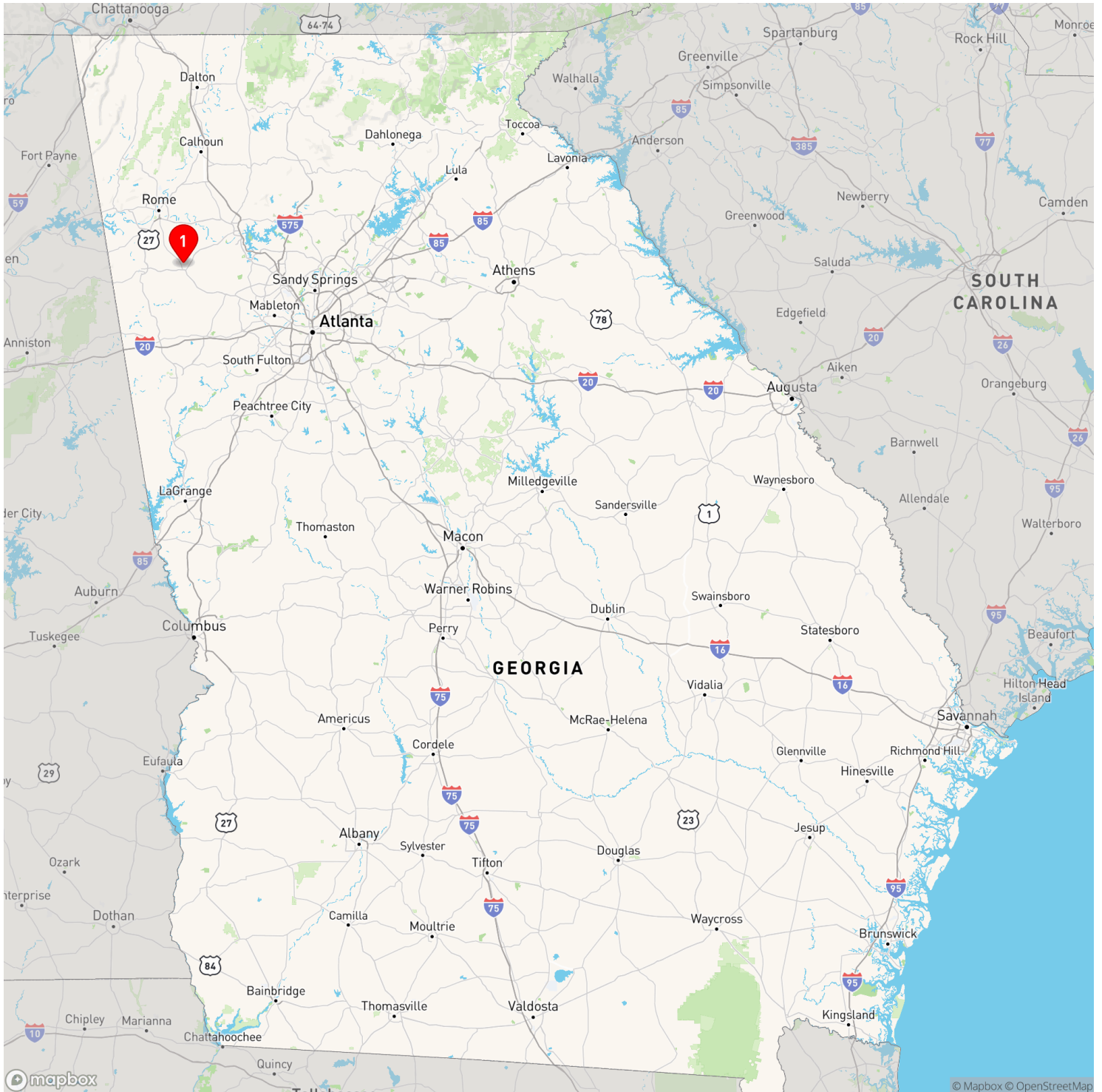


# Overview Map



1 Northwest Technical Park - Site 2

# Northwest Technical Park - Site 2

Rockmart, GA 30153, Polk County



<b>Total Acres:</b>	13 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	13 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	13 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>	\$3,500/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, 44.9 miles	<b>Port 1:</b>	Port of Savannah, 264.3 miles
<b>Interstate:</b>	I 75, 18.2 miles	<b>Port 2:</b>	Port of Brunswick, 285.6 miles
<b>Rail Provider:</b>	Norfolk Southern	<b>Inland Port:</b>	Appalachian Regional Inland Port, 62.4 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 25.6 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



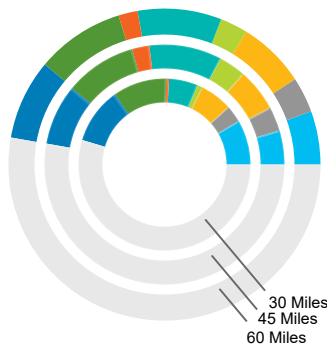
Workforce data is based on fixed distances from property unless otherwise noted

Laborforce <sup>2</sup>	
<b>30 Miles:</b>	749,234
<b>45 Miles:</b>	1,619,264
<b>60 Miles:</b>	3,219,285

Unemployment Rate	
<b>Polk County:</b>	3.2%
<b>Georgia:</b>	3.1%
<b>US:</b>	4.2%

Average Weekly Wage	
<b>Polk County:</b>	\$875
<b>Draw Area:<sup>3</sup></b>	\$954
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

## Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	46,246	109,151	235,934
Wholesale Trade	17,705	78,057	157,424
Transportation & Warehousing	33,464	137,327	297,945
Information	5,659	86,317	122,216
Professional, Scientific & Technical Services	29,728	232,343	370,443
Management of Companies & Enterprises	2,869	55,102	84,839
Health Care and Social Assistance	55,690	230,257	390,127
Government	58,180	194,666	354,137
Other *	300,256	1,256,552	2,249,990

\* 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

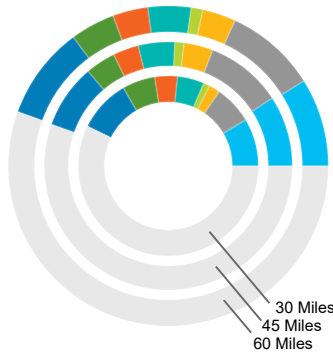
<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties

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# Northwest Technical Park - Site 2

Rockmart, GA 30153, Polk County

## Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	46,993	219,273	380,439	\$40.75
Business & Financial Operations Occupations	38,021	237,432	393,561	\$36.73
Computer & Mathematical Occupations	10,977	90,296	144,511	\$48.56
Architecture & Engineering Occupations	6,289	28,512	50,436	\$39.10
Healthcare Practitioner Occupations	26,322	113,112	184,682	\$38.19
Installation, Maintenance, & Repair Occupations	22,314	79,508	152,045	\$23.26
Production Occupations	32,400	93,649	192,062	\$17.79
Transportation & Material Moving Occupations	51,619	198,801	399,427	\$17.80
Other *	314,862	1,319,189	2,365,891	N/A

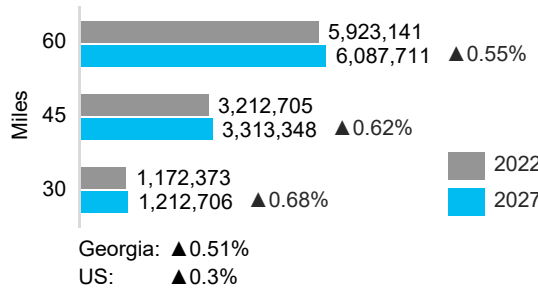
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

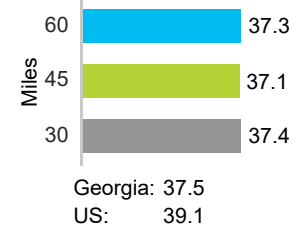
## Demographics

Demographic data is based on fixed distances from property

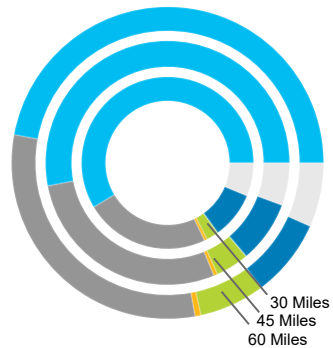
### Population & Projected Annual Change



### Median Age

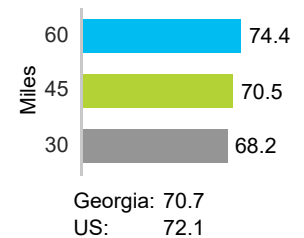


## Population by Race

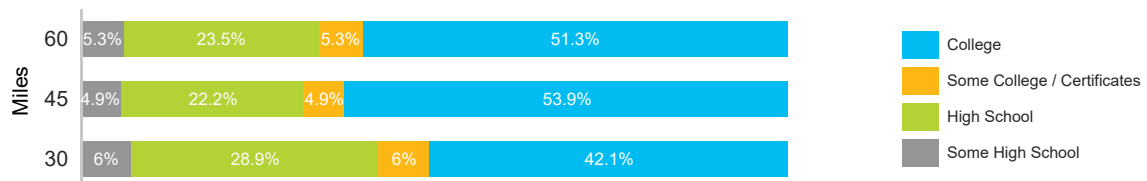


	30 Miles	45 Miles	60 Miles
White	58.6%	53.0%	47.1%
Black	23.5%	28.2%	30.7%
American Indian	0.5%	0.5%	0.6%
Asian	2.3%	4.4%	6.8%
Pacific Islander	0.1%	0.0%	0.0%
Multiracial	6.2%	5.6%	6.6%
Other	8.8%	8.2%	8.1%

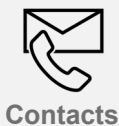
## Diversity Index<sup>4</sup>



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



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 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

# Northwest Technical Park - Site 2

Rockmart, GA 30153, Polk County

## Location Map

