

Cedartown Industrial Park

Cedartown, GA 30125, Polk County



Economic
Development



Property

Total Acres:	5 AC	Water on Site:	Yes
Remaining Acres:	5 AC	Water Main Size:	12 IN
Largest Tract:	5 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	10 IN
Zoning:	Heavy Industrial	Gas on Site:	Yes
Former Use:	Agricultural	Gas Main Size:	4 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:	21.082
County Property Tax:	\$8.43 per \$1000 FMV
Total Sales Tax:	7%
County Freeport: ¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
Foreign Trade Zone
New Market Tax Credit

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



Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 55 miles	Port 1:	Port of Savannah, 276.1 miles
Interstate:	I 20, 22.3 miles	Port 2:	Port of Brunswick, 295.3 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 67.9 miles
		Intermodal:	Whitaker Rail Yard, 37.8 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

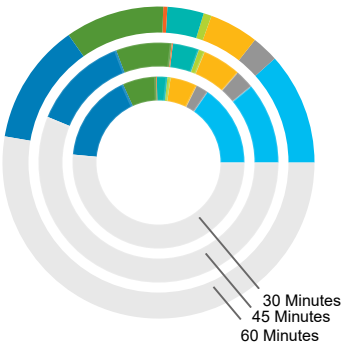
Workforce data is based on drive times from property unless otherwise noted

Laborforce ²	
30 Minutes:	32,776
45 Minutes:	246,221
60 Minutes:	439,888

Unemployment Rate	
Polk County:	4.3%
Georgia:	3.5%
US:	3.9%

Average Weekly Wage	
Polk County:	\$897
Draw Area: ³	\$976
Georgia:	\$1,064
US:	\$1,161

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	5,420	10,798	53,084
Wholesale Trade	820	2,505	12,696
Transportation & Warehousing	1,783	5,098	23,226
Information	214	807	3,837
Professional, Scientific & Technical Services	694	3,480	17,225
Management of Companies & Enterprises	52	172	1,941
Health Care and Social Assistance	2,229	7,362	46,874
Government	5,904	12,818	57,296
Other *	18,169	55,275	240,743

* 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, Lightcast

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.

Georgia Power Economic Development | 75 Fifth Street NW, Suite 150 | Atlanta, GA 30308 | www.SelectGeorgia.com

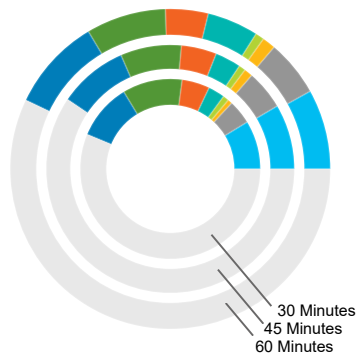
Cedartown Industrial Park

Cedartown, GA 30125, Polk County



Economic
Development

Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	3,082	8,333	36,915	\$33.30
Business & Financial Operations Occupations	1,534	5,056	26,050	\$32.67
Computer & Mathematical Occupations	285	1,096	6,129	\$39.41
Architecture & Engineering Occupations	376	871	4,101	\$36.94
Healthcare Practitioner Occupations	1,051	3,308	23,641	\$35.58
Installation, Maintenance, & Repair Occupations	1,763	4,527	19,710	\$22.47
Production Occupations	3,788	7,805	36,827	\$18.22
Transportation & Material Moving Occupations	3,555	8,862	42,796	\$17.65
Other *	19,852	58,456	260,752	N/A

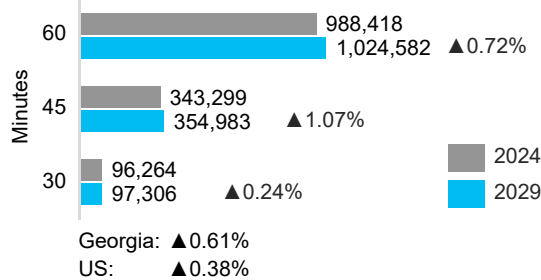
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: Lightcast

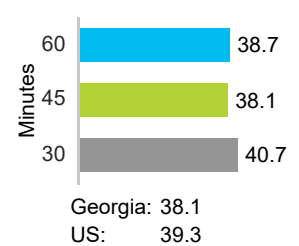


Demographic data is based on drive times from property

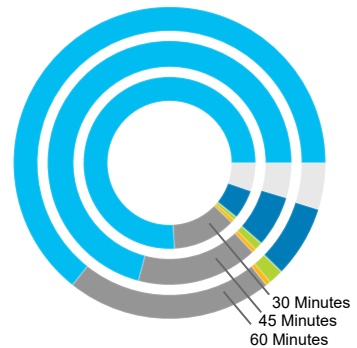
Population & Projected Annual Change



Median Age

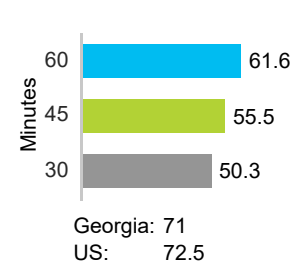


Population by Race

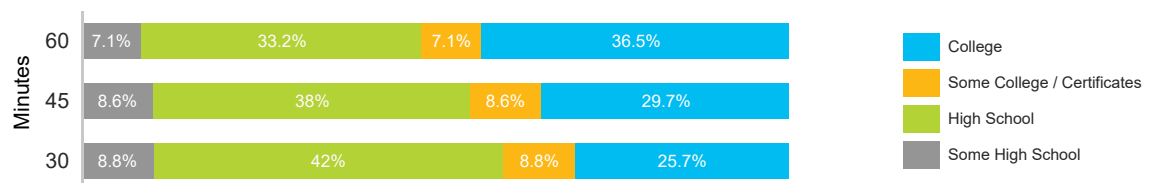


	30 Mins.	45 Mins.	60 Mins.
White	75.9%	70.9%	64.3%
Black	11.9%	16.0%	21.3%
American Indian	0.6%	0.6%	0.5%
Asian	0.7%	1.1%	1.5%
Pacific Islander	0.0%	0.0%	0.1%
Multiracial	5.3%	4.6%	4.8%
Other	5.5%	6.8%	7.4%

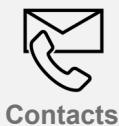
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2024



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

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 Industrial Park

Cedartown, GA 30125, Polk County

Location Map



Aerial Map



Environmental Map

