

Cedartown North Business Park Phase I - Site 3

Cedartown, GA 30125, Polk County

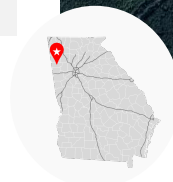
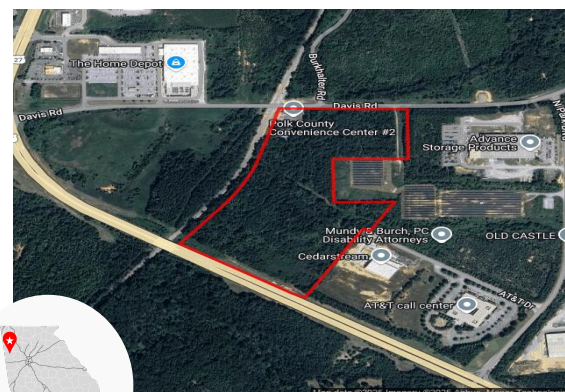


Economic Development

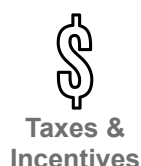


Total Acres:	41 AC	Water on Site:	Yes
Remaining Acres:	41 AC	Water Main Size:	10 IN
Largest Tract:	41 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Undeveloped	Gas Main Size:	6 IN
GRAD Site:	No	Electric Provider:*	Georgia Power

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



Source: Georgia Power Economic Development



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

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



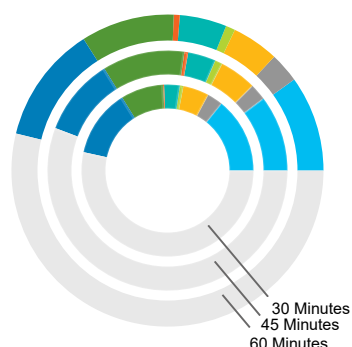
International Airport:	Hartsfield-Jackson Atlanta International, 54.6 miles	Port 1:	Port of Savannah, 274.3 miles
Interstate:	I 20, 24 miles	Port 2:	Port of Mobile, 284.4 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 65.1 miles
		Intermodal:	Whitaker Rail Yard, 35.7 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce data is based on drive times from property unless otherwise noted	Laborforce ²		Unemployment Rate		Average Weekly Wage	
	30 Minutes:	175,153	Polk County:	4.3%	Polk County:	\$897
	45 Minutes:	287,866	Georgia:	3.5%	Draw Area:³	\$976
	60 Minutes:	393,292	US:	3.9%	Georgia:	\$1,064
					US:	\$1,161

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	7,776	23,410	56,744
Wholesale Trade	1,605	5,079	17,714
Transportation & Warehousing	2,660	11,363	27,912
Information	363	2,293	5,590
Professional, Scientific & Technical Services	1,604	8,544	27,843
Management of Companies & Enterprises	107	1,157	3,563
Health Care and Social Assistance	4,380	25,257	55,409
Government	6,947	23,727	69,473
Other *	29,200	127,105	307,923

* 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

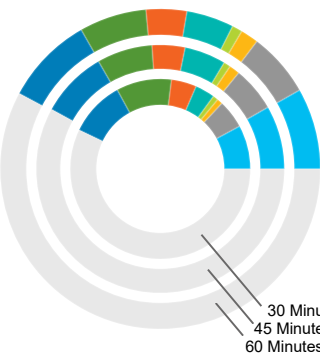
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Economic
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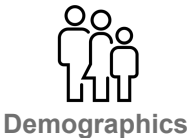
Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	4,312	18,909	46,958	\$35.98
Business & Financial Operations Occupations	2,804	13,296	37,135	\$34.05
Computer & Mathematical Occupations	554	3,151	10,376	\$41.88
Architecture & Engineering Occupations	518	2,054	5,973	\$37.34
Healthcare Practitioner Occupations	1,930	12,287	27,411	\$38.17
Installation, Maintenance, & Repair Occupations	2,477	9,794	23,502	\$22.74
Production Occupations	5,418	16,453	38,848	\$18.34
Transportation & Material Moving Occupations	5,429	19,882	51,206	\$17.83
Other *	31,202	132,108	330,761	N/A

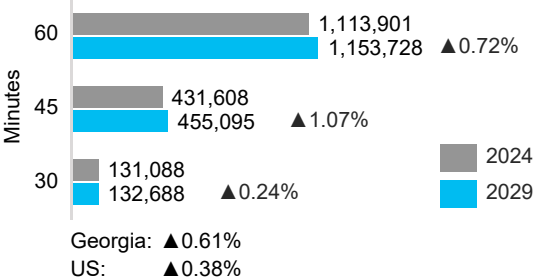
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: Lightcast

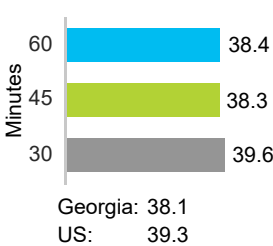


Demographic data
is based on drive
times from property

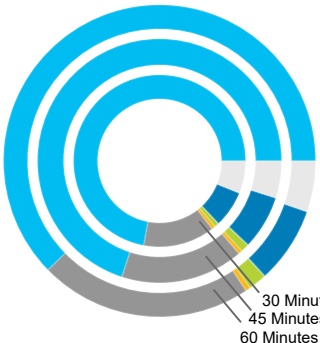
Population & Projected Annual Change



Median Age

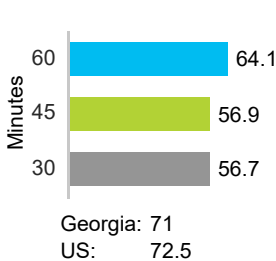


Population by Race

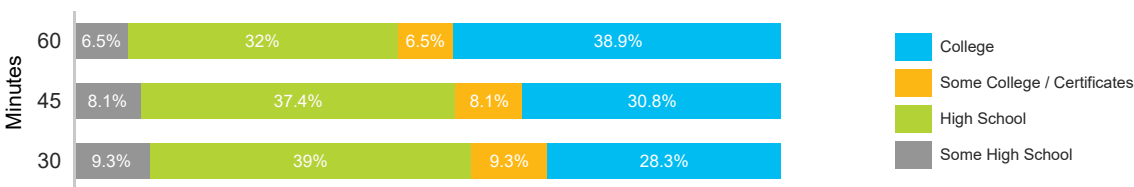


	30 Mins.	45 Mins.	60 Mins.
White	72.1%	70.0%	62.3%
Black	13.5%	16.3%	22.0%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	1.9%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	6.1%	4.9%	5.3%
Other	6.9%	7.1%	7.9%

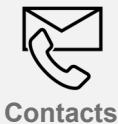
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2024



Property Contact:
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770-684-5686
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**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

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Location Map



Aerial Map



Environmental Map

