

Cedartown North Business Park Phase II- Site 1

Cedartown, GA 30125, Polk County



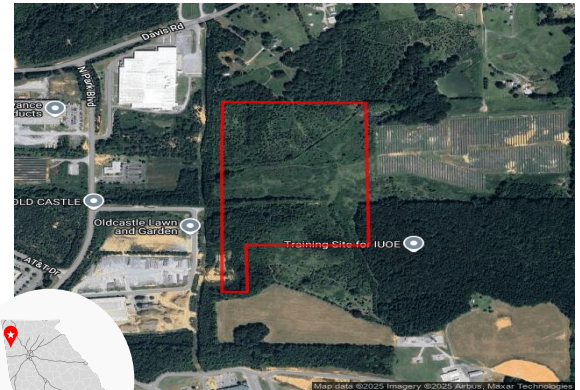
Economic
Development



Property

Total Acres:	40 AC	Water on Site:	Yes
Remaining Acres:	40 AC	Water Main Size:	10 IN
Largest Tract:	40 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Agricultural	Gas Main Size:	6 IN
GRAD Site:	Yes	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

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



Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 53.2 miles	Port 1:	Port of Savannah, 273.8 miles
Interstate:	I 20, 23.5 miles	Port 2:	Port of Brunswick, 293.7 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 65.1 miles
		Intermodal:	Whitaker Rail Yard, 35.2 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:	175,153
45 Minutes:	287,866
60 Minutes:	393,292

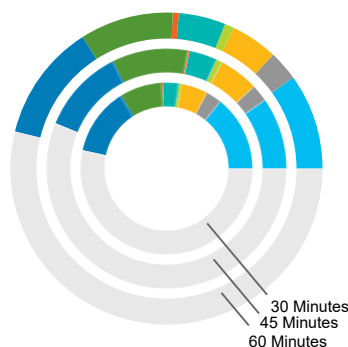
Unemployment Rate

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	7,776	19,205	56,743
Wholesale Trade	1,605	4,598	17,714
Transportation & Warehousing	2,660	10,535	27,912
Information	363	1,591	5,590
Professional, Scientific & Technical Services	1,604	7,461	27,843
Management of Companies & Enterprises	107	417	3,563
Health Care and Social Assistance	4,380	20,271	55,408
Government	6,947	22,752	69,401
Other *	29,200	111,310	307,884

* 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

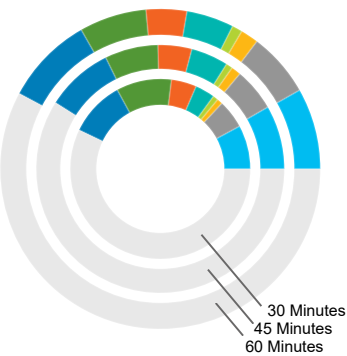
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Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	4,312	16,486	46,937	\$35.98
Business & Financial Operations Occupations	2,804	11,128	37,132	\$34.05
Computer & Mathematical Occupations	554	2,485	10,374	\$41.89
Architecture & Engineering Occupations	518	1,713	5,972	\$37.34
Healthcare Practitioner Occupations	1,930	9,631	27,409	\$38.17
Installation, Maintenance, & Repair Occupations	2,477	8,729	23,498	\$22.74
Production Occupations	5,418	13,775	38,845	\$18.34
Transportation & Material Moving Occupations	5,429	17,365	51,202	\$17.83
Other *	31,202	116,826	330,687	N/A

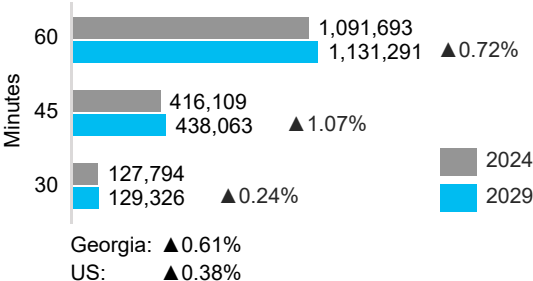
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: Lightcast

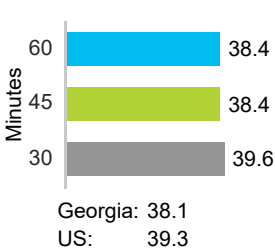
Demographics

Demographic data
is based on drive
times from property

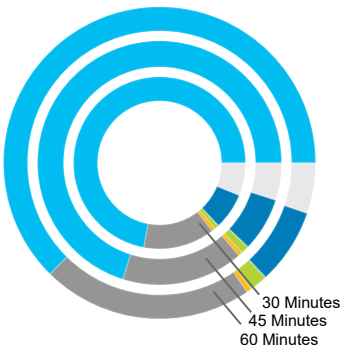
Population & Projected Annual Change



Median Age

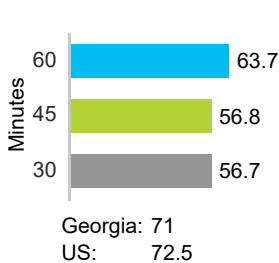


Population by Race

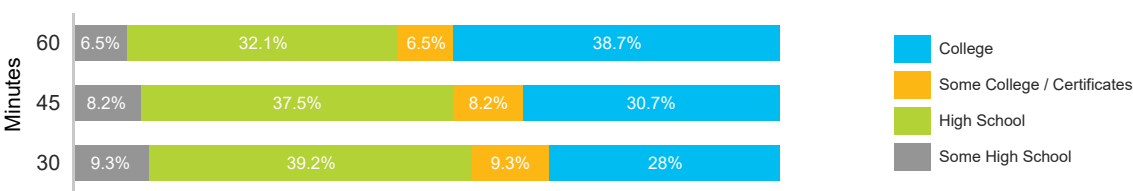


	30 Mins.	45 Mins.	60 Mins.
White	72.1%	70.1%	62.6%
Black	13.4%	16.2%	21.9%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	1.9%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	6.1%	4.9%	5.2%
Other	6.8%	7.1%	7.9%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2024



Property Contact:
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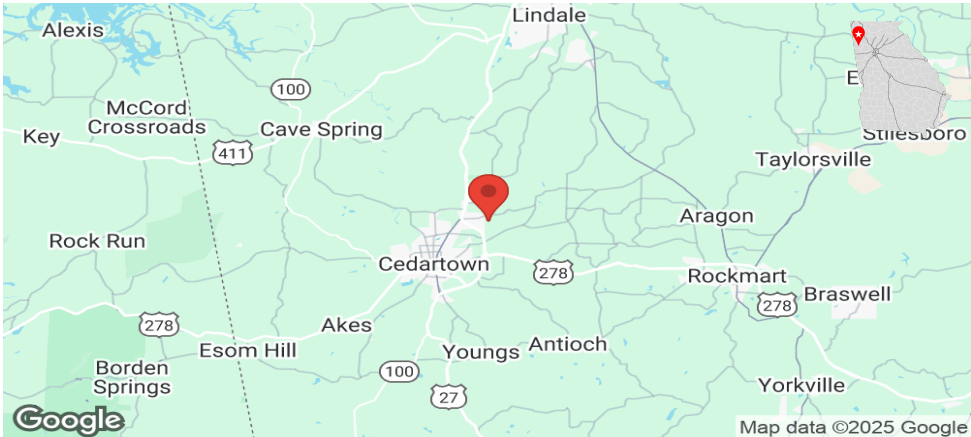
**For more details, contact your local Georgia Power
Regional Economic Development Manager:**
Tamara Brock
Georgia Power Economic Development
706-477-7009
twbrock@southernco.com

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

