

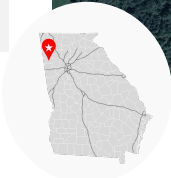
Cedartown North Business Park Phase II- Site 3

Cedartown, GA 30125, Polk County



Total Acres:	23 AC	Water on Site:	Yes
Remaining Acres:	23 AC	Water Main Size:	16 IN
Largest Tract:	23 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:	Yes	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



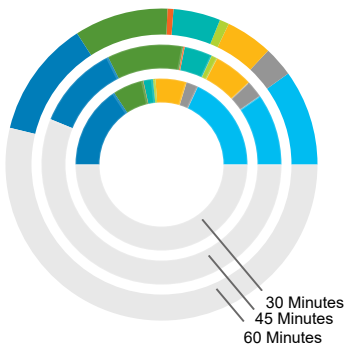
International Airport:	Hartsfield-Jackson Atlanta International, 52.6 miles	Port 1:	Port of Savannah, 273.4 miles
Interstate:	I 20, 24.1 miles	Port 2:	Port of Brunswick, 293.4 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 64.6 miles
		Intermodal:	Whitaker Rail Yard, 34.8 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:	126,418	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	4,909	19,205	56,399
Wholesale Trade	606	4,598	17,682
Transportation & Warehousing	1,582	10,535	27,749
Information	133	1,591	5,572
Professional, Scientific & Technical Services	485	7,461	27,781
Management of Companies & Enterprises	19	417	3,537
Health Care and Social Assistance	1,582	20,271	55,242
Government	4,269	22,752	68,872
Other *	13,585	111,310	305,894

* 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

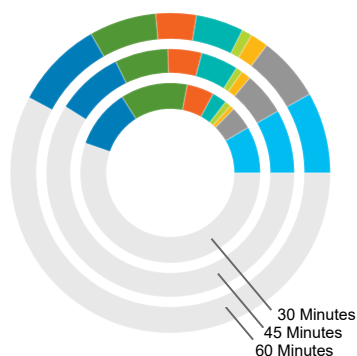
Cedartown North Business Park Phase II- Site 3

Cedartown, GA 30125, Polk County



Economic
Development

Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	2,286	16,486	46,638	\$36.05
Business & Financial Operations Occupations	1,136	11,128	37,016	\$34.07
Computer & Mathematical Occupations	216	2,485	10,357	\$41.90
Architecture & Engineering Occupations	299	1,713	5,936	\$37.33
Healthcare Practitioner Occupations	712	9,631	27,345	\$38.18
Installation, Maintenance, & Repair Occupations	1,328	8,729	23,289	\$22.74
Production Occupations	3,269	13,775	38,600	\$18.34
Transportation & Material Moving Occupations	2,884	17,365	50,891	\$17.84
Other *	15,041	116,826	328,655	N/A

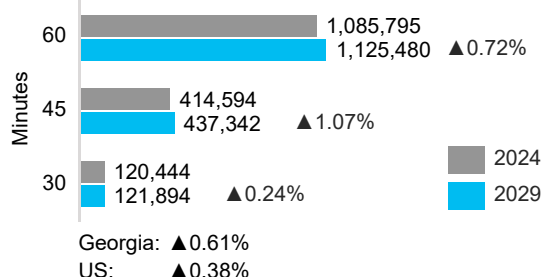
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: Lightcast

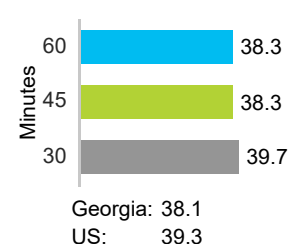


Demographic data
is based on drive
times from property

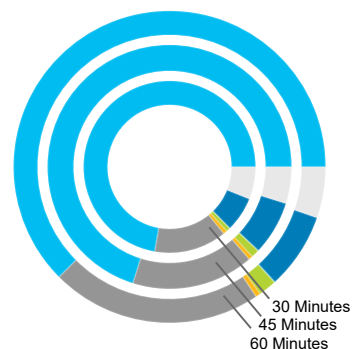
Population & Projected Annual Change



Median Age

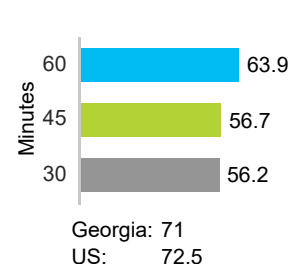


Population by Race

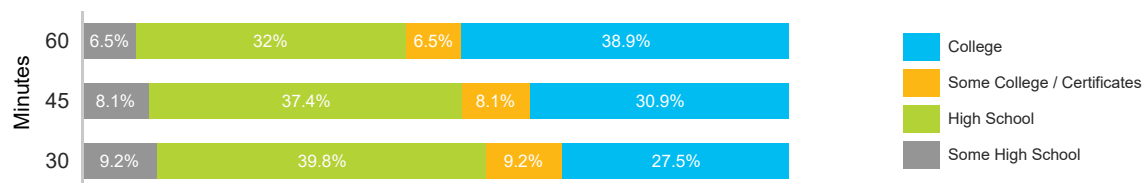


	30 Mins.	45 Mins.	60 Mins.
White	72.3%	70.2%	62.5%
Black	13.6%	16.2%	21.9%
American Indian	0.7%	0.5%	0.5%
Asian	0.8%	1.1%	1.9%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	6.1%	4.8%	5.3%
Other	6.5%	7.2%	7.9%

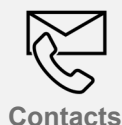
Diversity Index⁴



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

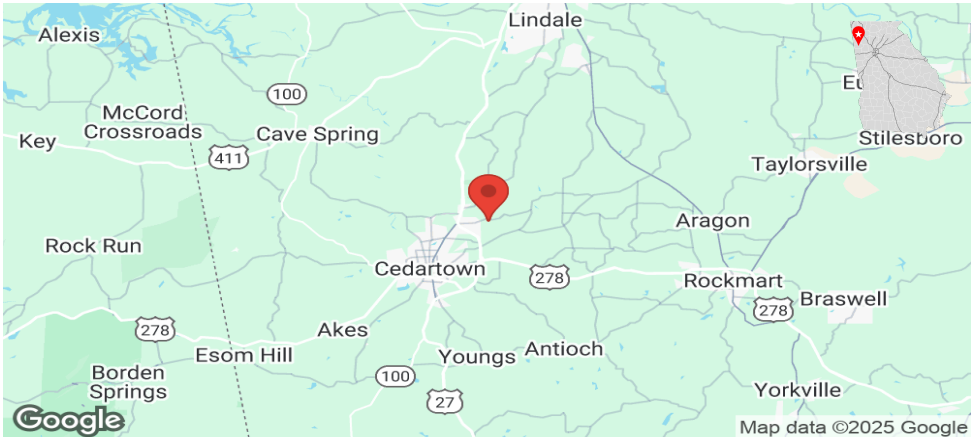
⁴ Captures the racial and ethnic diversity of an area - the higher the number, the greater likelihood of meeting someone of a different race or ethnicity

⁵ Percent of population 25 and older

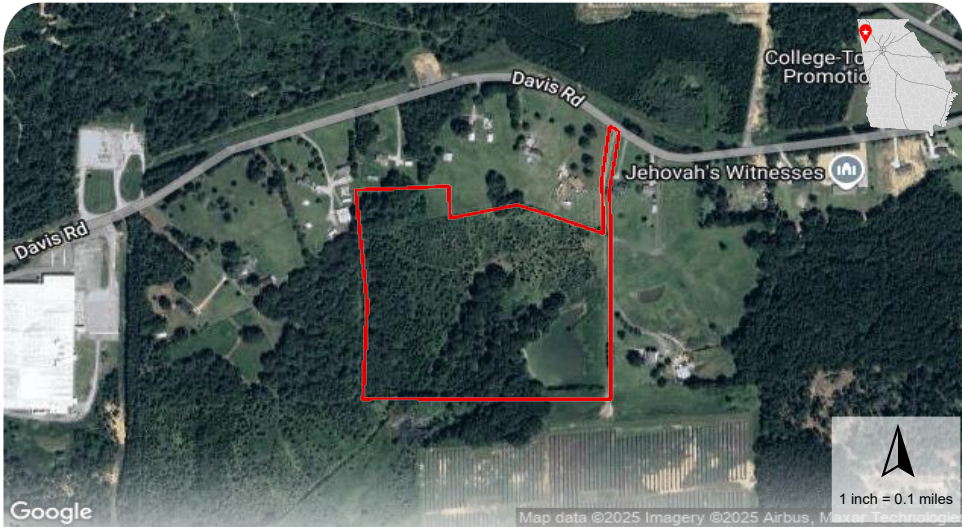
Cedartown North Business Park Phase II- Site 3

Cedartown, GA 30125, Polk County

Location Map



Aerial Map



Environmental Map

