

Cedartown North Business Park Phase I - Site 2

Cedartown, GA 30125, Polk County



Total Acres:	12 AC	Water on Site:	Yes
Remaining Acres:	12 AC	Water Main Size:	10 IN
Largest Tract:	12 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:	\$3,000/job
County Millage Rate:	23.732
County Property Tax:	\$9.49 per \$1000 FMV
Total Sales Tax:	7%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
None

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



International Airport:	Hartsfield-Jackson Atlanta International, 54.3 miles	Port 1:	Port of Savannah, 274 miles
Interstate:	I 20, 24 miles	Port 2:	Port of Mobile, 284.6 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 65.2 miles
		Intermodal:	Whitaker Rail Yard, 35.4 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



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

Laborforce²

30 Miles:	240,609
45 Miles:	1,088,402
60 Miles:	1,966,087

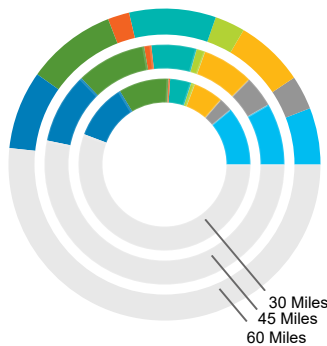
Unemployment Rate

Polk County:	3.2%
Georgia:	3.1%
US:	4.2%

Average Weekly Wage

Polk County:	\$875
Draw Area:³	\$954
Georgia:	\$1,197
US:	\$1,300

Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	28,857	94,059	201,567
Wholesale Trade	6,686	47,553	120,929
Transportation & Warehousing	14,740	78,574	244,497
Information	1,851	13,151	107,457
Professional, Scientific & Technical Services	10,377	68,592	308,232
Management of Companies & Enterprises	881	10,965	76,608
Health Care and Social Assistance	24,540	106,967	318,709
Government	27,596	108,003	278,781
Other *	145,530	600,528	1,772,489

* 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

¹ 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

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

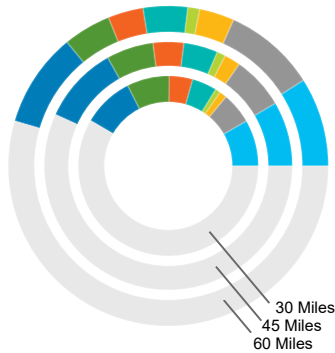
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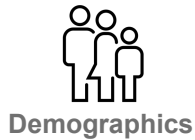
Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	21,737	95,166	308,570	\$41.53
Business & Financial Operations Occupations	14,637	77,732	319,655	\$37.13
Computer & Mathematical Occupations	3,483	23,829	121,323	\$49.35
Architecture & Engineering Occupations	2,451	12,708	41,513	\$39.20
Healthcare Practitioner Occupations	11,607	50,084	153,645	\$38.60
Installation, Maintenance, & Repair Occupations	11,005	45,139	122,282	\$23.53
Production Occupations	19,888	69,305	165,235	\$17.78
Transportation & Material Moving Occupations	23,791	113,497	327,058	\$17.81
Other *	152,458	640,931	1,869,987	N/A

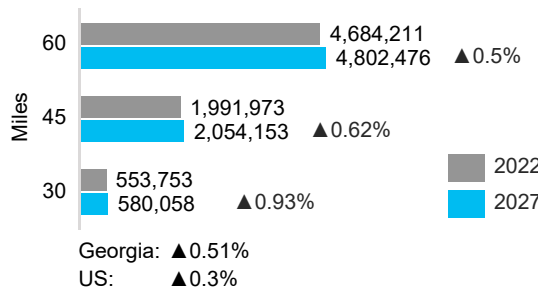
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

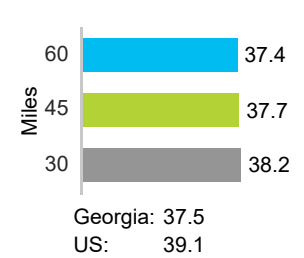


Demographic data is based on fixed distances from property

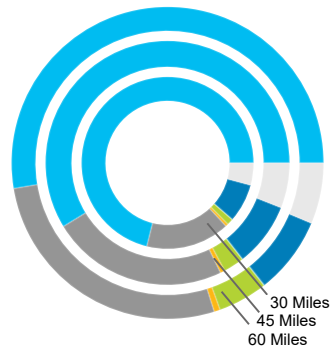
Population & Projected Annual Change



Median Age

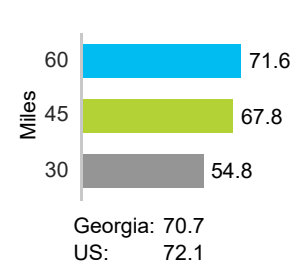


Population by Race

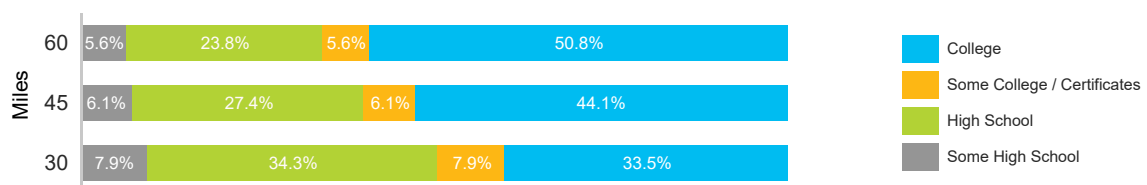


	30 Miles	45 Miles	60 Miles
White	71.1%	58.7%	52.6%
Black	15.8%	23.4%	27.2%
American Indian	0.5%	0.6%	0.6%
Asian	1.2%	2.7%	5.1%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	4.2%	6.0%	6.3%
Other	7.2%	8.4%	8.0%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Contacts

Property Contact:
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For more details, contact your local Georgia Power Regional Economic Development Manager:
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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

