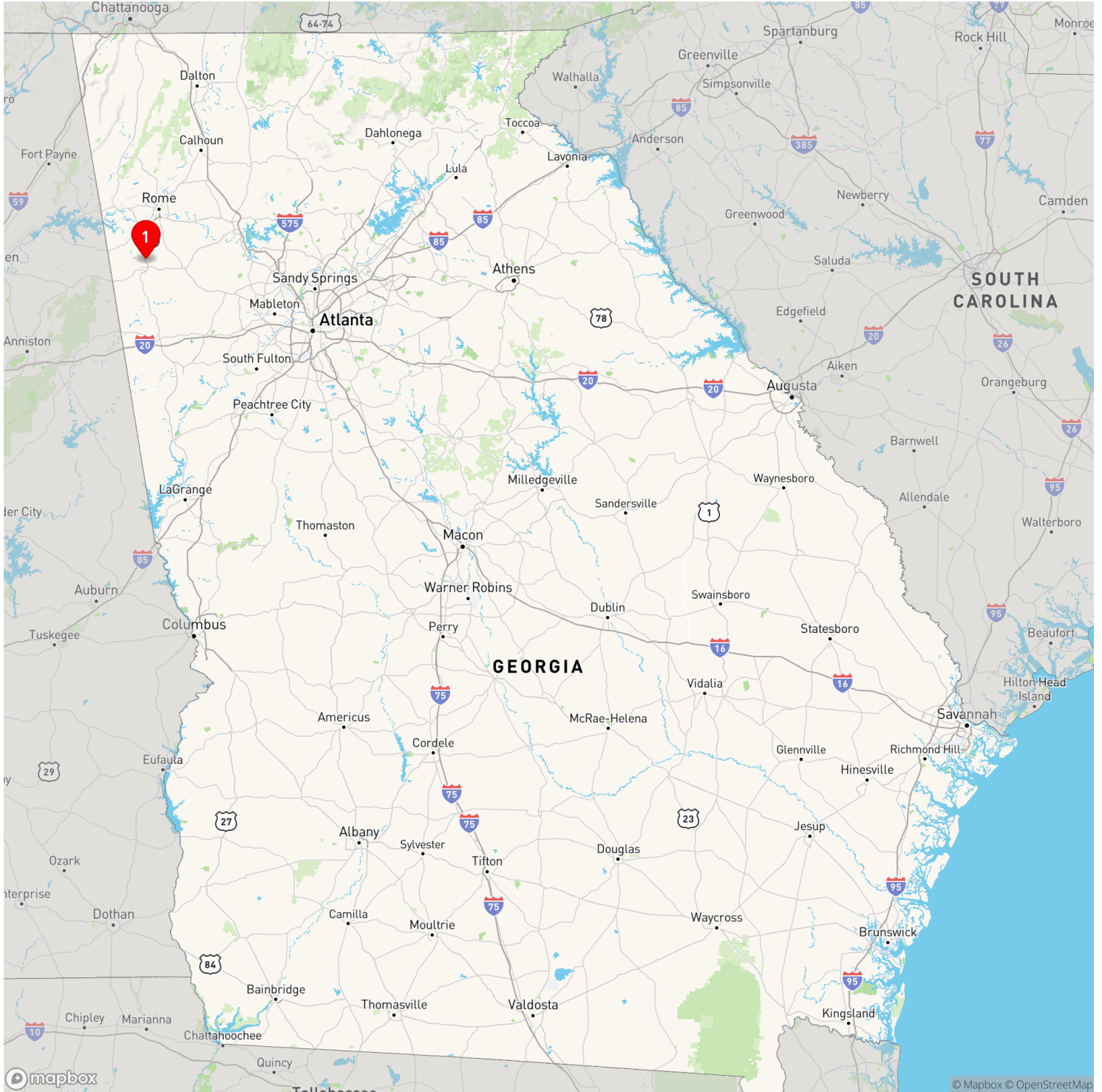


Overview Map



1 Cedartown North Business Park Phase I - Site 3

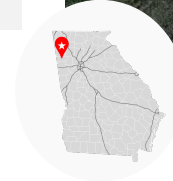
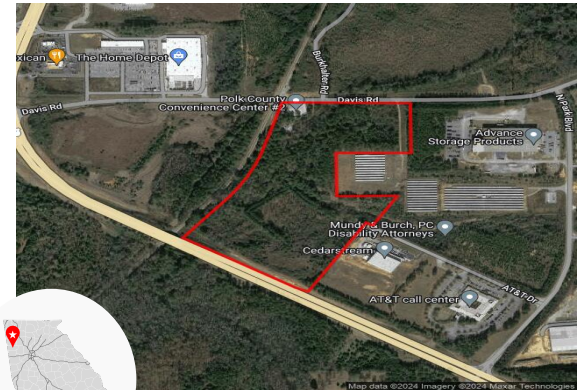
Cedartown North Business Park Phase I - Site 3

Cedartown, GA 30125, Polk County



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:	\$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



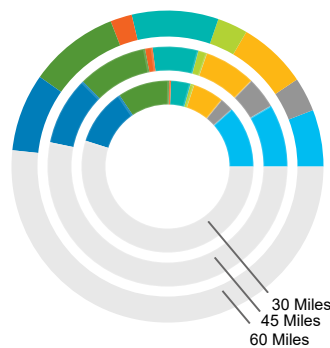
International Airport:	Hartsfield-Jackson Atlanta International, 54.6 miles	Port 1:	Port of Savannah, 274.3 miles
Interstate:	I 20, 24 miles	Port 2:	Port of Mobile, 284.4 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 65.1 miles
		Intermodal:	Whitaker Rail Yard, 35.7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

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce data is based on fixed distances from property unless otherwise noted	Laborforce ²		Unemployment Rate		Average Weekly Wage	
	30 Miles:	45 Miles:	60 Miles:	Polk County:	Georgia:	US:
	240,609	941,693	1,966,087	3.2%	3.1%	4.2%
				Polk County:	Draw Area: ³	
					\$875	\$954
					\$1,197	\$1,300

Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	27,883	89,706	201,216
Wholesale Trade	6,129	44,910	120,565
Transportation & Warehousing	14,028	73,919	244,044
Information	1,660	12,622	107,382
Professional, Scientific & Technical Services	8,793	65,045	306,638
Management of Companies & Enterprises	870	10,851	76,597
Health Care and Social Assistance	23,426	100,249	318,401
Government	25,709	98,449	275,653
Other *	131,892	564,729	1,764,527

* 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

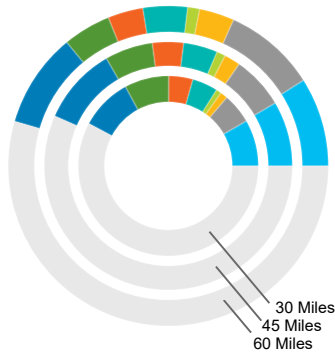
² Based on county centroids within user defined area or drive time ³ Includes county and adjoining counties

This information is provided "as is" without warranty of any kind either express or implied.

Cedartown North Business Park Phase I - Site 3

Cedartown, GA 30125, Polk County

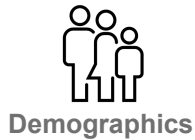
Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	20,015	89,904	307,357	\$41.55
Business & Financial Operations Occupations	13,076	72,779	318,559	\$37.13
Computer & Mathematical Occupations	3,154	22,414	121,016	\$49.37
Architecture & Engineering Occupations	2,294	12,082	41,269	\$39.22
Healthcare Practitioner Occupations	11,009	47,099	153,346	\$38.60
Installation, Maintenance, & Repair Occupations	10,423	43,020	121,572	\$23.53
Production Occupations	19,171	66,223	164,881	\$17.78
Transportation & Material Moving Occupations	22,350	106,931	326,093	\$17.81
Other *	138,896	600,028	1,860,931	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.

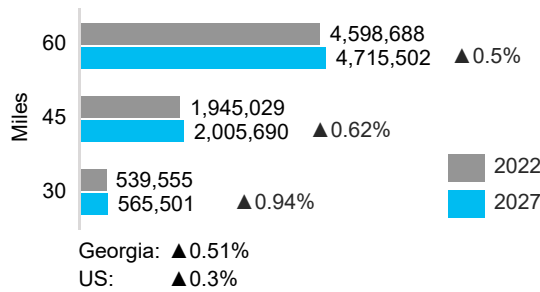
Source: EMSI



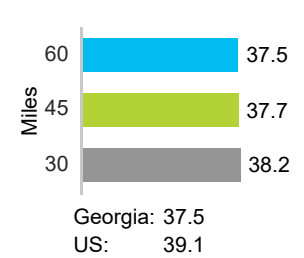
Demographics

Demographic data is based on fixed distances from property

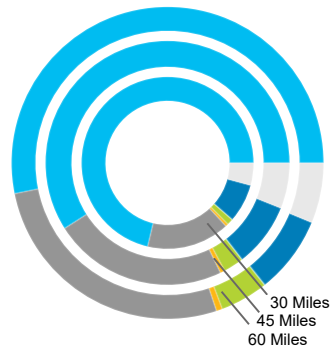
Population & Projected Annual Change



Median Age

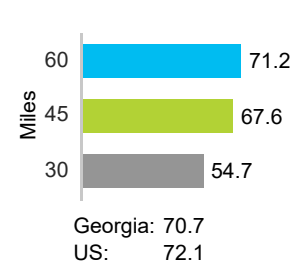


Population by Race

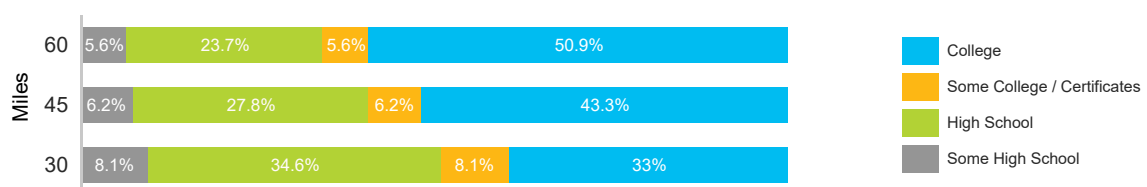


	30 Miles	45 Miles	60 Miles
White	71.3%	59.0%	53.2%
Black	15.6%	23.1%	26.9%
American Indian	0.5%	0.6%	0.6%
Asian	1.2%	2.7%	5.0%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	4.2%	6.0%	6.2%
Other	7.2%	8.5%	8.0%

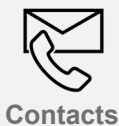
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Contacts

Property Contact:

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Development Authority of Polk County
770-684-5686
chris@choosepolk.com

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

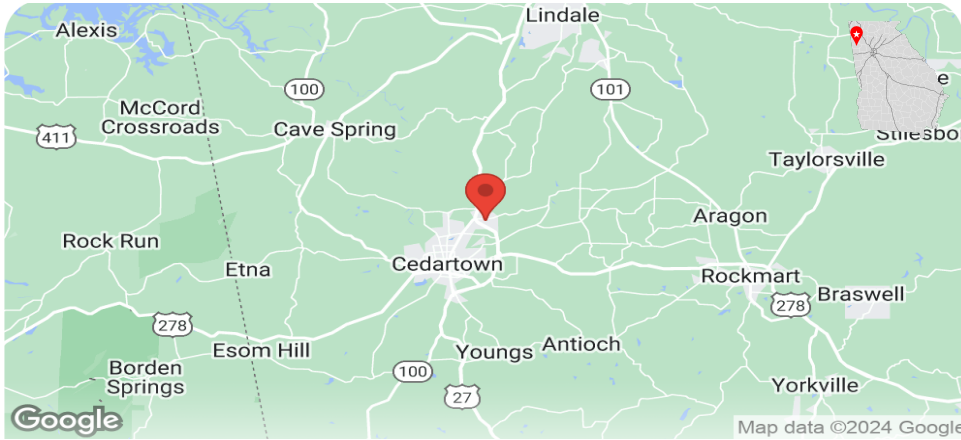
Tamara Brock
Georgia Power Economic Development
706-477-7009
twbrock@southernco.com

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 I - Site 3

Cedartown, GA 30125, Polk County

Location Map



Aerial Map

