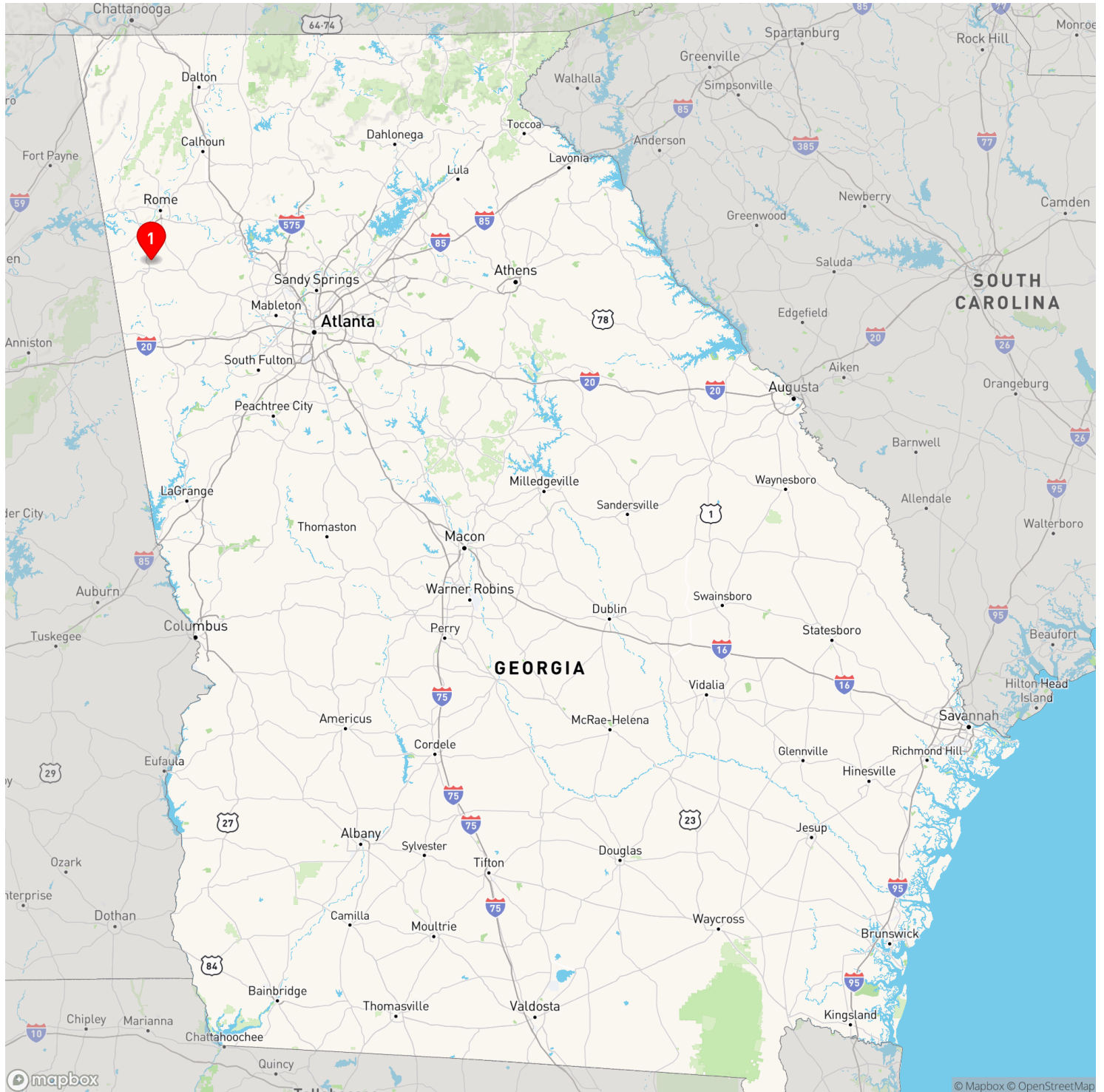


Overview Map



1 Cedartown North Business Park Phase II- Site 3

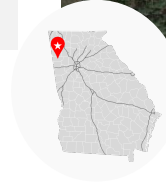
Cedartown North Business Park Phase II- Site 3

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:	\$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, 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



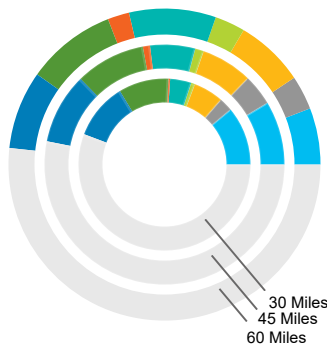
Workforce data is based on fixed distances from property unless otherwise noted

Laborforce ²	
30 Miles:	240,609
45 Miles:	1,088,402
60 Miles:	2,382,146

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	97,746	200,583
Wholesale Trade	6,686	47,636	120,867
Transportation & Warehousing	14,740	78,765	244,180
Information	1,851	13,183	107,410
Professional, Scientific & Technical Services	10,377	68,846	308,075
Management of Companies & Enterprises	881	10,980	76,597
Health Care and Social Assistance	24,540	107,347	318,004
Government	27,596	108,534	277,550
Other *	145,530	603,836	1,769,333

* 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

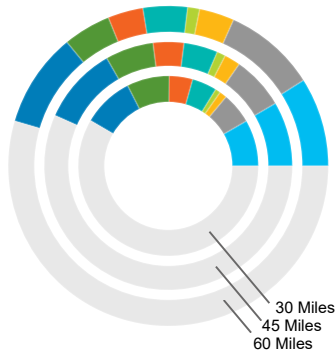
² Based on county centroids within user defined area or drive time ³ Includes county and adjoining counties

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Cedartown North Business Park Phase II- Site 3

Cedartown, GA 30125, Polk County

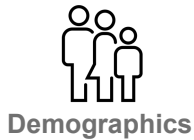
Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	21,737	95,831	308,055	\$41.55
Business & Financial Operations Occupations	14,637	78,513	319,308	\$37.13
Computer & Mathematical Occupations	3,483	23,894	121,262	\$49.36
Architecture & Engineering Occupations	2,451	12,847	41,455	\$39.21
Healthcare Practitioner Occupations	11,607	50,235	153,363	\$38.61
Installation, Maintenance, & Repair Occupations	11,005	45,557	122,002	\$23.54
Production Occupations	19,888	71,473	164,502	\$17.79
Transportation & Material Moving Occupations	23,791	114,260	326,492	\$17.82
Other *	152,458	644,260	1,866,161	N/A

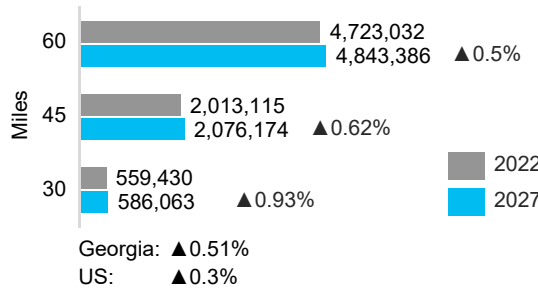
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

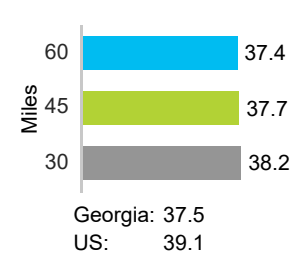


Demographic data is based on fixed distances from property

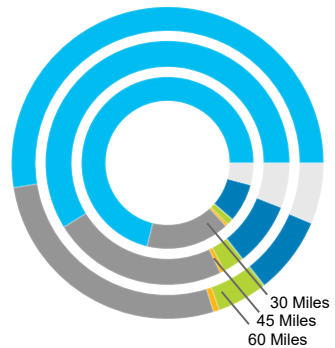
Population & Projected Annual Change



Median Age

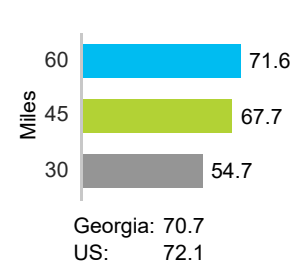


Population by Race

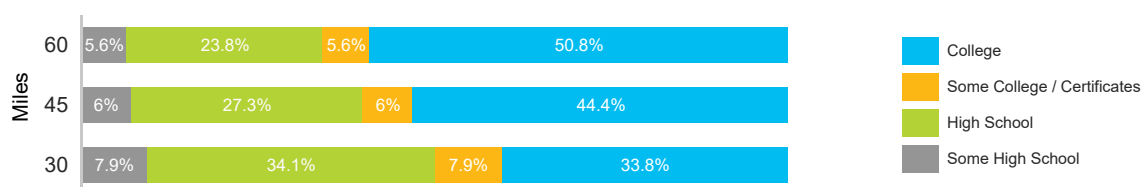


	30 Miles	45 Miles	60 Miles
White	71.2%	58.8%	52.6%
Black	15.7%	23.3%	27.2%
American Indian	0.5%	0.6%	0.6%
Asian	1.2%	2.8%	5.2%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	4.1%	6.0%	6.3%
Other	7.2%	8.5%	8.0%

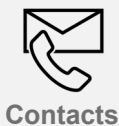
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Contacts

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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