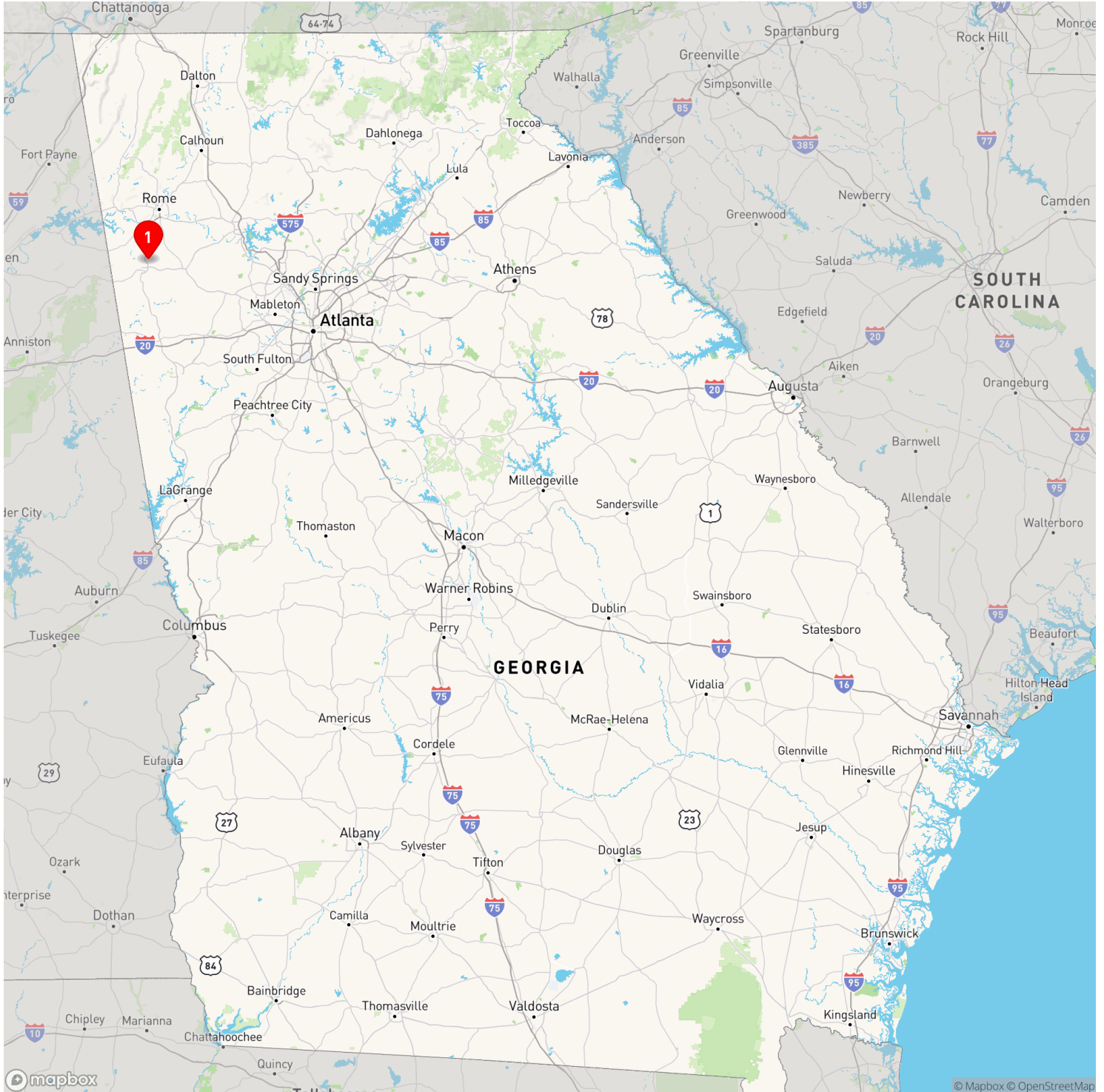


# Overview Map



1 Cedartown North Business Park Phase II- Site 1

# Cedartown North Business Park Phase II- Site 1

Cedartown, GA 30125, Polk County



<b>Total Acres:</b>	40 AC	<b>Water on Site:</b>	Yes
<b>Remaining Acres:</b>	40 AC	<b>Water Main Size:</b>	10 IN
<b>Largest Tract:</b>	40 AC	<b>Sewer on Site:</b>	Yes
<b>Sale or Lease:</b>	Sale	<b>Sewer Main Size:</b>	8 IN
<b>Zoning:</b>	Industrial	<b>Gas on Site:</b>	Yes
<b>Former Use:</b>	Agricultural	<b>Gas Main Size:</b>	6 IN
<b>GRAD Site:</b>	No	<b>Electric Provider:*</b>	Georgia Power

\* Customer will have choice of provider if load is above 900 kW



Source: Georgia Power Economic Development



<b>Job Tax Credit:</b>	\$3,000/job
<b>County Millage Rate:</b>	23.732
<b>County Property Tax:</b>	\$9.49 per \$1000 FMV
<b>Total Sales Tax:</b>	7%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

**Incentive Zones**  
None

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



<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 53.2 miles	<b>Port 1:</b>	Port of Savannah, 273.8 miles
<b>Interstate:</b>	I 20, 23.5 miles	<b>Port 2:</b>	Port of Brunswick, 293.7 miles
<b>Rail Provider:</b>	Not rail served	<b>Inland Port:</b>	Appalachian Regional Inland Port, 65.1 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 35.2 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



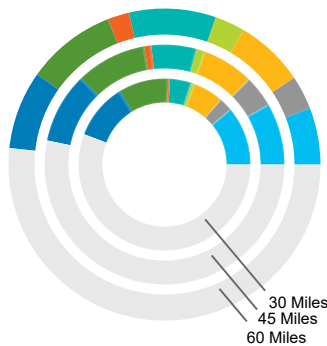
Workforce data is based on fixed distances from property unless otherwise noted

Laborforce <sup>2</sup>	
<b>30 Miles:</b>	240,609
<b>45 Miles:</b>	1,088,402
<b>60 Miles:</b>	2,382,146

Unemployment Rate	
<b>Polk County:</b>	3.2%
<b>Georgia:</b>	3.1%
<b>US:</b>	4.2%

Average Weekly Wage	
<b>Polk County:</b>	\$875
<b>Draw Area:<sup>3</sup></b>	\$954
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

## Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	28,857	94,065	201,522
Wholesale Trade	6,686	47,553	120,929
Transportation & Warehousing	14,740	78,574	244,475
Information	1,851	13,151	107,442
Professional, Scientific & Technical Services	10,377	68,596	308,199
Management of Companies & Enterprises	881	10,965	76,597
Health Care and Social Assistance	24,540	106,968	318,498
Government	27,596	108,003	278,073
Other *	145,530	600,758	1,771,658

\* 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

<sup>1</sup> 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

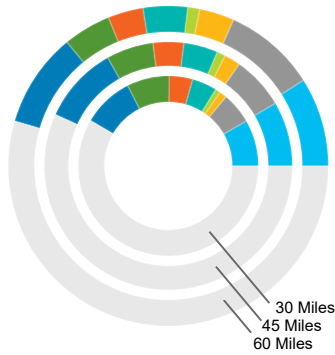
<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties

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

# Cedartown North Business Park Phase II- Site 1

Cedartown, GA 30125, Polk County

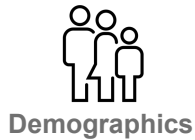
## Jobs by Occupation



	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	21,737	95,183	308,398	\$41.53
Business & Financial Operations Occupations	14,637	77,748	319,512	\$37.13
Computer & Mathematical Occupations	3,483	23,830	121,296	\$49.35
Architecture & Engineering Occupations	2,451	12,709	41,502	\$39.20
Healthcare Practitioner Occupations	11,607	50,087	153,531	\$38.60
Installation, Maintenance, & Repair Occupations	11,005	45,197	122,235	\$23.53
Production Occupations	19,888	69,327	165,204	\$17.78
Transportation & Material Moving Occupations	23,791	113,525	326,985	\$17.81
Other *	152,458	641,027	1,868,731	N/A

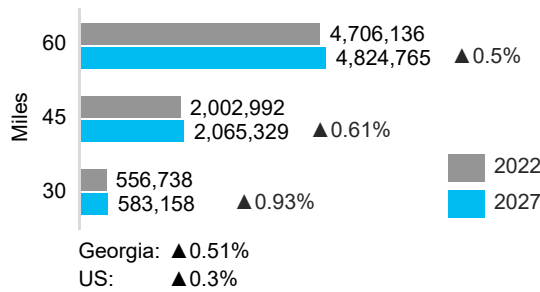
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

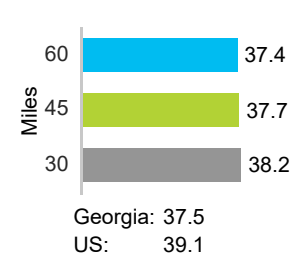


Demographic data is based on fixed distances from property

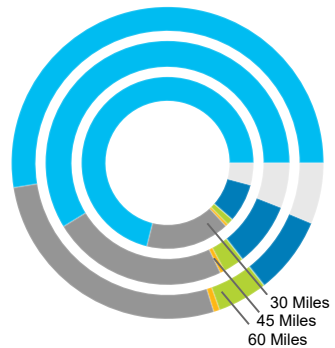
## Population & Projected Annual Change



## Median Age

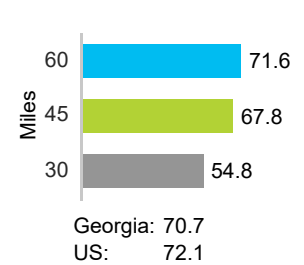


## Population by Race

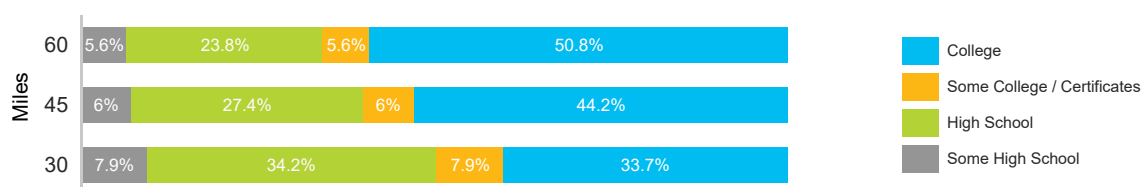


	30 Miles	45 Miles	60 Miles
White	71.2%	58.8%	52.6%
Black	15.7%	23.4%	27.3%
American Indian	0.5%	0.6%	0.6%
Asian	1.2%	2.8%	5.2%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	4.2%	6.0%	6.3%
Other	7.2%	8.5%	8.0%

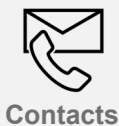
## Diversity Index<sup>4</sup>



## Educational Attainment<sup>5</sup>



Source: ESRI 2023



Contacts

### 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:

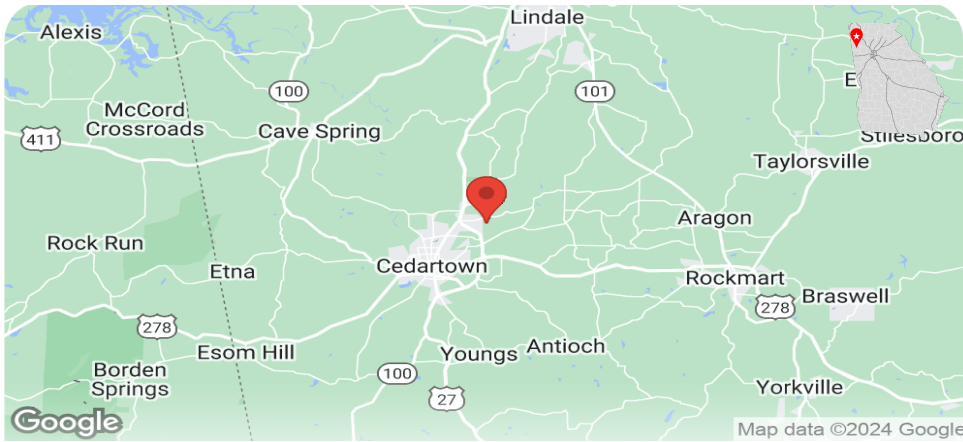
Tamara Brock  
Georgia Power Economic Development  
706-477-7009  
twbrock@southernco.com

<sup>4</sup> 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  
<sup>5</sup> Percent of population 25 and older

# Cedartown North Business Park Phase II- Site 1

Cedartown, GA 30125, Polk County

## Location Map



## Aerial Map

