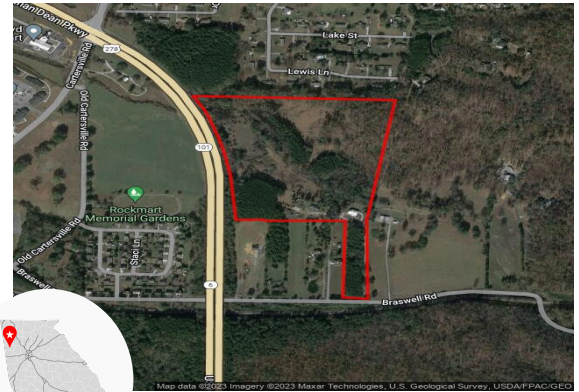


285 Braswell Rd

Rockmart, GA 30153, Polk County



Source: Georgia Power Economic Development



Property

Total Acres:	39 AC	Water on Site:	Yes
Remaining Acres:	39 AC	Water Main Size:	10 IN
Largest Tract:	39 AC	Sewer on Site:	No
Sale or Lease:	Sale	Sewer Main Size:	N/A
Zoning:	Agricultural	Gas on Site:	No
Former Use:	Undeveloped	Gas Main Size:	N/A
GRAD Site:	No	Electric Provider:*	Georgia Power

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



Taxes & Incentives

Job Tax Credit:	\$4,000/job
County Millage Rate:	24.04
County Property Tax:	\$9.62 per \$1000 FMV
Total Sales Tax:	7%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones

New Market Tax Credit

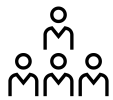
Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 43.1 miles	Port 1:	Port of Savannah, 262.6 miles
Interstate:	I 75, 17.9 miles	Port 2:	Port of Brunswick, 283.7 miles
Rail Provider:	Not rail served	Inland Port:	Appalachian Regional Inland Port, 63.6 miles
		Intermodal:	Whitaker Rail Yard, 23.9 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce

Laborforce		Unemployment Rate		Average Weekly Wage	
Polk County:	18,323	Polk County:	2.7%	Polk County:	\$825
Draw Area:²	238,745	Georgia:	2.7%	Draw Area:²	\$901
		US:	3.3%	Georgia:	\$1,197
				US:	\$1,300

Source: Georgia Dept. of Labor



Demographics

Population		Median Age		Percent College Degree ³	
Polk County:	42,960	Polk County:	38.0	Polk County:	23.8%
Draw Area:²	497,415	Georgia:	37.2	Georgia:	41.2%
		US:	38.9	US:	44.5%

Source: ESRI 2022



Contacts

Property Contact:
 Mike Garrett
 Garrett Land Company
 678-540-4300
 info@garretlandco.com

For more details, contact your local Georgia Power Community Development Manager:
 Tamara Brock
 Georgia Power Community & Economic Development

twbrock@southernco.com

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 Includes county and adjoining counties ³ Population 25 and older with an Associates degree or higher

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

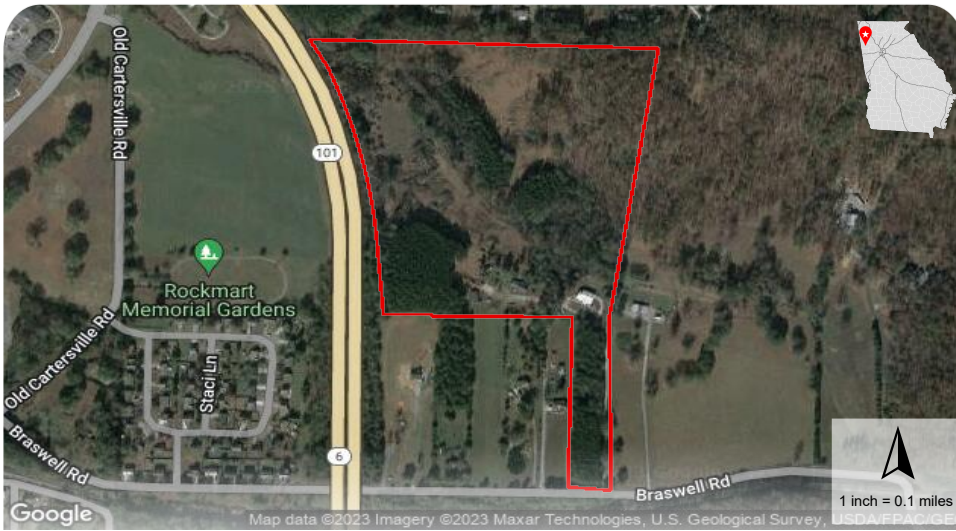
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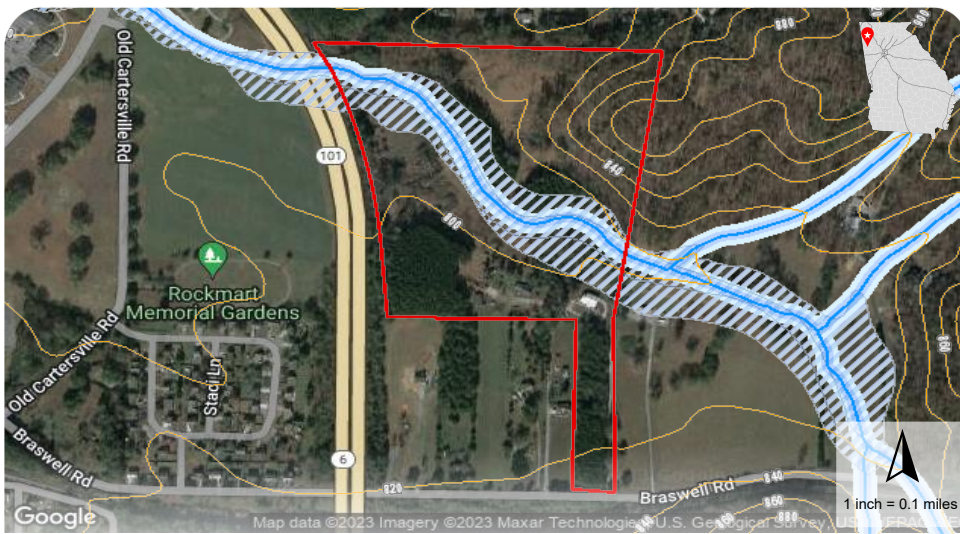
Location Map



Aerial Map



Environmental Map



- Site Boundary
- Contours
- 25' Stream Buffer
- 100 Year Flood Hazard Zone
- Wetlands
- Rivers
- 50' Stream Buffer
- 500 Year Flood Hazard Zone