

## 58 Industrial acres

### GA Spur 53 Site

Calhoun, GA 30701  
Gordon County

#### Contact

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Property  
Total Acres 58.2 acres  
Remaining Acres 58.2 acres  
Largest Tract 58.2 acres  
GRAD Site No  
Zoning Light Industrial  
Rail Served No

Incentives  
Jobs Tax Credit \$1750/job  
Investment Tax Credit 1%  
Opportunity Zone No  
Less Developed Census Tract No

Utilities  
Water On Site Yes  
Water Main Size 12 in  
Sewer On Site No  
Sewer Main Size 12 in  
Gas On Site Yes  
Gas Main Size 4 in  
Electric Provider North Georgia EMC

Transportation  
Nearest Interstate 75  
Distance to Interstate 3 miles  
Nearest Port 1 Port of Savannah  
Distance to Port 1 275 miles  
Nearest Port 2 Port of Brunswick  
Distance to Port 2 305 miles  
Nearest International Airport Hartsfield-Jackson Atlanta International  
Distance to International Airport 66 miles



## Demographics Report

Center:

Distance:

60 miles

Population (2017)		Population (2022)		
	Total	%	Total	%
Population	4,109,126		4,404,765	

  

Sex (2017)		Sex (2022)		
	Total	%	Total	%
Male	2,013,848	49.0%	2,158,604	49.0%
Female	2,095,278	51.0%	2,246,161	51.0%

  

Age Distribution (2017)		Age Distribution (2022)		
	Total	%	Total	%
0-4	253,463	6.2%	264,780	6.0%
5-9	269,549	6.6%	269,850	6.1%
10-19	558,561	13.6%	580,860	13.2%
20-29	545,379	13.3%	587,649	13.3%
30-39	557,599	13.6%	574,294	13.0%
40-49	584,541	14.2%	588,931	13.4%
50-59	554,917	13.5%	579,041	13.1%
60-64	228,796	5.6%	257,856	5.9%
65+	556,321	13.5%	701,504	15.9%

  

Race Distribution (2017)		Race Distribution (2022)		
	Total	%	Total	%
White	2,843,095	69.2%	2,996,264	68.0%
Black	745,997	18.2%	801,565	18.2%
American Indian	14,442	0.4%	16,700	0.4%
Asian	213,811	5.2%	251,839	5.7%
Pacific Islander	2,383	0.1%	2,731	0.1%
Other	194,512	4.7%	225,319	5.1%
Multirace	94,886	2.3%	110,347	2.5%
Hispanic	443,221	10.8%	522,920	11.9%

  

Total Households (2017)		Total Households (2022)		
	Total	%	Total	%
Households	1,593,141		1,692,004	
Families	1,055,950	66.3%	1,121,554	66.3%

  

Household Income Distribution (2017)		Household Income Distribution (2022)		
	Total	%	Total	%
<\$10 K	89,840	5.6%	80,631	4.8%
\$10-\$20K	131,700	8.3%	113,925	6.7%
\$20-\$30K	145,971	9.2%	129,593	7.7%
\$30-\$40K	143,751	9.0%	130,328	7.7%
\$40-\$50K	132,330	8.3%	126,374	7.5%
\$50-\$60K	122,436	7.7%	118,245	7.0%
\$60-\$75K	159,135	10.0%	159,554	9.4%
\$75-\$100K	196,837	12.4%	218,128	12.9%

> \$100K 471,141 29.6% 615,226 36.4%

	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	2,142,148		2,329,994	
Employed	2,047,993	95.6%	2,227,348	95.6%
Unemployed	91,806	4.3%	100,128	4.3%
In Armed Forces	2,349		2,518	
Not In Labor Force	1,110,131		1,201,788	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	1,699,151		1,800,155	
Owner-Occupied Dwellings	1,049,112	65.9%	1,131,811	66.9%
Renter-Occupied Dwellings	544,029	34.1%	560,193	33.1%
Housing Units Occupied	1,593,141	93.8%	1,692,004	94.0%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	2,758,252		2,988,998	
< Grade 9	141,156	5.1%	152,327	5.1%
Grade 9-12	204,189	7.4%	219,838	7.4%
High School	671,595	24.3%	725,768	24.3%
Some College	534,778	19.4%	580,197	19.4%
Assoc Degree	191,254	6.9%	207,256	6.9%
Bach Degree	635,968	23.1%	692,657	23.2%
Grad Degree	379,312	13.8%	410,955	13.7%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	436,593	27.4%	468,851	27.7%
2 Person	510,937	32.1%	535,429	31.6%
3 Person	256,848	16.1%	272,132	16.1%
4 Person	223,807	14.0%	240,459	14.2%
5 Person	100,342	6.3%	107,317	6.3%
6+ Person	38,376	2.4%	40,831	2.4%

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Consumer Expenditures Report

Center:

Distance:

60 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		1,593,141

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	2,209	3,519,612
Men's Apparel	425	677,359
Boys' Apparel	96	153,417
Women's Apparel	730	1,162,474
Girls' Apparel	155	246,619
Infants Apparel	106	169,089
Footwear	375	596,944
Apparel Services and Accessories	322	513,709

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	2,465	3,926,402
Books And Supplies	344	548,832
Tuition	2,120	3,377,570

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	3,549	5,654,528
Fees And Admissions	916	1,458,545
Video And Audio Equipment	1,259	2,006,100
Recreational Equipment And Supplies	1,375	2,189,883

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	9,109	14,511,522
Food At Home	4,795	7,639,561
Food Away From Home	3,667	5,841,488
Alcoholic Beverages	647	1,030,473

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,911	7,824,381
Health Care Insurance	2,749	4,379,399
Health Care Services	976	1,555,059
Health Care Supplies And Equipment	1,186	1,889,923

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	2,194	3,496,095
Household Textiles	133	212,386
Furniture	569	905,950

Floor Coverings	32	51,761
Major Appliances	282	449,520
Housewares And Small Appliances	1,178	1,876,480

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Shelter	13,016	20,735,562
Mortgage Interest	4,553	7,253,107
Property Taxes	2,530	4,030,579
Miscellaneous Owned Dwelling Costs	1,629	2,595,411
Rental Costs	3,269	5,208,492
Other Lodging	1,034	1,647,973

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Operations	1,869	2,977,986
Babysitting And Elderly Care	566	901,060
Household Services	243	386,689
Alimony And Child Support	314	500,342
Household Supplies	747	1,189,895

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	913	1,454,957
Legal And Accounting	110	175,426
Funeral And Cemetery	101	160,379
Finance Charges Excluding Mortgage And Vehicle	589	938,457
Other Miscellaneous Expenses	113	180,695

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Personal Care	813	1,295,940
Hair Care	63	100,616
Electric Personal Care Appliances	16	25,483
Personal Care Services	545	867,481
Personal Care Products	190	302,359

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Reading	140	223,076
Newspapers	60	95,629
Magazines	29	45,755
Books	51	81,692

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Tobacco	363	578,379
Cigarettes	327	520,465
Other Tobacco Products	36	57,914

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Transportation	11,752	18,722,305

New Vehicle Purchase	2,243	3,573,961
Used Vehicle Purchase	1,937	3,086,240
Motorcycles (New And Used)	47	74,760
Vehicle Finance Charges	264	421,204
Gasoline And Oil	3,267	5,204,680
Vehicle Repair And Maintenance	1,111	1,769,911
Vehicle Insurance	1,296	2,064,624
Public Transportation	818	1,302,611
Other Transportation Costs	768	1,224,314

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	4,614	7,350,285
Natural Gas	497	791,640
Electricity	1,743	2,776,132
Fuel Oil And Other Fuels	168	267,038
Telephone Service	1,573	2,505,696
Other Utilities	634	1,009,778

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,631	2,599,029
Gifts Of Apparel	324	516,302
Gifts Of Apparel Accessories	41	65,873
Gifts Of Education	327	521,321
Gifts Of Recreation	111	176,969
Gifts Of Food And Beverages	151	240,683
Gifts Of Household Furnishings And Equipment	267	425,615
Gifts Of Household	69	110,609
Gifts Of Transportation	89	141,349
Gifts Elsewhere Unspecified	251	400,307

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	489	779,347

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	2,931	4,669,054

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Business and Labor Force Report

Center:

Distance:

60 miles

Total Establishments	184,877
Total Employees	2,036,683

### Total Establishments by Size (2017)

	Total	%
1-4 Employees	115,342	62.4%
5-9 Employees	35,085	19.0%
10-19 Employees	16,845	9.1%
20-49 Employees	10,793	5.8%
50-99 Employees	3,786	2.0%
100-249 Employees	2,269	1.2%
250-499 Employees	480	0.3%
500-999 Employees	167	0.1%
1000+ Employees	110	0.1%

### Total Businesses by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	398	0.2%
Agricultural Services	2,574	1.4%
Coal and Ore Mining	65	0.0%
Oil and Gas	63	0.0%
General Construction	3,850	2.1%
Heavy Construction	6,513	3.5%
Food Manufacturing	289	0.2%
Tobacco Manufacturing	9	0.0%
Textile Mills	214	0.1%
Apparel and Textile Manufacturing	116	0.1%
Lumber and Wood Production	194	0.1%
Furniture Manufacturing	103	0.1%
Paper Manufacturing	148	0.1%
Printing and Publishing	1,099	0.6%
Chemicals	244	0.1%
Petroleum Refining	65	0.0%
Rubber and Plastics	148	0.1%
Leather Manufacturing	11	0.0%
Stone, Glass, and Concrete	165	0.1%
Metals Fabrication	531	0.3%
Machinery and Equipment Manufacturing	1,967	1.1%
Transportation	3,215	1.7%
Travel Services	543	0.3%
Transport Services	340	0.2%
Communications	1,663	0.9%
Utilities	566	0.3%
Durables Wholesale	4,612	2.5%
Non Durables Wholesale	1,473	0.8%
Building Materials, Hardware and Garden	1,745	0.9%
General Merchandise Stores	1,323	0.7%
Food Markets	1,014	0.5%
Convenience Stores	918	0.5%

Other Food Stores	1,292	0.7%
Auto Dealers and Gas Stations	4,607	2.5%
Clothing Stores	2,530	1.4%
Furniture Stores	1,036	0.6%
Home Furnishings	1,051	0.6%
Electronics and Computer Stores	715	0.4%
Music Stores	167	0.1%
Restaurants	7,129	3.9%
Other Food Service	1,795	1.0%
Bars	259	0.1%
Drug Stores	986	0.5%
Liquor Stores	380	0.2%
Specialty Stores	6,353	3.4%
Catalog and Direct Sales	556	0.3%
Banks and Financial Institutions	9,259	5.0%
Insurance Carriers	359	0.2%
Insurance Agents and Brokers	5,224	2.8%
Real Estate	8,288	4.5%
Hotels and Lodging	1,203	0.7%
Dry Cleaning and Laundry	1,187	0.6%
Beauty and Barber Shops	4,496	2.4%
Other Personal Service	2,811	1.5%
Advertising	1,026	0.6%
Computer Services	2,819	1.5%
Other Business Services	7,420	4.0%
Auto Repair/Services	4,778	2.6%
Miscellaneous Repair Services	1,620	0.9%
Motion Pictures	1,217	0.7%
Entertainment and Recreation Services	2,893	1.6%
Health and Medical Services	20,405	11.0%
Hospitals	2,490	1.3%
Legal Services	5,238	2.8%
Primary and Secondary Education	1,562	0.8%
Colleges and Universities	246	0.1%
Social Services	3,849	2.1%
Child Care Services	981	0.5%
Museums and Zoos	175	0.1%
Membership Organizations	5,832	3.2%
Professional Services	9,698	5.2%
Government	3,774	2.0%
Unclassified Establishments	9,874	5.3%

#### Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	225,600	11.1%
Business and Financial Operations	97,645	4.8%
Computer and mathematical occupations	63,707	3.1%
Architecture and engineering	31,071	1.5%
Life/Physical/Social Science occupations	9,655	0.5%
Community and Social Services	22,256	1.1%
Legal	19,472	1.0%
Education/Training/Library	118,548	5.8%
Health Diagnosing and Treating Practitioners	76,710	3.8%
Health Technologists/Technicians	28,788	1.4%



Healthcare support	33,643	1.7%
Protective Services	29,109	1.4%
Food Preparation/Serving	107,253	5.3%
Building and Grounds maintenance	77,957	3.8%
Personal care and service	65,257	3.2%
Sales	257,505	12.6%
Office and Administrative support	286,523	14.1%
Farming/Fishing/Forestry	2,791	0.1%
Construction and Extraction	92,812	4.6%
Installation/Maintenance and Repair workers	72,187	3.5%
Production Workers	139,067	6.8%
Transportation Workers	69,939	3.4%
Material Moving	59,012	2.9%

#### Total Employees by Major SIC (2017)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	18,534	0.9%
Mining (SIC 10-14)	1,051	0.1%
Construction (SIC 15-17)	82,474	4.0%
Manufacturing (SIC 20-39)	179,442	8.8%
Transportation and Communications (SIC 40-49)	86,641	4.3%
Wholesale Trade (SIC 50-51)	100,427	4.9%
Retail Trade (SIC 52-59)	439,826	21.6%
Finance, Insurance And Real Estate (SIC 60-69)	172,936	8.5%
Services (SIC 70-89)	835,193	41.0%
Public Administration (SIC 90-98)	105,132	5.2%
Unclassified (SIC 99)	15,027	0.7%

#### Total Employees by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	2,098	0.1%
Agricultural Services	16,436	0.8%
Coal and Ore Mining	688	0.0%
Oil and Gas	363	0.0%
General Construction	24,926	1.2%
Heavy Construction	57,548	2.8%
Food Manufacturing	19,993	1.0%
Tobacco Manufacturing	25	0.0%
Textile Mills	25,763	1.3%
Apparel and Textile Manufacturing	4,330	0.2%
Lumber and Wood Production	2,575	0.1%
Furniture Manufacturing	4,070	0.2%
Paper Manufacturing	9,587	0.5%
Printing and Publishing	15,473	0.8%
Chemicals	10,873	0.5%
Petroleum Refining	1,276	0.1%
Rubber and Plastics	6,820	0.3%
Leather Manufacturing	75	0.0%
Stone, Glass, and Concrete	4,205	0.2%
Metals Fabrication	19,419	1.0%
Machinery and Equipment Manufacturing	54,958	2.7%
Transportation	38,602	1.9%
Travel Services	2,930	0.1%
Transport Services	4,441	0.2%

Communications	25,712	1.3%
Utilities	14,956	0.7%
Durables Wholesale	73,357	3.6%
Non Durables Wholesale	27,070	1.3%
Building Materials, Hardware and Garden	28,721	1.4%
General Merchandise Stores	47,178	2.3%
Food Markets	41,017	2.0%
Convenience Stores	5,361	0.3%
Other Food Stores	13,016	0.6%
Auto Dealers and Gas Stations	39,548	1.9%
Clothing Stores	21,244	1.0%
Furniture Stores	9,011	0.4%
Home Furnishings	10,158	0.5%
Electronics and Computer Stores	12,056	0.6%
Music Stores	848	0.0%
Restaurants	124,056	6.1%
Other Food Service	24,863	1.2%
Bars	3,823	0.2%
Drug Stores	12,302	0.6%
Liquor Stores	1,890	0.1%
Specialty Stores	40,302	2.0%
Catalog and Direct Sales	4,432	0.2%
Banks and Financial Institutions	64,619	3.2%
Insurance Carriers	5,822	0.3%
Insurance Agents and Brokers	44,357	2.2%
Real Estate	58,138	2.9%
Hotels and Lodging	27,999	1.4%
Dry Cleaning and Laundry	6,488	0.3%
Beauty and Barber Shops	17,643	0.9%
Other Personal Service	13,207	0.6%
Advertising	13,281	0.7%
Computer Services	43,712	2.1%
Other Business Services	76,909	3.8%
Auto Repair/Services	22,600	1.1%
Miscellaneous Repair Services	6,641	0.3%
Motion Pictures	6,591	0.3%
Entertainment and Recreation Services	28,448	1.4%
Health and Medical Services	99,264	4.9%
Hospitals	102,699	5.0%
Legal Services	29,804	1.5%
Primary and Secondary Education	95,998	4.7%
Colleges and Universities	21,007	1.0%
Social Services	38,215	1.9%
Child Care Services	15,738	0.8%
Museums and Zoos	3,327	0.2%
Membership Organizations	40,830	2.0%
Professional Services	112,900	5.5%
Government	105,132	5.2%
Unclassified Establishments	15,027	0.7%

Source: Applied Geographic Solutions, Thousand Oaks, CA

