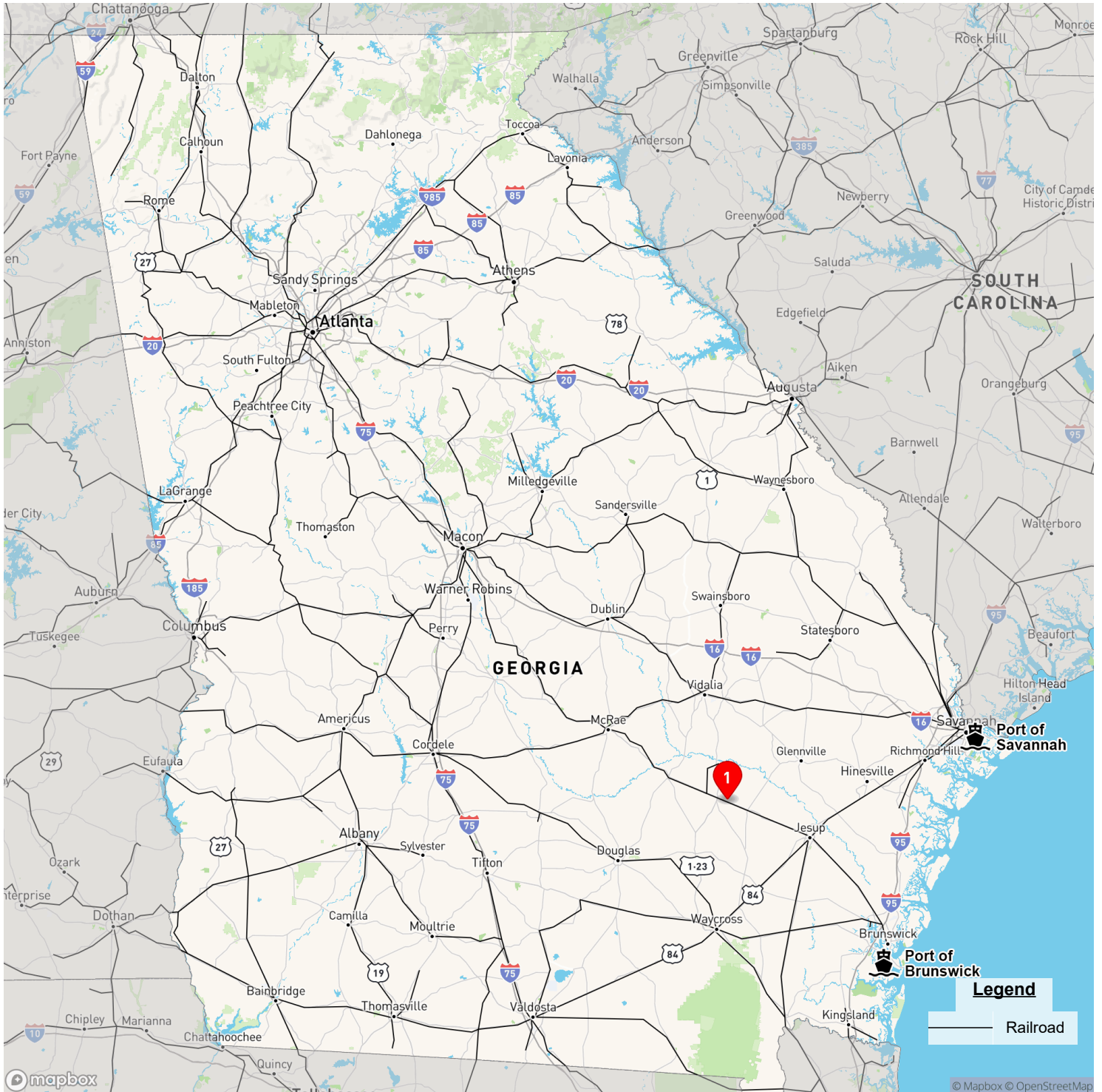


Appling County Rail Park



1 Appling County Rail Park Site

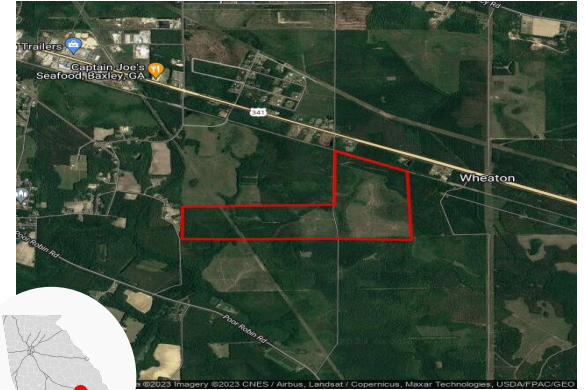
Appling County Rail Park Site

Baxley, GA 31513, Appling County



Total Acres:	325 AC	Water on Site:	No
Remaining Acres:	325 AC	Water Main Size:	8 IN
Largest Tract:	175 AC	Sewer on Site:	No
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	No
Former Use:	Undeveloped	Gas Main Size:	4 IN
GRAD Site:	No	Electric Provider:*	Satilla EMC

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



Source: Georgia Power Economic Development



Job Tax Credit:	\$3,500/job
County Millage Rate:	25.556
County Property Tax:	\$10.22 per \$1000 FMV
Total Sales Tax:	8%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
 Less Developed Census Tract
 New Market Tax Credit

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



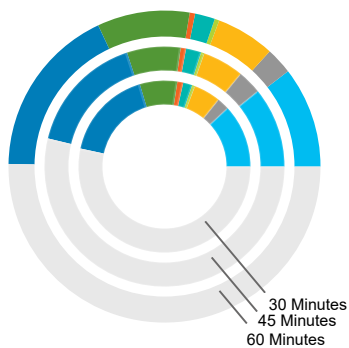
International Airport:	Savannah/Hilton Head International, 69.2 miles	Port 1:	Port of Brunswick, 62.1 miles
Interstate:	I 16, 42.8 miles	Port 2:	Port of Savannah, 73.7 miles
Rail Provider:	Norfolk Southern	Inland Port:	Inland Port Greer, 218.9 miles
		Intermodal:	Savannah, 70.1 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce data is based on drive times from property unless otherwise noted	Laborforce ²		Unemployment Rate		Average Weekly Wage	
	30 Minutes:	45 Minutes:	Appling County:	Georgia:	Appling County:	Draw Area: ³
	13,454	61,143	3.3%	2.8%	\$1,119	\$840
	101,537		3.4%		\$1,197	\$1,300

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	3,336	5,628	12,689
Wholesale Trade	649	1,688	3,348
Transportation & Warehousing	1,412	2,891	7,369
Information	152	227	582
Professional, Scientific & Technical Services	481	1,070	2,523
Management of Companies & Enterprises	309	374	678
Health Care and Social Assistance	1,971	3,754	11,617
Government	4,766	8,407	21,528
Other *	14,965	27,962	60,979

* Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, other services, and unclassified industries

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.

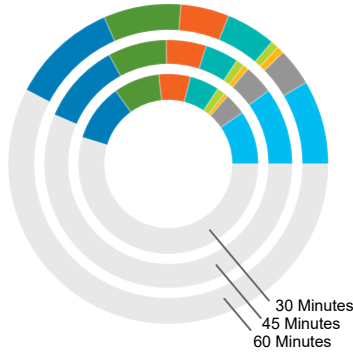


Appling County Rail Park Site

Baxley, GA 31513, Appling County



Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	2,709	5,224	10,312	\$25.65
Business & Financial Operations Occupations	1,102	2,007	4,589	\$26.94
Computer & Mathematical Occupations	192	372	881	\$30.90
Architecture & Engineering Occupations	418	563	982	\$35.80
Healthcare Practitioner Occupations	1,478	2,259	6,100	\$26.74
Installation, Maintenance, & Repair Occupations	1,591	2,725	5,961	\$19.10
Production Occupations	2,315	3,973	9,474	\$14.45
Transportation & Material Moving Occupations	2,881	5,501	13,081	\$14.58
Other *	15,355	29,376	69,935	N/A

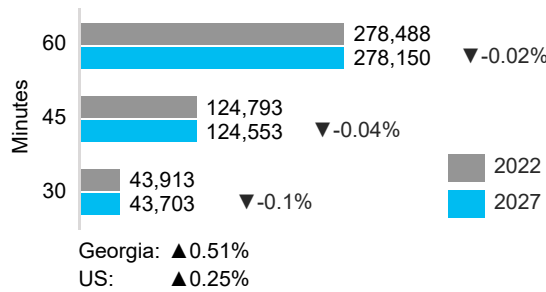
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

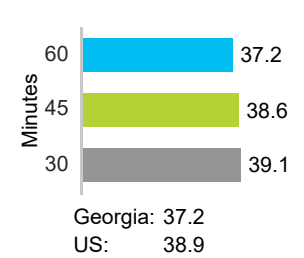
Demographics

Demographic data is based on drive times from property

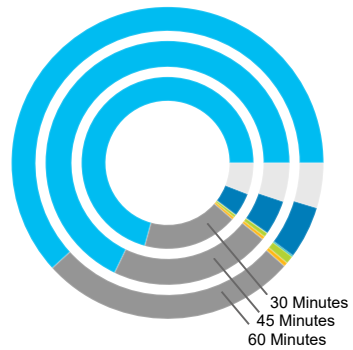
Population & Projected Annual Change



Median Age

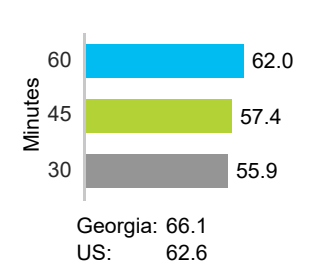


Population by Race

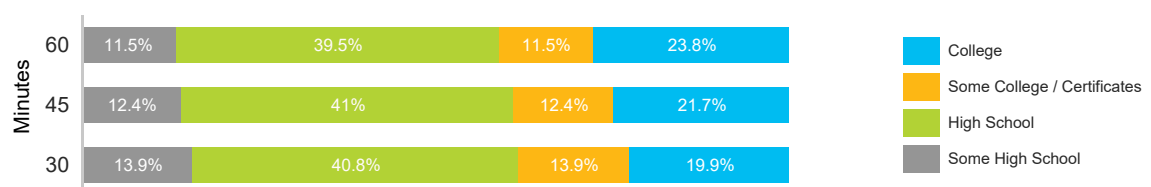


	30 Mins.	45 Mins.	60 Mins.
White	70.7%	67.9%	61.8%
Black	17.9%	21.4%	26.7%
American Indian	0.5%	0.4%	0.4%
Asian	0.5%	0.6%	0.8%
Pacific Islander	0.0%	0.0%	0.1%
Multiracial	5.9%	5.1%	4.7%
Other	4.4%	4.6%	5.5%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2022



Contact

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404-506-4054
jldewitt@southernco.com
www.SelectGeorgia.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

Appling County Rail Park Site

Baxley, GA 31513, Appling County

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

Appling County Rail Park Site

Baxley, GA 31513, Appling County



30,45,60 Minutes Drive Time Area

