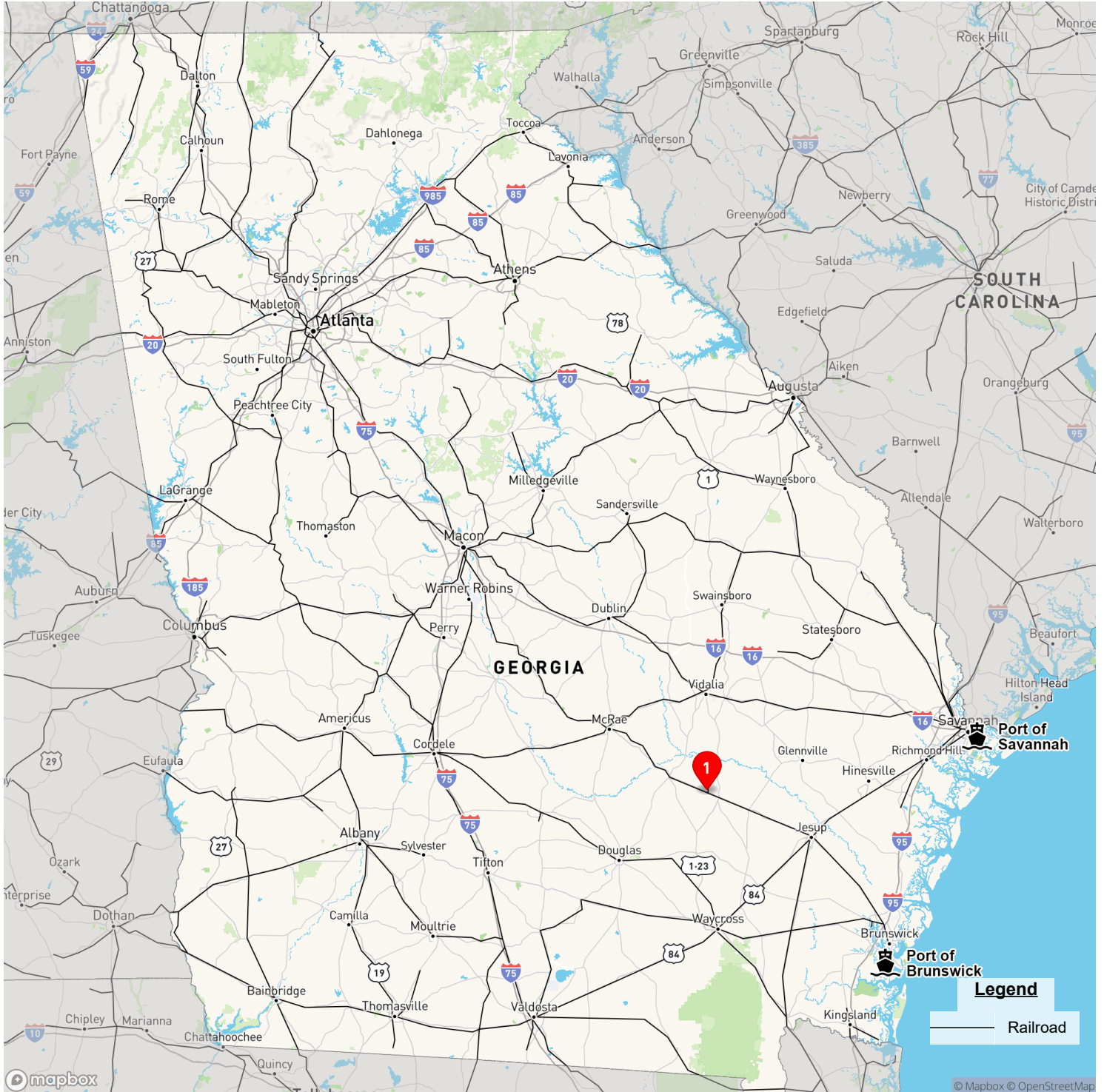


Appling County Industrial Park West



1 Appling County Industrial Park West

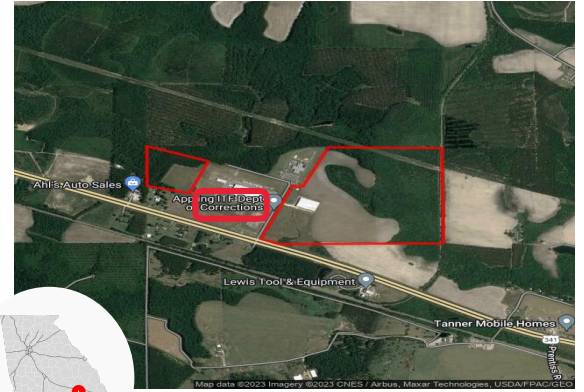
Appling County Industrial Park West

Baxley, GA 31513, Appling County



Total Acres:	187 AC	Water on Site:	Yes
Remaining Acres:	65 AC	Water Main Size:	10 IN
Largest Tract:	50 AC	Sewer on Site:	Yes
Sale or Lease:	Both	Sewer Main Size:	8 IN
Zoning:	Industrial	Gas on Site:	Yes
Former Use:	Undeveloped	Gas Main Size:	2 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



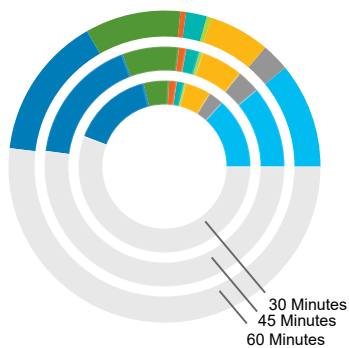
International Airport:	Savannah/Hilton Head International, 73.9 miles	Port 1:	Port of Brunswick, 68.9 miles
Interstate:	I 16, 40.8 miles	Port 2:	Port of Savannah, 78.7 miles
Rail Provider:	Not rail served	Inland Port:	Inland Port Greer, 215.9 miles
		Intermodal:	Savannah, 75.3 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



Workforce data is based on drive times from property unless otherwise noted	Laborforce²	Unemployment Rate	Average Weekly Wage																			
	<table border="1"> <tr> <td>30 Minutes:</td> <td>14,936</td> </tr> <tr> <td>45 Minutes:</td> <td>49,532</td> </tr> <tr> <td>60 Minutes:</td> <td>93,159</td> </tr> </table>	30 Minutes:	14,936	45 Minutes:	49,532	60 Minutes:	93,159	<table border="1"> <tr> <td>Appling County:</td> <td>3.3%</td> </tr> <tr> <td>Georgia:</td> <td>2.8%</td> </tr> <tr> <td>US:</td> <td>3.4%</td> </tr> </table>	Appling County:	3.3%	Georgia:	2.8%	US:	3.4%	<table border="1"> <tr> <td>Appling County:</td> <td>\$1,119</td> </tr> <tr> <td>Draw Area:³</td> <td>\$840</td> </tr> <tr> <td>Georgia:</td> <td>\$1,197</td> </tr> <tr> <td>US:</td> <td>\$1,300</td> </tr> </table>	Appling County:	\$1,119	Draw Area:³	\$840	Georgia:	\$1,197	US:
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Draw Area:³	\$840																					
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US:	\$1,300																					

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	1,999	5,083	12,729
Wholesale Trade	420	1,432	3,387
Transportation & Warehousing	716	2,573	7,346
Information	53	224	561
Professional, Scientific & Technical Services	210	838	2,521
Management of Companies & Enterprises	213	452	676
Health Care and Social Assistance	720	3,511	11,551
Government	2,289	7,923	17,297
Other *	8,348	23,954	60,461

* 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.

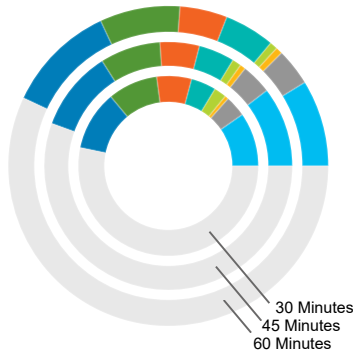


Appling County Industrial Park West

Baxley, GA 31513, Appling County



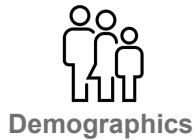
Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	1,448	4,793	10,201	\$25.15
Business & Financial Operations Occupations	566	1,825	4,357	\$26.49
Computer & Mathematical Occupations	99	335	796	\$29.49
Architecture & Engineering Occupations	334	539	919	\$35.68
Healthcare Practitioner Occupations	672	2,151	5,926	\$26.53
Installation, Maintenance, & Repair Occupations	937	2,360	5,591	\$18.55
Production Occupations	1,341	3,622	9,453	\$14.43
Transportation & Material Moving Occupations	1,599	4,813	12,890	\$14.46
Other *	7,971	25,551	66,397	N/A

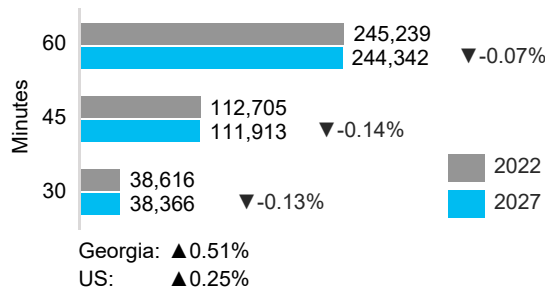
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

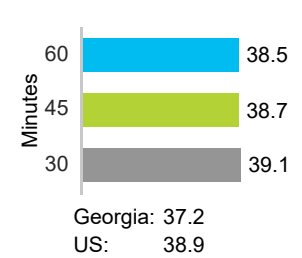


Demographic data is based on drive times from property

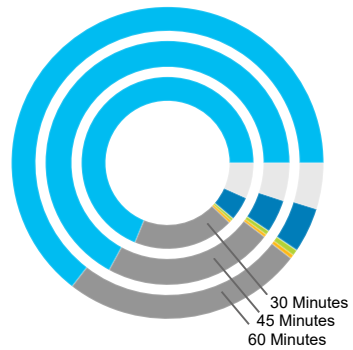
Population & Projected Annual Change



Median Age

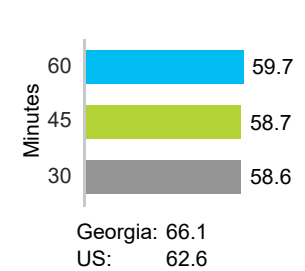


Population by Race

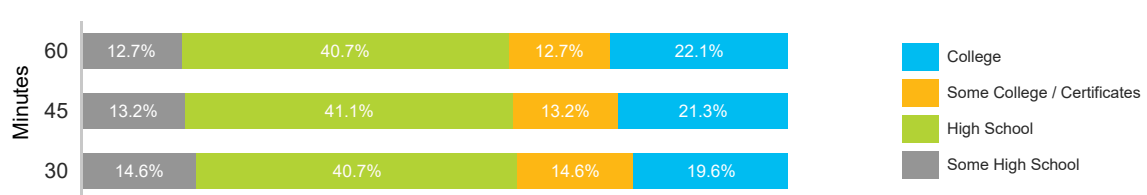


	30 Mins.	45 Mins.	60 Mins.
White	68.8%	67.1%	64.5%
Black	19.0%	22.6%	25.0%
American Indian	0.5%	0.4%	0.4%
Asian	0.5%	0.6%	0.6%
Pacific Islander	0.0%	0.0%	0.0%
Multiracial	6.7%	5.0%	4.8%
Other	4.5%	4.4%	4.6%

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 Industrial Park West

Baxley, GA 31513, Appling County

Location Map



Aerial Map



Environmental Map



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

Appling County Industrial Park West

Baxley, GA 31513, Appling County



30,45,60 Minutes Drive Time Area

