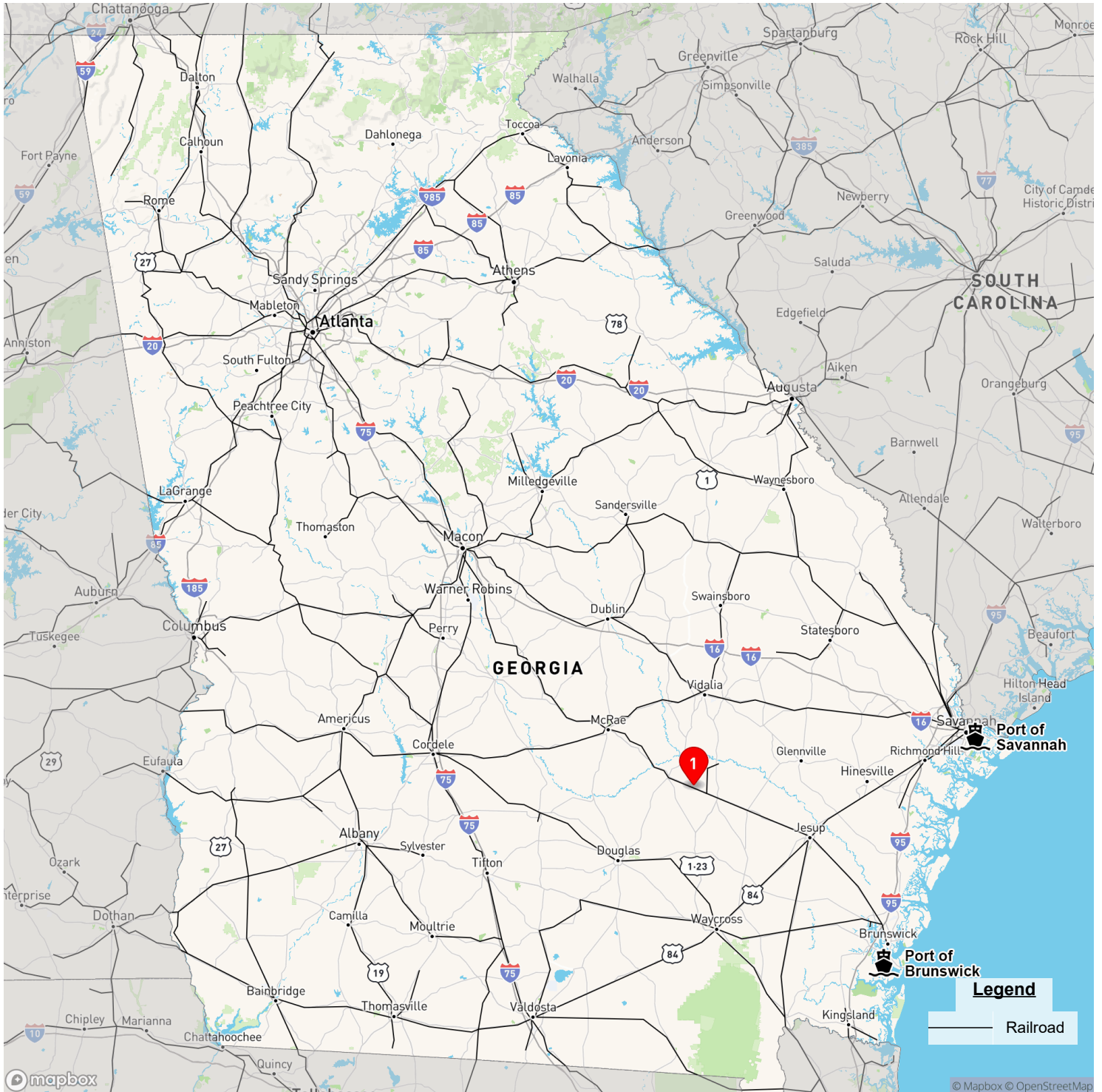


Sweetwater Industrial Park



1 Sweetwater Industrial Park

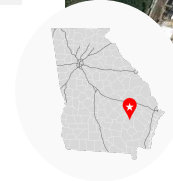
Sweetwater Industrial Park

Baxley, GA 31513, Appling County



Total Acres:	128 AC	Water on Site:	Yes
Remaining Acres:	42 AC	Water Main Size:	8 IN
Largest Tract:	42 AC	Sewer on Site:	Yes
Sale or Lease:	Both	Sewer Main Size:	10 IN
Zoning:	Industrial	Gas on Site:	No
Former Use:	Undeveloped	Gas Main Size:	4 IN
GRAD Site:	Yes	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



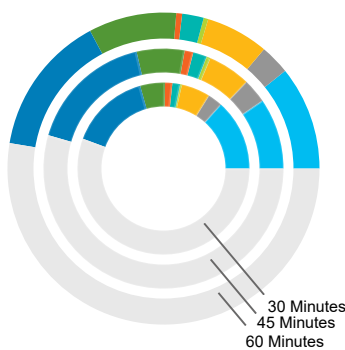
International Airport:	Savannah/Hilton Head International, 76.9 miles	Port 1:	Port of Brunswick, 72.2 miles
Interstate:	I 16, 40.6 miles	Port 2:	Port of Savannah, 81.8 miles
Rail Provider:	Norfolk Southern	Inland Port:	Inland Port Greer, 215 miles
		Intermodal:	Savannah, 78.4 miles

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
	14,936	40,227	3.3%	2.8%	\$1,119	\$840
	87,995		3.4%		\$1,197	\$1,197
					US:	\$1,300

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	2,105	3,712	10,152
Wholesale Trade	434	1,272	2,910
Transportation & Warehousing	851	2,235	6,136
Information	53	204	450
Professional, Scientific & Technical Services	227	722	2,108
Management of Companies & Enterprises	214	452	572
Health Care and Social Assistance	734	2,495	8,585
Government	2,355	6,555	13,748
Other *	8,748	21,130	49,587

* 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.

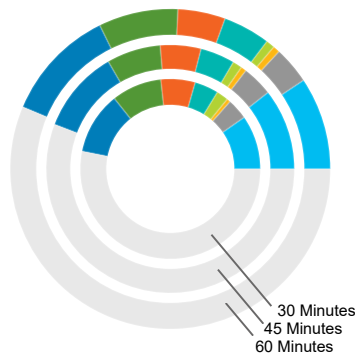


Sweetwater Industrial Park

Baxley, GA 31513, Appling County



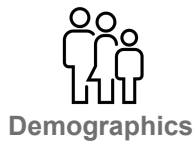
Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	1,528	4,103	8,819	\$24.42
Business & Financial Operations Occupations	591	1,554	3,553	\$26.47
Computer & Mathematical Occupations	102	276	651	\$29.53
Architecture & Engineering Occupations	337	480	833	\$36.01
Healthcare Practitioner Occupations	674	1,739	4,478	\$26.40
Installation, Maintenance, & Repair Occupations	968	2,056	4,525	\$18.56
Production Occupations	1,413	2,726	7,567	\$14.63
Transportation & Material Moving Occupations	1,754	4,190	10,734	\$14.53
Other *	8,354	21,654	53,087	N/A

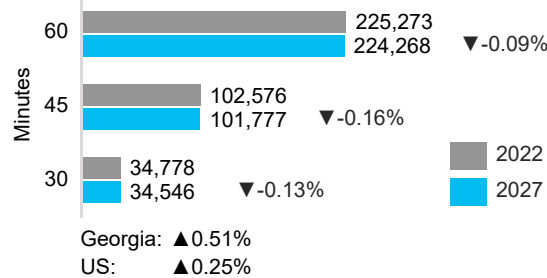
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

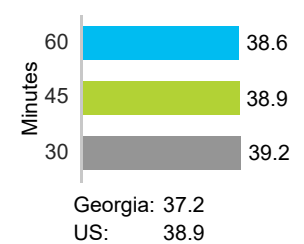


Demographic data is based on drive times from property

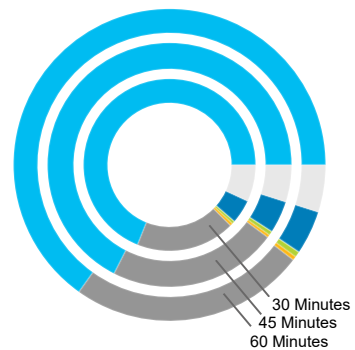
Population & Projected Annual Change



Median Age

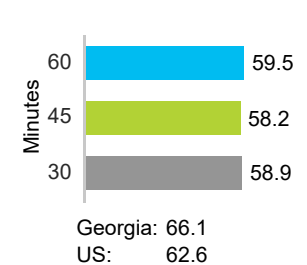


Population by Race

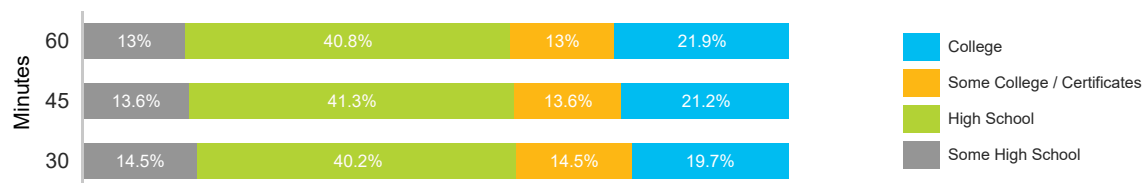


	30 Mins.	45 Mins.	60 Mins.
White	68.9%	67.5%	65.2%
Black	18.6%	22.4%	24.4%
American Indian	0.5%	0.4%	0.4%
Asian	0.5%	0.5%	0.6%
Pacific Islander	0.0%	0.0%	0.0%
Multiracial	6.9%	4.9%	4.9%
Other	4.5%	4.2%	4.5%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2022



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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

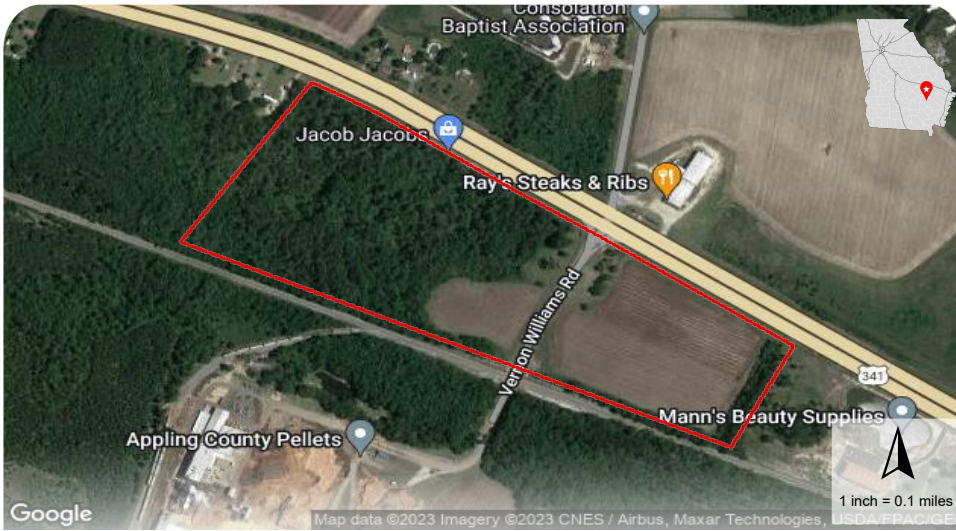
Sweetwater Industrial Park

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

Sweetwater Industrial Park

Baxley, GA 31513, Appling County



30,45,60 Minutes Drive Time Area

