

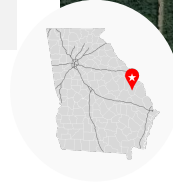
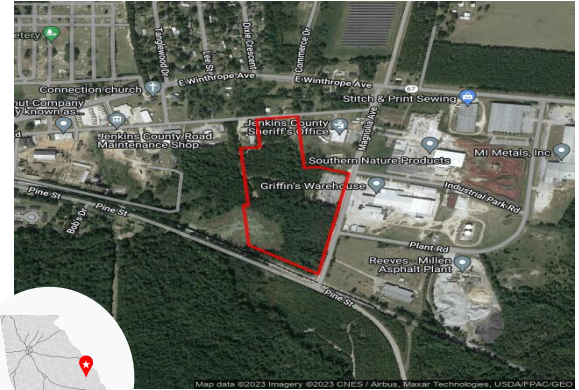
Jenkins County Industrial Park - Cavalier Property

Millen, GA 30442, Jenkins County



Total Acres:	20 AC	Water on Site:	Yes
Remaining Acres:	20 AC	Water Main Size:	8 IN
Largest Tract:	20 AC	Sewer on Site:	Yes
Sale or Lease:	Sale	Sewer Main Size:	8 IN
Zoning:	Heavy Industrial	Gas on Site:	Yes
Former Use:	Agricultural	Gas Main Size:	4 IN
GRAD Site:	No	Electric Provider:*	Georgia Power

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



Source: Georgia Power Economic Development



Job Tax Credit:	\$4,000/job
County Millage Rate:	23.57
County Property Tax:	\$9.43 per \$1000 FMV
Total Sales Tax:	8%
County Freeport:¹	1: 100% 2: 100% 3: 100% 4: 0%

Incentive Zones
Federal Opportunity Zone
New Market Tax Credit

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



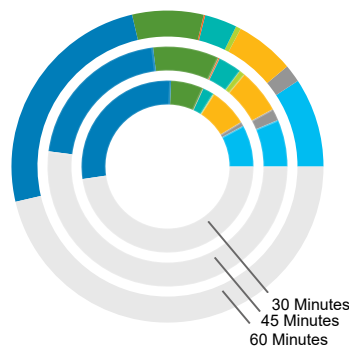
International Airport:	Savannah/Hilton Head International, 62.4 miles	Port 1:	Port of Savannah, 68.4 miles
Interstate:	I 16, 29.9 miles	Port 2:	Port of Charleston, 116.1 miles
Rail Provider:	Norfolk Southern	Inland Port:	Inland Port Greer, 147.6 miles
		Intermodal:	Savannah, 65.5 miles

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	
	30 Minutes:	17,560	Jenkins County:	6.0%	Jenkins County:	\$792
	45 Minutes:	72,099	Georgia:	3.8%	Draw Area:³	\$1,066
	60 Minutes:	197,890	US:	3.9%	Georgia:	\$1,197
				US:	\$1,300	

Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	858	5,010	13,260
Wholesale Trade	88	1,256	2,631
Transportation & Warehousing	791	4,735	8,782
Information	20	605	759
Professional, Scientific & Technical Services	230	2,488	4,810
Management of Companies & Enterprises	7	165	222
Health Care and Social Assistance	666	6,986	10,581
Government	3,059	16,607	35,774
Other *	5,209	41,064	66,426

* 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

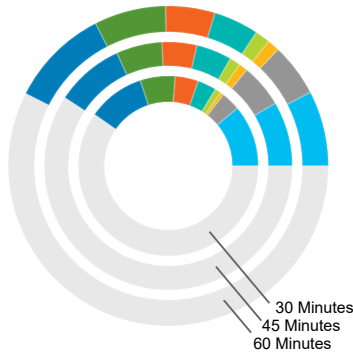
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Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	1,214	6,662	10,905	\$31.16
Business & Financial Operations Occupations	374	4,469	7,696	\$30.30
Computer & Mathematical Occupations	68	905	1,748	\$38.71
Architecture & Engineering Occupations	121	1,126	2,209	\$41.04
Healthcare Practitioner Occupations	368	3,637	6,512	\$30.55
Installation, Maintenance, & Repair Occupations	457	3,599	7,150	\$21.21
Production Occupations	686	4,717	10,382	\$17.55
Transportation & Material Moving Occupations	1,120	7,029	14,331	\$16.64
Other *	6,520	46,773	82,312	N/A

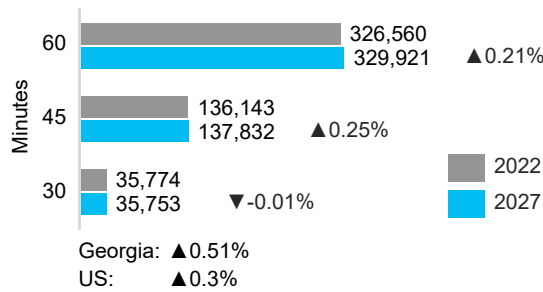
* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, military, and unclassified occupations

Source: EMSI

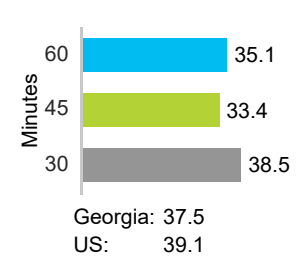
Demographics

Demographic data is based on drive times from property

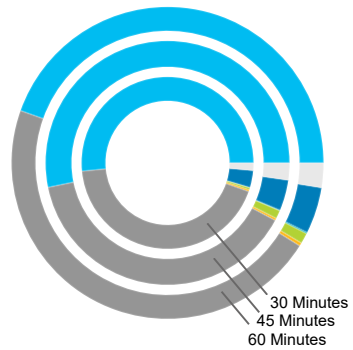
Population & Projected Annual Change



Median Age

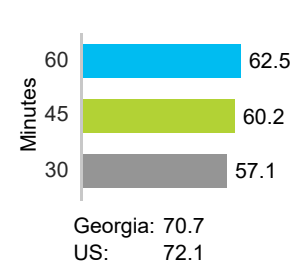


Population by Race

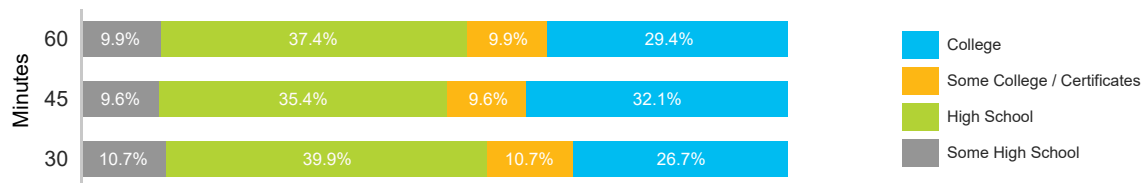


	30 Mins.	45 Mins.	60 Mins.
White	51.6%	53.2%	44.6%
Black	43.1%	39.0%	46.5%
American Indian	0.3%	0.3%	0.3%
Asian	0.4%	1.1%	1.1%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	1.4%	2.3%	2.5%
Other	3.2%	4.1%	4.8%

Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Property Contact:
Mandy Underwood
Jenkins County Development Authority
478-982-5595
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For more details, contact your local Georgia Power Community Development Manager:
Matt Forshee
Georgia Power Community & Economic Development
706-831-0752
mwforshe@southernco.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