

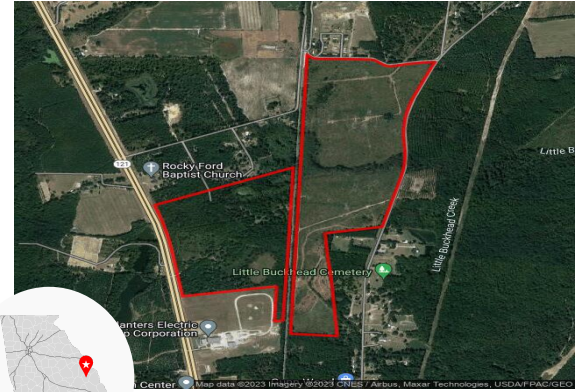
Gunn Property

Millen, GA 30442, Jenkins County



Total Acres:	248 AC	Water on Site:	No
Remaining Acres:	248 AC	Water Main Size:	N/A
Largest Tract:	160 AC	Sewer on Site:	No
Sale or Lease:	Sale	Sewer Main Size:	N/A
Zoning:	Agricultural	Gas on Site:	No
Former Use:	Undeveloped	Gas Main Size:	N/A
GRAD Site:	No	Electric Provider:*	Planters EMC

* 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



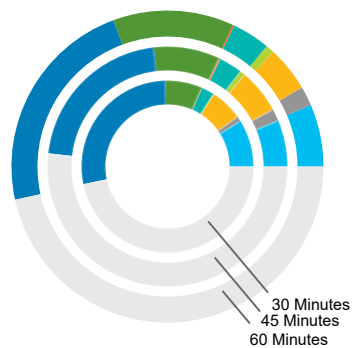
International Airport:	Savannah/Hilton Head International, 65.4 miles	Port 1:	Port of Savannah, 71.1 miles
Interstate:	I 16, 32.3 miles	Port 2:	Port of Charleston, 117.4 miles
Rail Provider:	Norfolk Southern	Inland Port:	Inland Port Greer, 144.7 miles
		Intermodal:	Savannah, 68.2 miles

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>17,560</td> </tr> <tr> <td>45 Minutes:</td> <td>115,436</td> </tr> <tr> <td>60 Minutes:</td> <td>163,690</td> </tr> </table>	30 Minutes:	17,560	45 Minutes:	115,436	60 Minutes:	163,690	<table border="1"> <tr> <td>Jenkins County:</td> <td>6.0%</td> </tr> <tr> <td>Georgia:</td> <td>3.8%</td> </tr> <tr> <td>US:</td> <td>3.9%</td> </tr> </table>	Jenkins County:	6.0%	Georgia:	3.8%	US:	3.9%	<table border="1"> <tr> <td>Jenkins County:</td> <td>\$792</td> </tr> <tr> <td>Draw Area:³</td> <td>\$1,066</td> </tr> <tr> <td>Georgia:</td> <td>\$1,197</td> </tr> <tr> <td>US:</td> <td>\$1,300</td> </tr> </table>	Jenkins County:	\$792	Draw Area:³	\$1,066	Georgia:	\$1,197	US:
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Jobs by Industry



	30 Mins.	45 Mins.	60 Mins.
Manufacturing	841	5,017	15,336
Wholesale Trade	87	1,282	4,756
Transportation & Warehousing	568	4,745	11,142
Information	14	578	2,056
Professional, Scientific & Technical Services	221	2,474	9,318
Management of Companies & Enterprises	7	165	380
Health Care and Social Assistance	648	7,069	29,700
Government	2,628	17,038	54,022
Other *	4,393	41,176	110,517

* 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

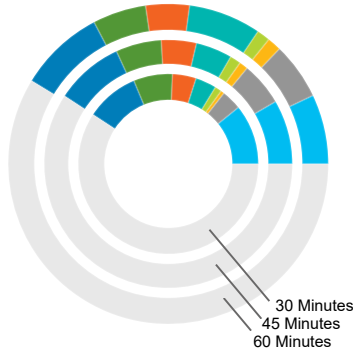
Sources: Georgia Dept. of Labor, EMSI

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.


Jobs by Occupation



	30 Mins.	45 Mins.	60 Mins.	Median Hourly Wage 60 Mins.
Management Occupations	1,018	6,677	16,711	\$33.72
Business & Financial Operations Occupations	338	4,509	13,622	\$30.97
Computer & Mathematical Occupations	59	905	3,361	\$38.95
Architecture & Engineering Occupations	115	1,135	3,188	\$40.95
Healthcare Practitioner Occupations	354	3,770	17,402	\$32.77
Installation, Maintenance, & Repair Occupations	401	3,635	10,456	\$21.12
Production Occupations	657	4,733	12,826	\$17.59
Transportation & Material Moving Occupations	894	7,072	20,432	\$16.56
Other *	5,571	47,108	139,228	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

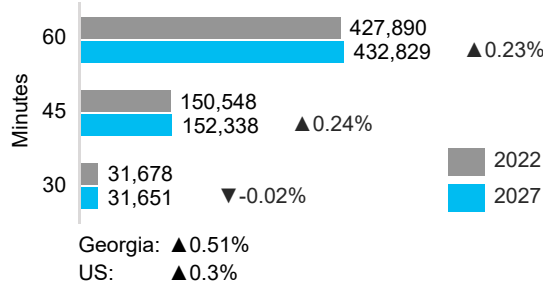
Source: EMSI



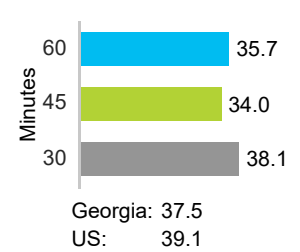
Demographics

Demographic data is based on drive times from property

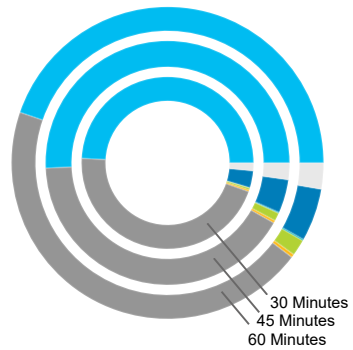
Population & Projected Annual Change



Median Age

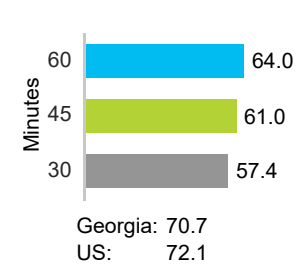


Population by Race

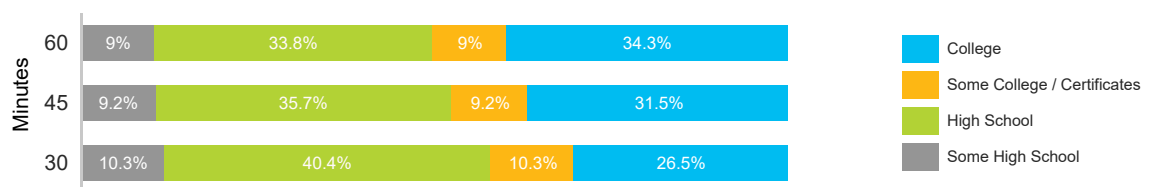


	30 Mins.	45 Mins.	60 Mins.
White	49.2%	50.7%	44.8%
Black	45.4%	41.1%	44.9%
American Indian	0.3%	0.3%	0.3%
Asian	0.4%	1.1%	1.7%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	1.5%	2.2%	2.7%
Other	3.2%	4.4%	5.5%

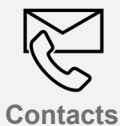
Diversity Index⁴



Educational Attainment⁵



Source: ESRI 2023



Contacts

Property Contact:
Mandy Underwood
Jenkins County Development Authority
478-982-5595
jcda@bellsouth.net

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