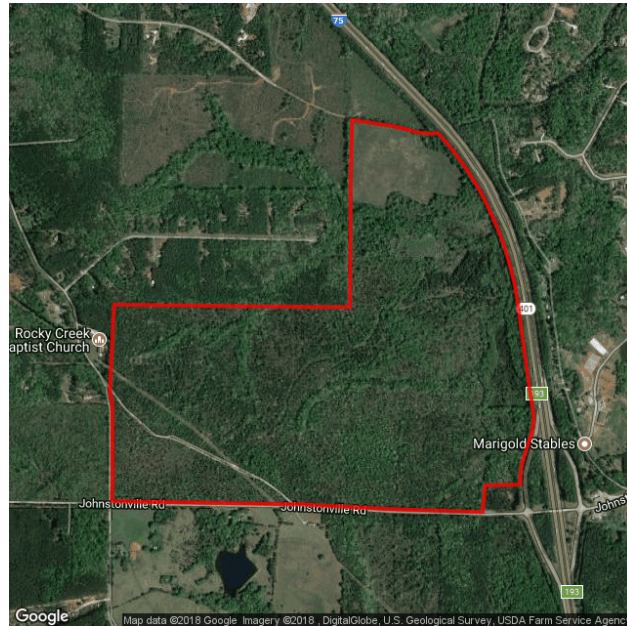


## Johnstonville Road Site at Interstate 75

Forsyth, GA 31029  
 Monroe County

### Contact

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 National Realty Ventures  
 5 Concourse Parkway  
 Atlanta, GA 30328  
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<b>Property</b>		<b>Incentives</b>	
Total Acres	450.0 acres	Jobs Tax Credit	\$3500/job
Remaining Acres	450.0 acres	Investment Tax Credit	1%
Largest Tract	450.0 acres	Opportunity Zone	No
GRAD Site	No	Less Developed Census Tract	Yes
Zoning	Mixed Use		
Rail Served	No		
<b>Utilities</b>		<b>Transportation</b>	
Water On Site	Yes	Nearest Interstate	I-75
Water Main Size	12 in	Nearest Port 1	Port of Savannah
Sewer On Site	No	Distance to Port 1	181 miles
Gas On Site	Yes	Nearest Port 2	Port of Brunswick
Gas Main Size	8 in	Distance to Port 2	199 miles
Electric Provider	Southern Rivers Energy	Nearest International Airport	Hartsfield-Jackson Atlanta International
		Distance to International Airport	42 miles



## Demographics Report

Center:

Distance:

10 miles

Population (2017)		Population (2022)		
	Total	%	Total	%
Population	35,774		35,895	

Sex (2017)		Sex (2022)		
	Total	%	Total	%
Male	18,886	52.8%	18,887	52.6%
Female	16,888	47.2%	17,008	47.4%

Age Distribution (2017)		Age Distribution (2022)		
	Total	%	Total	%
0-4	1,809	5.1%	1,786	5.0%
5-9	1,887	5.3%	1,803	5.0%
10-19	4,812	13.5%	4,718	13.1%
20-29	5,562	15.5%	5,582	15.6%
30-39	4,553	12.7%	4,730	13.2%
40-49	4,586	12.8%	4,359	12.1%
50-59	4,712	13.2%	4,310	12.0%
60-64	2,231	6.2%	2,168	6.0%
65+	5,622	15.7%	6,439	17.9%

Race Distribution (2017)		Race Distribution (2022)		
	Total	%	Total	%
White	22,539	63.0%	22,464	62.6%
Black	12,047	33.7%	12,214	34.0%
American Indian	85	0.2%	87	0.2%
Asian	289	0.8%	291	0.8%
Pacific Islander	4	0.0%	4	0.0%
Other	330	0.9%	340	0.9%
Multirace	480	1.3%	495	1.4%
Hispanic	940	2.6%	1,008	2.8%

Total Households (2017)		Total Households (2022)		
	Total	%	Total	%
Households	12,400		12,917	
Families	8,714	70.3%	8,721	67.5%

Household Income Distribution (2017)		Household Income Distribution (2022)		
	Total	%	Total	%
<\$10 K	1,386	11.2%	1,269	9.8%
\$10-\$20K	1,449	11.7%	1,263	9.8%
\$20-\$30K	1,649	13.3%	1,455	11.3%
\$30-\$40K	1,344	10.8%	1,331	10.3%
\$40-\$50K	1,172	9.5%	1,053	8.2%
\$50-\$60K	1,119	9.0%	1,061	8.2%
\$60-\$75K	1,014	8.2%	1,350	10.5%
\$75-\$100K	1,344	10.8%	1,355	10.5%

	1,923	15.5%	2,780	21.5%
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	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	14,378		14,497	
Employed	13,370	93.0%	13,483	93.0%
Unemployed	971	6.8%	37	
In Armed Forces	37		977	6.7%
Not In Labor Force	15,374		15,575	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	13,583		14,099	
Owner-Occupied Dwellings	8,726	70.4%	9,130	70.7%
Renter-Occupied Dwellings	3,674	29.6%	3,787	29.3%
Housing Units Occupied	12,400	91.3%	12,917	91.6%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	24,313		24,647	
< Grade 9	1,114	4.6%	1,132	4.6%
Grade 9-12	3,873	15.9%	3,940	16.0%
High School	9,282	38.2%	9,401	38.1%
Some College	4,869	20.0%	4,924	20.0%
Assoc Degree	1,277	5.3%	1,295	5.3%
Bach Degree	2,396	9.9%	2,430	9.9%
Grad Degree	1,502	6.2%	1,525	6.2%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	3,146	25.4%	3,686	28.5%
2 Person	4,386	35.4%	4,719	36.5%
3 Person	2,046	16.5%	1,931	14.9%
4 Person	1,574	12.7%	1,455	11.3%
5 Person	737	5.9%	659	5.1%
6+ Person	306	2.5%	281	2.2%

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Consumer Expenditures Report

Center:

Distance:

10 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		12,400

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	1,672	20,732
Men's Apparel	320	3,963
Boys' Apparel	73	908
Women's Apparel	549	6,806
Girls' Apparel	116	1,440
Infants Apparel	80	994
Footwear	312	3,866
Apparel Services and Accessories	222	2,756

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	1,629	20,202
Books And Supplies	228	2,831
Tuition	1,401	17,371

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	2,681	33,247
Fees And Admissions	614	7,617
Video And Audio Equipment	989	12,265
Recreational Equipment And Supplies	1,078	13,364

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	7,246	89,852
Food At Home	3,986	49,423
Food Away From Home	2,795	34,658
Alcoholic Beverages	465	5,772

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,032	49,999
Health Care Insurance	2,257	27,993
Health Care Services	798	9,898
Health Care Supplies And Equipment	976	12,108

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	1,608	19,939
Household Textiles	102	1,265
Furniture	408	5,061

Floor Coverings	21	265
Major Appliances	212	2,625
Housewares And Small Appliances	865	10,724

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Shelter	9,995	123,935
Mortgage Interest	3,234	40,097
Property Taxes	1,809	22,436
Miscellaneous Owned Dwelling Costs	1,210	15,002
Rental Costs	3,094	38,370
Other Lodging	648	8,030

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Household Operations	1,297	16,088
Babysitting And Elderly Care	389	4,822
Household Services	169	2,099
Alimony And Child Support	219	2,714
Household Supplies	520	6,453

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	725	8,993
Legal And Accounting	88	1,090
Funeral And Cemetery	81	1,001
Finance Charges Excluding Mortgage And Vehicle	467	5,786
Other Miscellaneous Expenses	90	1,116

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Care	629	7,798
Hair Care	49	607
Electric Personal Care Appliances	12	154
Personal Care Services	421	5,215
Personal Care Products	147	1,822

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Reading	106	1,318
Newspapers	46	566
Magazines	22	270
Books	39	482

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Tobacco	326	4,046
Cigarettes	294	3,641
Other Tobacco Products	33	405

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Transportation	9,284	115,121

New Vehicle Purchase	1,656	20,534
Used Vehicle Purchase	1,660	20,584
Motorcycles (New And Used)	39	488
Vehicle Finance Charges	212	2,631
Gasoline And Oil	2,667	33,071
Vehicle Repair And Maintenance	881	10,922
Vehicle Insurance	1,045	12,953
Public Transportation	567	7,031
Other Transportation Costs	557	6,908

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	3,762	46,650
Natural Gas	398	4,935
Electricity	1,439	17,840
Fuel Oil And Other Fuels	136	1,688
Telephone Service	1,281	15,880
Other Utilities	509	6,307

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,120	13,890
Gifts Of Apparel	223	2,763
Gifts Of Apparel Accessories	28	351
Gifts Of Education	227	2,810
Gifts Of Recreation	76	947
Gifts Of Food And Beverages	104	1,286
Gifts Of Household Furnishings And Equipment	183	2,264
Gifts Of Household	48	593
Gifts Of Transportation	60	744
Gifts Elsewhere Unspecified	172	2,134

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	335	4,159

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	1,926	23,881

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Business and Labor Force Report

Center:

Distance:

10 miles

Total Establishments	1,050
Total Employees	10,418

### Total Establishments by Size (2017)

	Total	%
1-4 Employees	677	64.5%
5-9 Employees	199	19.0%
10-19 Employees	78	7.4%
20-49 Employees	60	5.7%
50-99 Employees	14	1.3%
100-249 Employees	15	1.4%
250-499 Employees	7	0.7%
500-999 Employees	0	0.0%
1000+ Employees	0	0.0%

### Total Businesses by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	3	0.3%
Agricultural Services	15	1.4%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	22	2.1%
Heavy Construction	48	4.6%
Food Manufacturing	2	0.2%
Tobacco Manufacturing	0	0.0%
Textile Mills	1	0.1%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	1	0.1%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	1	0.1%
Printing and Publishing	3	0.3%
Chemicals	0	0.0%
Petroleum Refining	1	0.1%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	1	0.1%
Metals Fabrication	0	0.0%
Machinery and Equipment Manufacturing	9	0.9%
Transportation	25	2.4%
Travel Services	1	0.1%
Transport Services	0	0.0%
Communications	5	0.5%
Utilities	8	0.8%
Durables Wholesale	26	2.5%
Non Durables Wholesale	7	0.7%
Building Materials, Hardware and Garden	9	0.9%
General Merchandise Stores	13	1.2%
Food Markets	11	1.0%
Convenience Stores	17	1.6%

Other Food Stores	4	0.4%
Auto Dealers and Gas Stations	43	4.1%
Clothing Stores	7	0.7%
Furniture Stores	7	0.7%
Home Furnishings	1	0.1%
Electronics and Computer Stores	4	0.4%
Music Stores	0	0.0%
Restaurants	45	4.3%
Other Food Service	14	1.3%
Bars	1	0.1%
Drug Stores	7	0.7%
Liquor Stores	5	0.5%
Specialty Stores	24	2.3%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	68	6.5%
Insurance Carriers	1	0.1%
Insurance Agents and Brokers	18	1.7%
Real Estate	37	3.5%
Hotels and Lodging	24	2.3%
Dry Cleaning and Laundry	4	0.4%
Beauty and Barber Shops	21	2.0%
Other Personal Service	18	1.7%
Advertising	2	0.2%
Computer Services	2	0.2%
Other Business Services	16	1.5%
Auto Repair/Services	34	3.2%
Miscellaneous Repair Services	10	1.0%
Motion Pictures	8	0.8%
Entertainment and Recreation Services	20	1.9%
Health and Medical Services	60	5.7%
Hospitals	9	0.9%
Legal Services	16	1.5%
Primary and Secondary Education	16	1.5%
Colleges and Universities	2	0.2%
Social Services	20	1.9%
Child Care Services	9	0.9%
Museums and Zoos	1	0.1%
Membership Organizations	65	6.2%
Professional Services	36	3.4%
Government	109	10.4%
Unclassified Establishments	29	2.8%

#### Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	1,015	9.7%
Business and Financial Operations	366	3.5%
Computer and mathematical occupations	169	1.6%
Architecture and engineering	130	1.2%
Life/Physical/Social Science occupations	47	0.5%
Community and Social Services	137	1.3%
Legal	42	0.4%
Education/Training/Library	896	8.6%
Health Diagnosing and Treating Practitioners	320	3.1%
Health Technologists/Technicians	169	1.6%



Healthcare support	182	1.7%
Protective Services	367	3.5%
Food Preparation/Serving	605	5.8%
Building and Grounds maintenance	354	3.4%
Personal care and service	348	3.3%
Sales	1,077	10.3%
Office and Administrative support	1,587	15.2%
Farming/Fishing/Forestry	32	0.3%
Construction and Extraction	432	4.1%
Installation/Maintenance and Repair workers	554	5.3%
Production Workers	766	7.4%
Transportation Workers	440	4.2%
Material Moving	273	2.6%

#### Total Employees by Major SIC (2017)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	52	0.5%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	248	2.4%
Manufacturing (SIC 20-39)	1,063	10.2%
Transportation and Communications (SIC 40-49)	982	9.4%
Wholesale Trade (SIC 50-51)	206	2.0%
Retail Trade (SIC 52-59)	2,029	19.5%
Finance, Insurance And Real Estate (SIC 60-69)	356	3.4%
Services (SIC 70-89)	3,677	35.3%
Public Administration (SIC 90-98)	1,773	17.0%
Unclassified (SIC 99)	32	0.3%

#### Total Employees by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	6	0.1%
Agricultural Services	46	0.4%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	53	0.5%
Heavy Construction	195	1.9%
Food Manufacturing	727	7.0%
Tobacco Manufacturing	0	0.0%
Textile Mills	100	1.0%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	1	0.0%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	31	0.3%
Printing and Publishing	14	0.1%
Chemicals	0	0.0%
Petroleum Refining	6	0.1%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	55	0.5%
Metals Fabrication	0	0.0%
Machinery and Equipment Manufacturing	129	1.2%
Transportation	417	4.0%
Travel Services	2	0.0%
Transport Services	0	0.0%

Communications	34	0.3%
Utilities	529	5.1%
Durables Wholesale	138	1.3%
Non Durables Wholesale	68	0.7%
Building Materials, Hardware and Garden	28	0.3%
General Merchandise Stores	184	1.8%
Food Markets	152	1.5%
Convenience Stores	88	0.8%
Other Food Stores	13	0.1%
Auto Dealers and Gas Stations	410	3.9%
Clothing Stores	23	0.2%
Furniture Stores	44	0.4%
Home Furnishings	1	0.0%
Electronics and Computer Stores	107	1.0%
Music Stores	0	0.0%
Restaurants	703	6.7%
Other Food Service	138	1.3%
Bars	1	0.0%
Drug Stores	70	0.7%
Liquor Stores	8	0.1%
Specialty Stores	59	0.6%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	176	1.7%
Insurance Carriers	1	0.0%
Insurance Agents and Brokers	70	0.7%
Real Estate	109	1.0%
Hotels and Lodging	267	2.6%
Dry Cleaning and Laundry	8	0.1%
Beauty and Barber Shops	50	0.5%
Other Personal Service	59	0.6%
Advertising	4	0.0%
Computer Services	6	0.1%
Other Business Services	45	0.4%
Auto Repair/Services	117	1.1%
Miscellaneous Repair Services	62	0.6%
Motion Pictures	10	0.1%
Entertainment and Recreation Services	114	1.1%
Health and Medical Services	283	2.7%
Hospitals	307	2.9%
Legal Services	41	0.4%
Primary and Secondary Education	797	7.7%
Colleges and Universities	685	6.6%
Social Services	226	2.2%
Child Care Services	71	0.7%
Museums and Zoos	1	0.0%
Membership Organizations	254	2.4%
Professional Services	251	2.4%
Government	1,773	17.0%
Unclassified Establishments	32	0.3%

Source: Applied Geographic Solutions, Thousand Oaks, CA

