

Newton Industrial Tract

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Forsyth, GA 31029
 Monroe County

Contact

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 Development Authority of Monroe County
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 Forsyth, GA 31029
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Property
 Total Acres 288.0 acres
 Remaining Acres 288.0 acres
 Largest Tract 288.0 acres
 GRAD Site No
 Zoning Industrial Park
 Rail Served No

Incentives
 Jobs Tax Credit \$3500/job
 Investment Tax Credit 1%
 Opportunity Zone No
 Less Developed Census Tract Yes

Utilities
 Water On Site Yes
 Water Main Size 6 in
 Sewer On Site Yes
 Sewer Main Size 8 in
 Gas On Site Yes
 Gas Main Size 4 in
 Electric Provider City of Forsyth

Transportation
 Nearest Interstate I-75
 Distance to Interstate 1 miles
 Nearest Port 1 Port of Savannah
 Distance to Port 1 174 miles
 Nearest Port 2 Port of Brunswick
 Distance to Port 2 192 miles
 Nearest International Airport Hartsfield-Jackson Atlanta International
 Distance to International Airport 50 miles



Demographics Report

Center:

Distance:

10 miles

Population (2017)		Population (2022)		
	Total	%	Total	%
Population	20,860		20,966	

Sex (2017)		Sex (2022)		
	Total	%	Total	%
Male	10,564	50.6%	10,565	50.4%
Female	10,296	49.4%	10,401	49.6%

Age Distribution (2017)		Age Distribution (2022)		
	Total	%	Total	%
0-4	1,064	5.1%	1,047	5.0%
5-9	1,136	5.4%	1,064	5.1%
10-19	2,585	12.4%	2,455	11.7%
20-29	2,799	13.4%	2,908	13.9%
30-39	2,463	11.8%	2,521	12.0%
40-49	2,650	12.7%	2,451	11.7%
50-59	3,000	14.4%	2,708	12.9%
60-64	1,490	7.1%	1,447	6.9%
65+	3,673	17.6%	4,365	20.8%

Race Distribution (2017)		Race Distribution (2022)		
	Total	%	Total	%
White	14,440	69.2%	14,408	68.7%
Black	5,728	27.5%	5,844	27.9%
American Indian	48	0.2%	50	0.2%
Asian	202	1.0%	203	1.0%
Pacific Islander	0	0.0%	0	0.0%
Other	192	0.9%	201	1.0%
Multirace	250	1.2%	260	1.2%
Hispanic	442	2.1%	477	2.3%

Total Households (2017)		Total Households (2022)		
	Total	%	Total	%
Households	7,861		8,288	
Families	5,586	71.1%	5,644	68.1%

Household Income Distribution (2017)		Household Income Distribution (2022)		
	Total	%	Total	%
<\$10 K	833	10.6%	789	9.5%
\$10-\$20K	703	8.9%	636	7.7%
\$20-\$30K	1,012	12.9%	897	10.8%
\$30-\$40K	769	9.8%	742	9.0%
\$40-\$50K	602	7.7%	644	7.8%
\$50-\$60K	832	10.6%	555	6.7%
\$60-\$75K	804	10.2%	1,018	12.3%
\$75-\$100K	775	9.9%	993	12.0%

> \$100K 1,531 19.5% 2,014 24.3%

	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	9,028		9,164	
Unemployed	530	5.9%	8,611	94.0%
Employed	8,486	94.0%	541	5.9%
In Armed Forces	12		12	
Not In Labor Force	8,134		8,297	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	8,538		8,964	
Owner-Occupied Dwellings	5,757	73.2%	6,100	73.6%
Renter-Occupied Dwellings	2,104	26.8%	2,188	26.4%
Housing Units Occupied	7,861	92.1%	8,288	92.5%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	14,632		14,911	
< Grade 9	577	3.9%	589	4.0%
Grade 9-12	2,262	15.5%	2,319	15.6%
High School	5,338	36.5%	5,433	36.4%
Some College	2,939	20.1%	2,986	20.0%
Assoc Degree	772	5.3%	787	5.3%
Bach Degree	1,497	10.2%	1,527	10.2%
Grad Degree	1,247	8.5%	1,270	8.5%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	1,944	24.7%	2,324	28.0%
2 Person	2,817	35.8%	3,126	37.7%
3 Person	1,341	17.1%	1,245	15.0%
4 Person	998	12.7%	909	11.0%
5 Person	453	5.8%	408	4.9%
6+ Person	195	2.5%	178	2.1%

Source: Applied Geographic Solutions, Thousand Oaks, CA

Consumer Expenditures Report

Center:

Distance:

10 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		7,861

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	1,860	14,618
Men's Apparel	356	2,797
Boys' Apparel	81	637
Women's Apparel	612	4,813
Girls' Apparel	129	1,017
Infants Apparel	89	702
Footwear	339	2,663
Apparel Services and Accessories	253	1,988

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	1,873	14,720
Books And Supplies	263	2,065
Tuition	1,610	12,656

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	2,984	23,457
Fees And Admissions	707	5,562
Video And Audio Equipment	1,087	8,547
Recreational Equipment And Supplies	1,189	9,348

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	7,953	62,522
Food At Home	4,323	33,986
Food Away From Home	3,105	24,408
Alcoholic Beverages	525	4,128

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,381	34,436
Health Care Insurance	2,453	19,280
Health Care Services	866	6,807
Health Care Supplies And Equipment	1,062	8,348

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	1,801	14,161
Household Textiles	113	889
Furniture	461	3,626

Floor Coverings	25	194
Major Appliances	236	1,854
Housewares And Small Appliances	967	7,599

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Shelter	11,081	87,106
Mortgage Interest	3,667	28,827
Property Taxes	2,055	16,151
Miscellaneous Owned Dwelling Costs	1,352	10,627
Rental Costs	3,251	25,554
Other Lodging	757	5,947

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Household Operations	1,474	11,584
Babysitting And Elderly Care	441	3,466
Household Services	193	1,513
Alimony And Child Support	248	1,950
Household Supplies	592	4,654

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	797	6,267
Legal And Accounting	97	760
Funeral And Cemetery	89	700
Finance Charges Excluding Mortgage And Vehicle	513	4,030
Other Miscellaneous Expenses	99	777

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Care	694	5,457
Hair Care	54	425
Electric Personal Care Appliances	14	108
Personal Care Services	464	3,649
Personal Care Products	162	1,275

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Reading	118	928
Newspapers	51	398
Magazines	24	190
Books	43	339

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Tobacco	346	2,719
Cigarettes	311	2,447
Other Tobacco Products	35	272

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Transportation	10,229	80,407

New Vehicle Purchase	1,857	14,601
Used Vehicle Purchase	1,795	14,114
Motorcycles (New And Used)	43	336
Vehicle Finance Charges	233	1,829
Gasoline And Oil	2,913	22,897
Vehicle Repair And Maintenance	967	7,599
Vehicle Insurance	1,144	8,993
Public Transportation	647	5,087
Other Transportation Costs	630	4,952

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	4,087	32,131
Natural Gas	435	3,419
Electricity	1,556	12,235
Fuel Oil And Other Fuels	149	1,170
Telephone Service	1,392	10,941
Other Utilities	556	4,367

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,280	10,063
Gifts Of Apparel	254	1,998
Gifts Of Apparel Accessories	32	253
Gifts Of Education	259	2,033
Gifts Of Recreation	87	685
Gifts Of Food And Beverages	119	933
Gifts Of Household Furnishings And Equipment	209	1,639
Gifts Of Household	54	426
Gifts Of Transportation	69	546
Gifts Elsewhere Unspecified	197	1,549

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	382	3,007

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	2,224	17,483

Source: Applied Geographic Solutions, Thousand Oaks, CA

Business and Labor Force Report

Center:

Distance:

10 miles

Total Establishments	700
Total Employees	6,708

Total Establishments by Size (2017)

	Total	%
1-4 Employees	456	65.1%
5-9 Employees	120	17.1%
10-19 Employees	52	7.4%
20-49 Employees	43	6.1%
50-99 Employees	12	1.7%
100-249 Employees	15	2.1%
250-499 Employees	2	0.3%
500-999 Employees	0	0.0%
1000+ Employees	0	0.0%

Total Businesses by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	5	0.7%
Agricultural Services	5	0.7%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	21	3.0%
Heavy Construction	36	5.1%
Food Manufacturing	1	0.1%
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	0	0.0%
Printing and Publishing	2	0.3%
Chemicals	0	0.0%
Petroleum Refining	2	0.3%
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	6	0.9%
Transportation	19	2.7%
Travel Services	0	0.0%
Transport Services	0	0.0%
Communications	6	0.9%
Utilities	6	0.9%
Durables Wholesale	23	3.3%
Non Durables Wholesale	9	1.3%
Building Materials, Hardware and Garden	5	0.7%
General Merchandise Stores	8	1.1%
Food Markets	5	0.7%
Convenience Stores	8	1.1%

Other Food Stores	3	0.4%
Auto Dealers and Gas Stations	31	4.4%
Clothing Stores	4	0.6%
Furniture Stores	4	0.6%
Home Furnishings	1	0.1%
Electronics and Computer Stores	2	0.3%
Music Stores	0	0.0%
Restaurants	24	3.4%
Other Food Service	6	0.9%
Bars	1	0.1%
Drug Stores	5	0.7%
Liquor Stores	2	0.3%
Specialty Stores	17	2.4%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	37	5.3%
Insurance Carriers	0	0.0%
Insurance Agents and Brokers	13	1.9%
Real Estate	25	3.6%
Hotels and Lodging	23	3.3%
Dry Cleaning and Laundry	3	0.4%
Beauty and Barber Shops	16	2.3%
Other Personal Service	9	1.3%
Advertising	2	0.3%
Computer Services	0	0.0%
Other Business Services	13	1.9%
Auto Repair/Services	23	3.3%
Miscellaneous Repair Services	6	0.9%
Motion Pictures	6	0.9%
Entertainment and Recreation Services	12	1.7%
Health and Medical Services	30	4.3%
Hospitals	7	1.0%
Legal Services	9	1.3%
Primary and Secondary Education	15	2.1%
Colleges and Universities	0	0.0%
Social Services	11	1.6%
Child Care Services	4	0.6%
Museums and Zoos	1	0.1%
Membership Organizations	47	6.7%
Professional Services	21	3.0%
Government	73	10.4%
Unclassified Establishments	21	3.0%

Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	594	8.9%
Business and Financial Operations	225	3.4%
Computer and mathematical occupations	69	1.0%
Architecture and engineering	85	1.3%
Life/Physical/Social Science occupations	21	0.3%
Community and Social Services	80	1.2%
Legal	22	0.3%
Education/Training/Library	493	7.3%
Health Diagnosing and Treating Practitioners	200	3.0%
Health Technologists/Technicians	123	1.8%

Healthcare support	130	1.9%
Protective Services	230	3.4%
Food Preparation/Serving	402	6.0%
Building and Grounds maintenance	230	3.4%
Personal care and service	223	3.3%
Sales	731	10.9%
Office and Administrative support	1,071	16.0%
Farming/Fishing/Forestry	34	0.5%
Construction and Extraction	335	5.0%
Installation/Maintenance and Repair workers	439	6.5%
Production Workers	503	7.5%
Transportation Workers	245	3.7%
Material Moving	159	2.4%

Total Employees by Major SIC (2017)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	47	0.7%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	239	3.6%
Manufacturing (SIC 20-39)	625	9.3%
Transportation and Communications (SIC 40-49)	657	9.8%
Wholesale Trade (SIC 50-51)	204	3.0%
Retail Trade (SIC 52-59)	1,154	17.2%
Finance, Insurance And Real Estate (SIC 60-69)	225	3.4%
Services (SIC 70-89)	2,427	36.2%
Public Administration (SIC 90-98)	1,109	16.5%
Unclassified (SIC 99)	21	0.3%

Total Employees by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	28	0.4%
Agricultural Services	19	0.3%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	52	0.8%
Heavy Construction	187	2.8%
Food Manufacturing	327	4.9%
Tobacco Manufacturing	0	0.0%
Textile Mills	100	1.5%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	1	0.0%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	0	0.0%
Printing and Publishing	8	0.1%
Chemicals	0	0.0%
Petroleum Refining	71	1.1%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	55	0.8%
Metals Fabrication	0	0.0%
Machinery and Equipment Manufacturing	63	0.9%
Transportation	118	1.8%
Travel Services	0	0.0%
Transport Services	0	0.0%

Communications	35	0.5%
Utilities	504	7.5%
Durables Wholesale	128	1.9%
Non Durables Wholesale	76	1.1%
Building Materials, Hardware and Garden	16	0.2%
General Merchandise Stores	145	2.2%
Food Markets	82	1.2%
Convenience Stores	28	0.4%
Other Food Stores	10	0.1%
Auto Dealers and Gas Stations	135	2.0%
Clothing Stores	11	0.2%
Furniture Stores	36	0.5%
Home Furnishings	1	0.0%
Electronics and Computer Stores	102	1.5%
Music Stores	0	0.0%
Restaurants	426	6.4%
Other Food Service	73	1.1%
Bars	1	0.0%
Drug Stores	46	0.7%
Liquor Stores	3	0.0%
Specialty Stores	39	0.6%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	104	1.6%
Insurance Carriers	0	0.0%
Insurance Agents and Brokers	52	0.8%
Real Estate	69	1.0%
Hotels and Lodging	282	4.2%
Dry Cleaning and Laundry	7	0.1%
Beauty and Barber Shops	39	0.6%
Other Personal Service	38	0.6%
Advertising	4	0.1%
Computer Services	0	0.0%
Other Business Services	25	0.4%
Auto Repair/Services	61	0.9%
Miscellaneous Repair Services	51	0.8%
Motion Pictures	7	0.1%
Entertainment and Recreation Services	93	1.4%
Health and Medical Services	159	2.4%
Hospitals	149	2.2%
Legal Services	25	0.4%
Primary and Secondary Education	884	13.2%
Colleges and Universities	0	0.0%
Social Services	194	2.9%
Child Care Services	32	0.5%
Museums and Zoos	1	0.0%
Membership Organizations	136	2.0%
Professional Services	205	3.1%
Government	1,109	16.5%
Unclassified Establishments	21	0.3%

Source: Applied Geographic Solutions, Thousand Oaks, CA

