

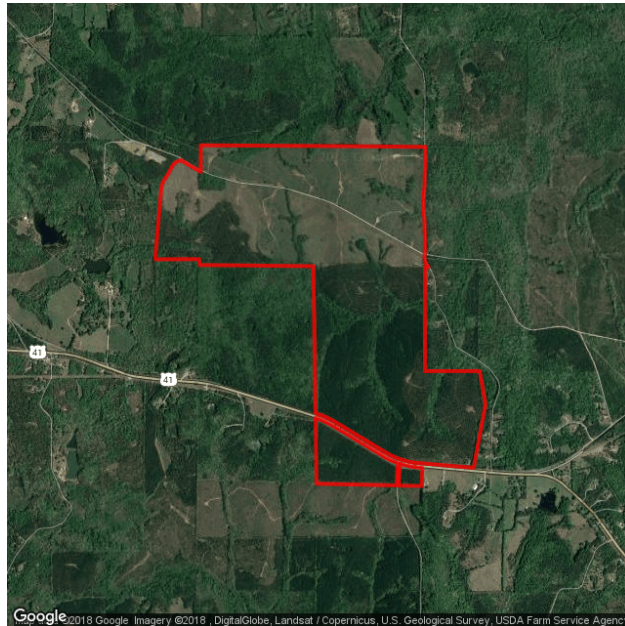
## Tract 7261 Smith-Zellner

Forsyth, GA 30204

Monroe County

### Contact

Kyle Gable  
 Pioneer Land Group  
 P.O. Box 340  
 Douglasville, GA 30133  
 Phone: 404-867-3332  
 Email: [kgable@pioneerlandga.com](mailto:kgable@pioneerlandga.com)



<b>Property</b>		<b>Incentives</b>	
Total Acres	973.0 acres	Jobs Tax Credit	\$3500/job
Remaining Acres	973.0 acres	Investment Tax Credit	1%
Largest Tract	973.0 acres	Opportunity Zone	No
Largest Rail Tract	973.0 acres	Less Developed Census Tract	Yes
GRAD Site	No	<b>Transportation</b>	
Zoning	Agricultural	Nearest Interstate	I-75
Rail Served	Yes	Distance to Interstate	2 miles
<b>Utilities</b>		Nearest Port 1	Port of Savannah
Water On Site	No	Distance to Port 1	180 miles
Water Main Size	6 in	Nearest Port 2	Port of Brunswick
Sewer On Site	No	Distance to Port 2	197 miles
Sewer Main Size	8 in	Nearest International Airport	Hartsfield-Jackson Atlanta International
Gas On Site	Yes	Distance to International Airport	45 miles
Gas Main Size	8 in		
Electric Provider	Southern Rivers Energy		



## Demographics Report

Center:

Distance:

10 miles

Population (2017)		Population (2022)		
	Total	%	Total	%
Population	31,431		31,388	

Sex (2017)		Sex (2022)		
	Total	%	Total	%
Male	15,560	49.5%	15,466	49.3%
Female	15,871	50.5%	15,922	50.7%

Age Distribution (2017)		Age Distribution (2022)		
	Total	%	Total	%
0-4	1,665	5.3%	1,615	5.1%
5-9	1,728	5.5%	1,636	5.2%
10-19	4,428	14.1%	4,311	13.7%
20-29	4,552	14.5%	4,532	14.4%
30-39	3,615	11.5%	3,815	12.2%
40-49	3,806	12.1%	3,564	11.4%
50-59	4,254	13.5%	3,863	12.3%
60-64	2,092	6.7%	2,014	6.4%
65+	5,291	16.8%	6,038	19.2%

Race Distribution (2017)		Race Distribution (2022)		
	Total	%	Total	%
White	20,109	64.0%	19,933	63.5%
Black	10,251	32.6%	10,360	33.0%
American Indian	83	0.3%	86	0.3%
Asian	235	0.7%	234	0.7%
Pacific Islander	2	0.0%	2	0.0%
Other	276	0.9%	285	0.9%
Multirace	475	1.5%	488	1.6%
Hispanic	730	2.3%	791	2.5%

Total Households (2017)		Total Households (2022)		
	Total	%	Total	%
Households	11,714		12,241	
Families	8,207	70.1%	8,180	66.8%

Household Income Distribution (2017)		Household Income Distribution (2022)		
	Total	%	Total	%
<\$10 K	1,312	11.2%	1,197	9.8%
\$10-\$20K	1,385	11.8%	1,262	10.3%
\$20-\$30K	1,507	12.9%	1,304	10.7%
\$30-\$40K	1,175	10.0%	1,204	9.8%
\$40-\$50K	1,104	9.4%	931	7.6%
\$50-\$60K	986	8.4%	1,023	8.4%
\$60-\$75K	1,004	8.6%	1,177	9.6%
\$75-\$100K	1,267	10.8%	1,371	11.2%

	1,974	16.9%	2,772	22.6%
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	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	13,699		13,770	
Employed	12,755	93.1%	12,822	93.1%
Unemployed	895	6.5%	899	6.5%
In Armed Forces	49		49	
Not In Labor Force	12,230		12,360	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	12,820		13,330	
Owner-Occupied Dwellings	8,184	69.9%	8,589	70.2%
Renter-Occupied Dwellings	3,530	30.1%	3,652	29.8%
Housing Units Occupied	11,714	91.4%	12,241	91.8%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	21,147		21,406	
< Grade 9	885	4.2%	896	4.2%
Grade 9-12	2,901	13.7%	2,955	13.8%
High School	7,783	36.8%	7,868	36.8%
Some College	4,433	21.0%	4,476	20.9%
Assoc Degree	1,170	5.5%	1,185	5.5%
Bach Degree	2,385	11.3%	2,413	11.3%
Grad Degree	1,590	7.5%	1,613	7.5%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	3,000	25.6%	3,587	29.3%
2 Person	4,131	35.3%	4,508	36.8%
3 Person	1,974	16.9%	1,833	15.0%
4 Person	1,499	12.8%	1,349	11.0%
5 Person	673	5.7%	581	4.7%
6+ Person	273	2.3%	241	2.0%

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Consumer Expenditures Report

Center:

Distance:

10 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		11,714

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	1,737	20,352
Men's Apparel	332	3,891
Boys' Apparel	76	889
Women's Apparel	571	6,693
Girls' Apparel	121	1,413
Infants Apparel	83	976
Footwear	320	3,751
Apparel Services and Accessories	234	2,738

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	1,726	20,215
Books And Supplies	242	2,833
Tuition	1,484	17,382

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	2,786	32,634
Fees And Admissions	649	7,598
Video And Audio Equipment	1,023	11,984
Recreational Equipment And Supplies	1,114	13,052

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	7,484	87,673
Food At Home	4,097	47,991
Food Away From Home	2,900	33,974
Alcoholic Beverages	487	5,708

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,153	48,651
Health Care Insurance	2,326	27,243
Health Care Services	822	9,627
Health Care Supplies And Equipment	1,006	11,781

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	1,676	19,632
Household Textiles	106	1,237
Furniture	427	4,999

Floor Coverings	23	265
Major Appliances	220	2,581
Housewares And Small Appliances	901	10,549

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Shelter	10,379	121,579
Mortgage Interest	3,378	39,570
Property Taxes	1,898	22,236
Miscellaneous Owned Dwelling Costs	1,260	14,759
Rental Costs	3,152	36,922
Other Lodging	691	8,093

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Household Operations	1,362	15,956
Babysitting And Elderly Care	408	4,784
Household Services	178	2,081
Alimony And Child Support	230	2,690
Household Supplies	546	6,400

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	749	8,771
Legal And Accounting	91	1,063
Funeral And Cemetery	83	976
Finance Charges Excluding Mortgage And Vehicle	482	5,644
Other Miscellaneous Expenses	93	1,088

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Care	652	7,633
Hair Care	51	594
Electric Personal Care Appliances	13	150
Personal Care Services	436	5,105
Personal Care Products	152	1,783

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Reading	110	1,294
Newspapers	47	555
Magazines	23	265
Books	40	473

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Tobacco	333	3,902
Cigarettes	300	3,511
Other Tobacco Products	33	391

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Transportation	9,582	112,246

New Vehicle Purchase	1,720	20,149
Used Vehicle Purchase	1,696	19,867
Motorcycles (New And Used)	40	470
Vehicle Finance Charges	218	2,556
Gasoline And Oil	2,744	32,147
Vehicle Repair And Maintenance	909	10,649
Vehicle Insurance	1,076	12,610
Public Transportation	597	6,988
Other Transportation Costs	581	6,811

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	3,874	45,380
Natural Gas	411	4,814
Electricity	1,480	17,332
Fuel Oil And Other Fuels	140	1,645
Telephone Service	1,319	15,446
Other Utilities	525	6,145

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,180	13,823
Gifts Of Apparel	235	2,747
Gifts Of Apparel Accessories	30	349
Gifts Of Education	239	2,797
Gifts Of Recreation	80	941
Gifts Of Food And Beverages	109	1,280
Gifts Of Household Furnishings And Equipment	192	2,253
Gifts Of Household	50	588
Gifts Of Transportation	63	744
Gifts Elsewhere Unspecified	181	2,125

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	353	4,139

#### Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	2,044	23,947

Source: Applied Geographic Solutions, Thousand Oaks, CA

## Business and Labor Force Report

Center:

Distance:

10 miles

Total Establishments	958
Total Employees	8,347

### Total Establishments by Size (2017)

	Total	%
1-4 Employees	623	65.0%
5-9 Employees	181	18.9%
10-19 Employees	73	7.6%
20-49 Employees	47	4.9%
50-99 Employees	14	1.5%
100-249 Employees	18	1.9%
250-499 Employees	2	0.2%
500-999 Employees	0	0.0%
1000+ Employees	0	0.0%

### Total Businesses by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	4	0.4%
Agricultural Services	16	1.7%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	21	2.2%
Heavy Construction	44	4.6%
Food Manufacturing	0	0.0%
Tobacco Manufacturing	0	0.0%
Textile Mills	1	0.1%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	2	0.2%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	1	0.1%
Printing and Publishing	5	0.5%
Chemicals	0	0.0%
Petroleum Refining	0	0.0%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	0	0.0%
Metals Fabrication	0	0.0%
Machinery and Equipment Manufacturing	7	0.7%
Transportation	19	2.0%
Travel Services	0	0.0%
Transport Services	0	0.0%
Communications	5	0.5%
Utilities	6	0.6%
Durables Wholesale	24	2.5%
Non Durables Wholesale	6	0.6%
Building Materials, Hardware and Garden	8	0.8%
General Merchandise Stores	11	1.1%
Food Markets	8	0.8%
Convenience Stores	16	1.7%

Other Food Stores	2	0.2%
Auto Dealers and Gas Stations	30	3.1%
Clothing Stores	5	0.5%
Furniture Stores	6	0.6%
Home Furnishings	1	0.1%
Electronics and Computer Stores	2	0.2%
Music Stores	0	0.0%
Restaurants	38	4.0%
Other Food Service	11	1.1%
Bars	1	0.1%
Drug Stores	7	0.7%
Liquor Stores	4	0.4%
Specialty Stores	22	2.3%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	56	5.8%
Insurance Carriers	1	0.1%
Insurance Agents and Brokers	20	2.1%
Real Estate	36	3.8%
Hotels and Lodging	25	2.6%
Dry Cleaning and Laundry	4	0.4%
Beauty and Barber Shops	21	2.2%
Other Personal Service	20	2.1%
Advertising	2	0.2%
Computer Services	2	0.2%
Other Business Services	17	1.8%
Auto Repair/Services	23	2.4%
Miscellaneous Repair Services	4	0.4%
Motion Pictures	8	0.8%
Entertainment and Recreation Services	19	2.0%
Health and Medical Services	64	6.7%
Hospitals	11	1.1%
Legal Services	16	1.7%
Primary and Secondary Education	17	1.8%
Colleges and Universities	2	0.2%
Social Services	21	2.2%
Child Care Services	10	1.0%
Museums and Zoos	1	0.1%
Membership Organizations	55	5.7%
Professional Services	33	3.4%
Government	106	11.1%
Unclassified Establishments	26	2.7%

#### Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	815	9.8%
Business and Financial Operations	296	3.5%
Computer and mathematical occupations	136	1.6%
Architecture and engineering	70	0.8%
Life/Physical/Social Science occupations	32	0.4%
Community and Social Services	111	1.3%
Legal	25	0.3%
Education/Training/Library	913	10.9%
Health Diagnosing and Treating Practitioners	291	3.5%
Health Technologists/Technicians	145	1.7%



Healthcare support	162	1.9%
Protective Services	286	3.4%
Food Preparation/Serving	499	6.0%
Building and Grounds maintenance	291	3.5%
Personal care and service	295	3.5%
Sales	960	11.5%
Office and Administrative support	1,286	15.4%
Farming/Fishing/Forestry	26	0.3%
Construction and Extraction	332	4.0%
Installation/Maintenance and Repair workers	391	4.7%
Production Workers	436	5.2%
Transportation Workers	274	3.3%
Material Moving	176	2.1%

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

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	63	0.8%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	223	2.7%
Manufacturing (SIC 20-39)	290	3.5%
Transportation and Communications (SIC 40-49)	242	2.9%
Wholesale Trade (SIC 50-51)	335	4.0%
Retail Trade (SIC 52-59)	1,748	20.9%
Finance, Insurance And Real Estate (SIC 60-69)	353	4.2%
Services (SIC 70-89)	3,756	45.0%
Public Administration (SIC 90-98)	1,308	15.7%
Unclassified (SIC 99)	29	0.3%

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

	Total	%
Agriculture, Forestry and Fishing	8	0.1%
Agricultural Services	55	0.7%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	49	0.6%
Heavy Construction	174	2.1%
Food Manufacturing	0	0.0%
Tobacco Manufacturing	0	0.0%
Textile Mills	100	1.2%
Apparel and Textile Manufacturing	0	0.0%
Lumber and Wood Production	8	0.1%
Furniture Manufacturing	0	0.0%
Paper Manufacturing	31	0.4%
Printing and Publishing	28	0.3%
Chemicals	0	0.0%
Petroleum Refining	0	0.0%
Rubber and Plastics	0	0.0%
Leather Manufacturing	0	0.0%
Stone, Glass, and Concrete	0	0.0%
Metals Fabrication	0	0.0%
Machinery and Equipment Manufacturing	123	1.5%
Transportation	96	1.2%
Travel Services	0	0.0%
Transport Services	0	0.0%

Communications	22	0.3%
Utilities	124	1.5%
Durables Wholesale	275	3.3%
Non Durables Wholesale	60	0.7%
Building Materials, Hardware and Garden	35	0.4%
General Merchandise Stores	172	2.1%
Food Markets	136	1.6%
Convenience Stores	61	0.7%
Other Food Stores	9	0.1%
Auto Dealers and Gas Stations	365	4.4%
Clothing Stores	19	0.2%
Furniture Stores	40	0.5%
Home Furnishings	1	0.0%
Electronics and Computer Stores	102	1.2%
Music Stores	0	0.0%
Restaurants	555	6.6%
Other Food Service	120	1.4%
Bars	1	0.0%
Drug Stores	70	0.8%
Liquor Stores	7	0.1%
Specialty Stores	55	0.7%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	166	2.0%
Insurance Carriers	1	0.0%
Insurance Agents and Brokers	75	0.9%
Real Estate	111	1.3%
Hotels and Lodging	269	3.2%
Dry Cleaning and Laundry	8	0.1%
Beauty and Barber Shops	47	0.6%
Other Personal Service	65	0.8%
Advertising	4	0.0%
Computer Services	6	0.1%
Other Business Services	52	0.6%
Auto Repair/Services	54	0.6%
Miscellaneous Repair Services	15	0.2%
Motion Pictures	10	0.1%
Entertainment and Recreation Services	135	1.6%
Health and Medical Services	299	3.6%
Hospitals	318	3.8%
Legal Services	41	0.5%
Primary and Secondary Education	1,033	12.4%
Colleges and Universities	685	8.2%
Social Services	164	2.0%
Child Care Services	81	1.0%
Museums and Zoos	1	0.0%
Membership Organizations	211	2.5%
Professional Services	234	2.8%
Government	1,308	15.7%
Unclassified Establishments	29	0.3%

Source: Applied Geographic Solutions, Thousand Oaks, CA

