

5

parcels

2

locations

Endless Possibilities



# COMMERCIAL PROPERTIES IN BURGEONING DISTRICT



Growth while encouraging community is the foundation of Georgia's strategic plan. Many of the areas in and around the city of Atlanta have been targeted as priority zones for development or redevelopment and incentives have been put in place to promote growth in these areas.

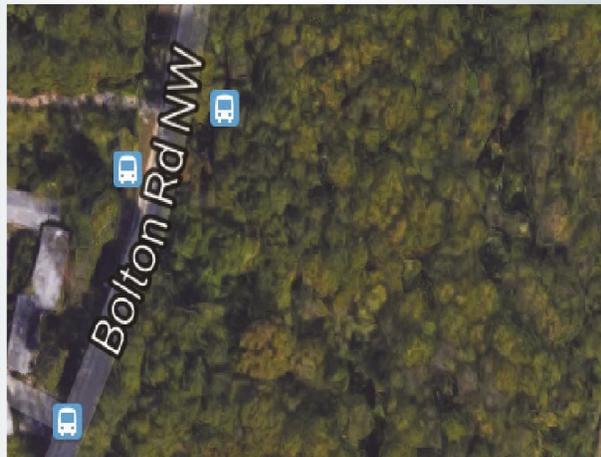
The Georgia Department of Economic Development (GDEC) is the state's sales and marketing arm, the lead agency for attracting new business investment, encouraging the expansion of existing industry and small businesses, aligning workforce education and training with in-demand jobs, locating new markets for Georgia products, attracting tourists to Georgia, and promoting the state as a destination for arts and location for film, music and digital entertainment projects, as well as planning and mobilizing state resources for economic development. (Georgia Department of Economic Development, n.d.)

## Bolton Road Properties



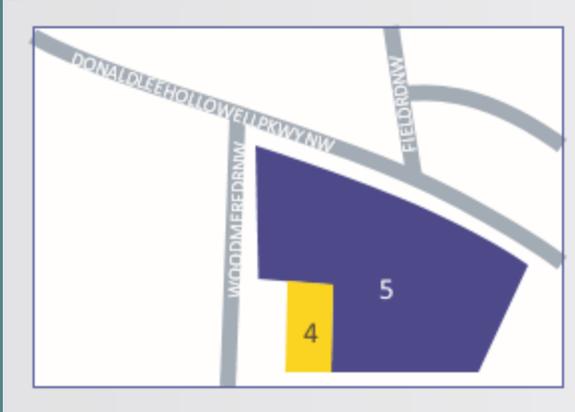
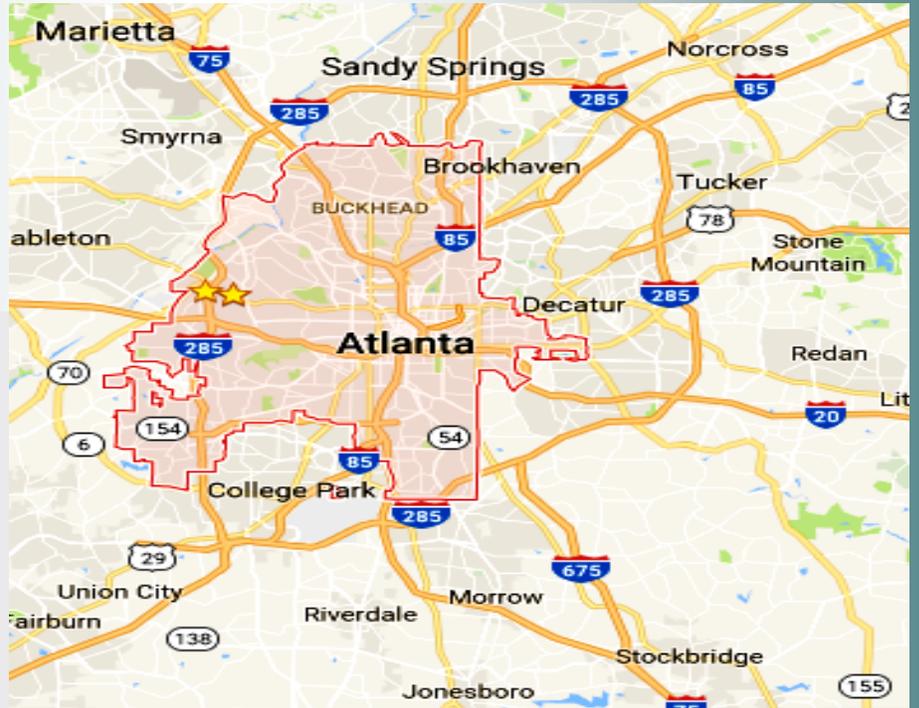
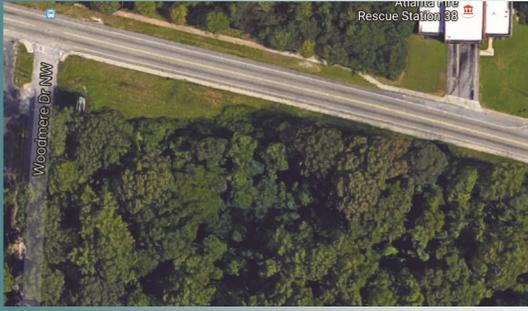
Located off I-285 a main corridor around the City of Atlanta.

- Less than 10 miles from Downtown Atlanta
- Less than 20 miles from Hartsfield-Jackson International Airport
- Less than 10 miles from the new SunTrust Park



Incentives	Zoning	Acres	LCI	Renewal Community	Tax Allocation District	Opportunity Zone	New Market Tax Credit	Community Development Impact Area	NSP
Bolton Rd	MR-4B	7.31	Yes	Yes	Hollowell/MLK	Yes	Yes	Yes	Yes
Bolton Rd Rear	MR-4B	4.5	No	Yes	No	No	Yes	Yes	Yes
1051 Bolton Rd	MR-4B	0.4404	No	Yes	No	No	Yes	Yes	Yes

# Bankhead Properties



Donald Lee Hollowell Pkwy is located off I-285 a main corridor around the City of Atlanta.

- Less than 10 miles from Downtown Atlanta
- Less than 20 miles from Hartsfield-Jackson International Airport
- Less than 10 miles from the new SunTrust Park

Incentives	Acres	Zoning	LCI	Renewal Community	Tax Allocation District	Opportunity Zone	New Market Tax Credit	Community Development Impact Area	NSP
2880 Donald Lee Hollowell	7.065	MR-4B	Yes	Yes	Hollowell/MLK	No	Yes	Yes	Yes
<b>Bankhead Hwy # Rear</b>	<b>0.913 3</b>	<b>MR-3</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

# What can Georgia's incentives mean for you?

## INCENTIVES EXAMPLE

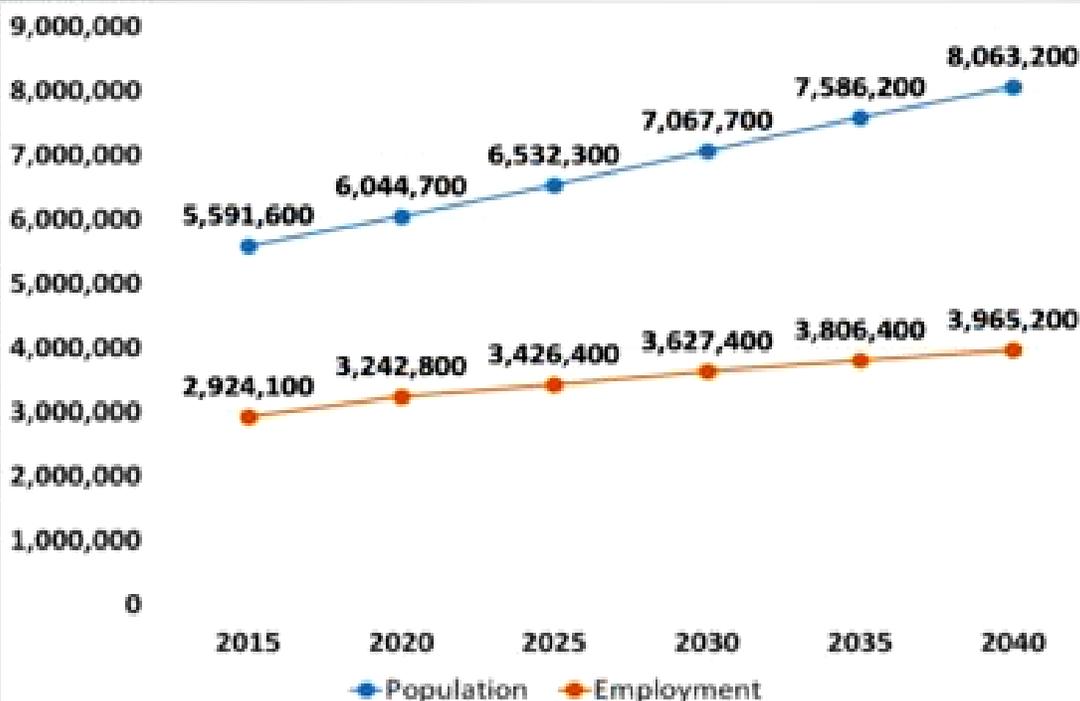
A manufacturing company creates 200 new jobs in a Tier 1 community and invests \$7M in manufacturing machinery and equipment. This company will also increase exports through the port of Savannah by 85 net tons, a 12 percent increase over the previous year. How much could this company receive in tax credits and exemptions from Georgia?

- Job Tax Credit in Tier 1 = \$4,000 per job towards 100% of corporate income tax liability (excess to withholding tax up to \$3,500), for five years
- Port Tax Credit Bonus = \$1,250 per job added to Job Tax Credit, for five years
- Sales and Use Tax Exemption on Machinery & Equipment = state tax rate (4%) + local tax rate (average 3%)

200 jobs X (\$4,000 + \$1,250) X 5 years = \$5,250,000

\$7,000,000 manufacturing equipment X 7% sales tax = \$490,000

**Total Value of Credits and Exemptions = \$5,740,000**



The future is bright in Metro Atlanta

# Atlanta Real Estate and Business Climate

## Georgia has Ranked #1 State for Business 3 years in a row for:

- Encouraging the expansion of existing industry and small business.
- Developing new domestic and international markets. Recruiting new business to locate in the state
- Identifying key markets in Georgia for companies' specific needs
- Attracting tourists to Georgia
- Promoting the state as a location for film, video, music, digital entertainment projects
- Promoting the state as a top destination for artists and arts events
- Planning and mobilizing state resources for economic development

(Georgia Department of Economic Development, n.d.)

The Atlanta Regional Commission (ARC) has developed a new series (called Series 15) of population and employment forecasts for the 20-county region through the year 2040. Arc's forecasts anticipate:

2040, just over 8 million persons in our 20-county area along with about 4 million jobs.

From 2015 to 2040, the 20 county Atlanta Region is forecast to add 2.5 million residents.

Employment for the 20 county Atlanta Region is projected to increase by 1.04 million jobs between 2015 and 2040. The average annual employment growth rate during this period is forecast at 1.2%.

(Atlanta Regional Commission, n.d.)

### ECONOMIC DEVELOPMENT



### COMMUNITY DEVELOPMENT



Year-to-date as of September 2016

# Developing Now

NFL announces Atlanta will host Super Bowl in 2019

The potential economic impact to Atlanta is estimated at between \$125 million (by the Falcons) and an extra-rosy \$400 million (by the Metro Atlanta Chamber).



## New home of the Atlanta Braves

The new home of the Atlanta Braves will be the first of its kind -- a destination that will simultaneously build and integrate a state-of-the-art Major League Baseball ballpark with a multi-use development and community.

Ready to welcome fans and visitors on Opening Day of 2017, the project, named the Battery Atlanta, will be the preeminent sports and entertainment venue in the country. The Battery will redefine the traditional model of a "live, work, play" development into a "play, work, stay" destination, with SunTrust Park as its crown jewel. The entirety of the project will create a lively shopping and entertainment district accessible 365 days a year.



Why Atlanta? Well it's simple, we're home to more than 440,000 people and at the center of the 9th largest metro region with over 5.2 million citizens. Atlanta hosts the U.S. headquarters to world-renowned companies such as Coca-Cola, Delta Air Lines, SunTrust Bank and CNN, and sits as the business hub of the Southeastern U.S.

With the world's busiest passenger airport, 66 colleges and universities, abundant greenspace and one of the lowest costs of doing business among major U.S. metro areas, Atlanta adds up to a great place to do business and call home. (Invest Atlanta)