



**NORTH FLOYD
INDUSTRIAL
RAIL SITE**

**Hwy
140**

**+/- 109 ACRES
AVAILABLE**

**Hwy
53**

**HEAVY
INDUSTRIAL
ZONING &
RAIL ACCESS**

NORTH FLOYD INDUSTRIAL RAIL SITE

+/- 109 ACRES FOR SALE

**TURKEY MOUNTAIN ROAD NE
ROME, GA 30161**



A UNIQUE INDUSTRIAL OPPORTUNITY.

NORTH FLOYD INDUSTRIAL RAIL SITE is located at the corner of Highway 53 and Highway 140 in Rome, Georgia.

The site is strategically situated directly across from a power substation, and is approximately eight (8) miles from Interstate 75.



+/- 109 ACRES

Hwy 140

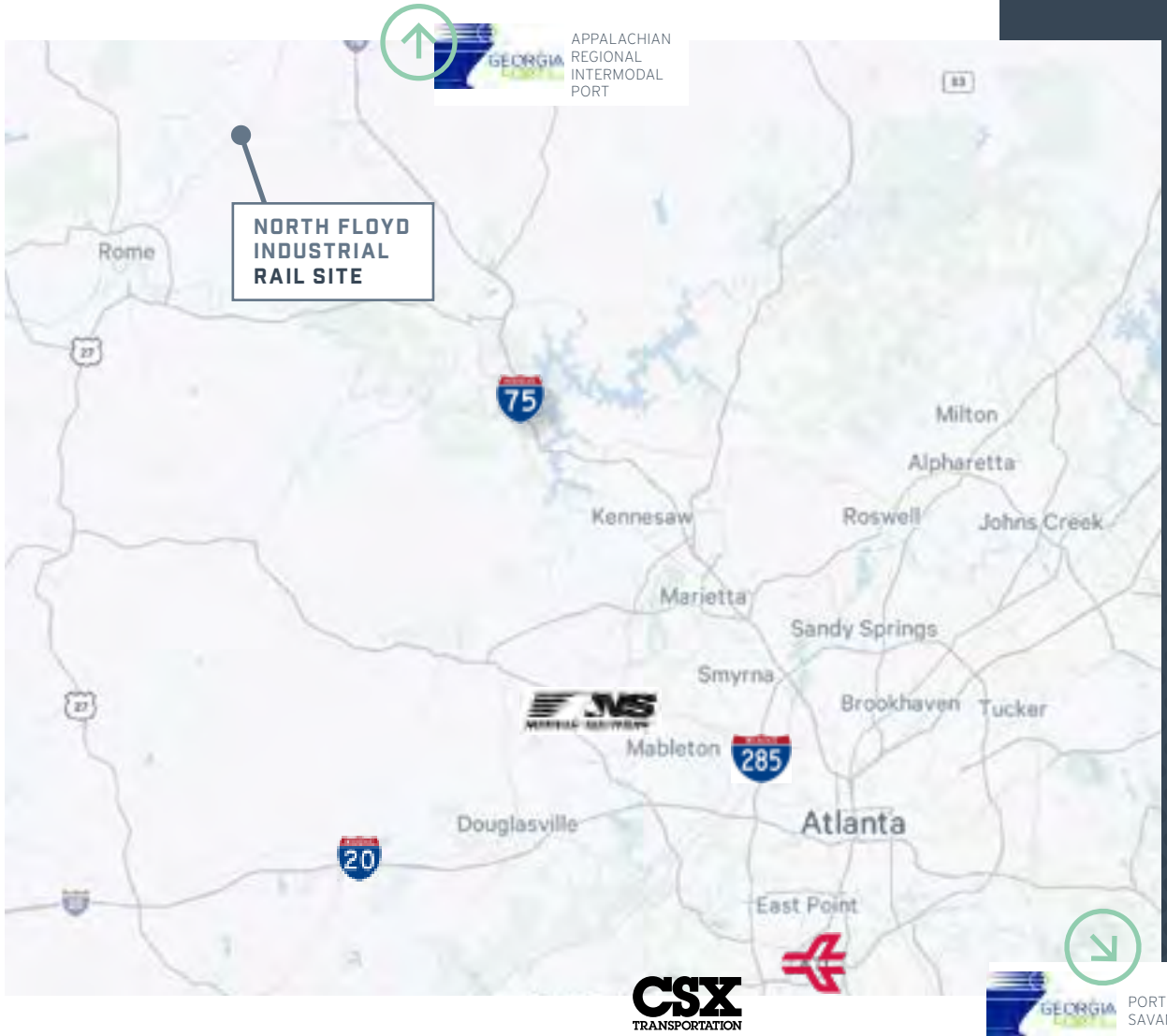
ROME, GA
LOCATION

+/- 109 ACRES
AVAILABILITY

HI
ZONING

- **RAIL ACCESS**
- **ZONED HEAVY INDUSTRIAL**
- **ABILITY TO ACCOMODATE OVER 1 MILLION SF**
- **ROUGH GRADED**
- **ALL UTILITIES AT SITE: WATER, SEWER, GAS & POWER**
- **POTENTIAL DATA CENTER**

LOCATION



**NORTH FLOYD
INDUSTRIAL
RAIL SITE**

**APPALACHIAN
REGIONAL
INTERMODAL
PORT**

**PORT OF
SAVANNAH**

8 MILES

TO INTERSTATE 75

83 MILES

TO HARTSFIELD
JACKSON ATLANTA
INTERNATIONAL
AIRPORT

44 MILES

TO APPALACHIAN
REGIONAL
INTERMODAL PORT -
CRANDALL

58 MILES

TO NORFOLK
SOUTHERN
AUSTELL
TERMINAL

87 MILES

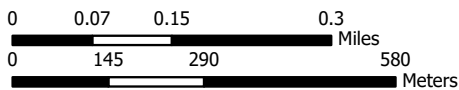
TO CSX
FAIRBURN
INTERMODAL

320 MILES

TO PORT OF
SAVANNAH



UTILITY MAP & BOUNDARY



- 115 kV Transmission Site Boundary - - - Distribution — Sewer — Water
- 230 kV Transmission □ Parcels — Gas — Fiber

All line measurements are shown in inches.
 This information is provided "as is" without warranty of any kind either express or implied.

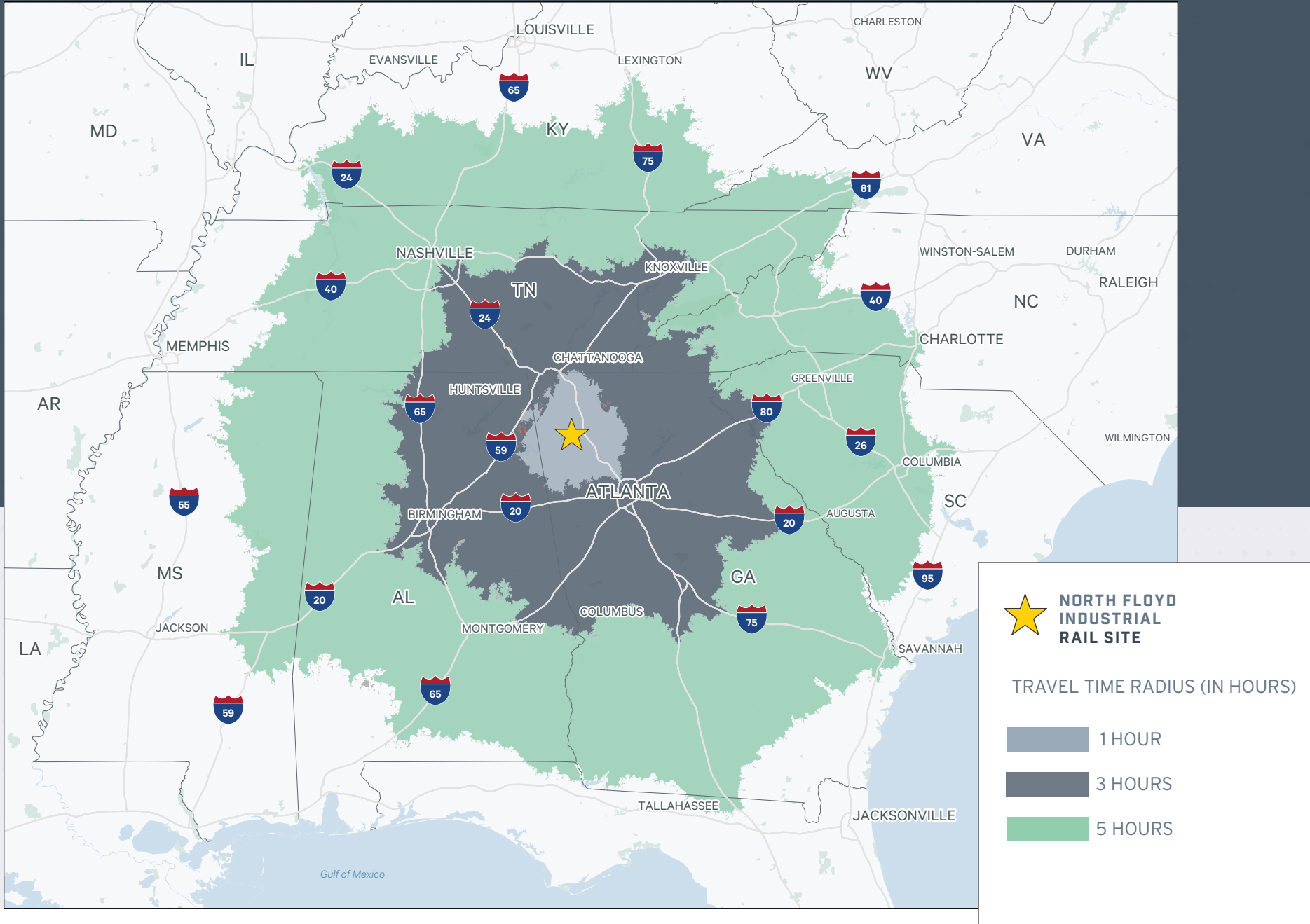
SITE SURVEY



NEIGHBORING TENANTS



DRIVE TIME MAP





the U.S.

ROME, GEORGIA

Rome is the largest city and county seat of Floyd County, Georgia, located in the Appalachian foothills. Founded in 1834, it developed on a former indigenous territory at the confluence of the Etowah and Oostanaula rivers. The city, inspired by its Italian namesake, grew as a trading hub for cotton.

Rome serves as a regional center for medical care and education, housing institutions like Berry College and Shorter University. As of the 2020 census, its population was 37,713.



Rome, GA population as of 2020: 37,713.



Rome's economy is notably diverse, built on strong foundations in various sectors including manufacturing, education, healthcare, technology, and tourism.

This variety contributes to the city's economic resilience and robustness.

ROME, GA LABOR & DEMOGRAPHICS

MARKET RATING - ROME, GA



Positive and desirable rating
Scores well in comparison to the national average.

Demographics

Key Metric	Market	National
Population (vs. nat'l metro avg)	414,021	761,788
Labor force (vs. nat'l metro avg)	187,953	390,568
Projected population growth	4.1%	1.5%
Unemployment (Monthly)	4%	3.9%
Median household income - USD	\$62,888	\$72,599
Projected income growth	15.4%	11.9%
Cost of living	81.3%	100.0%
% Population 21-34 (Millennials)	18%	19%
Median home value	\$223,980	\$308,887

LABOR INDEXES - ROME, GA

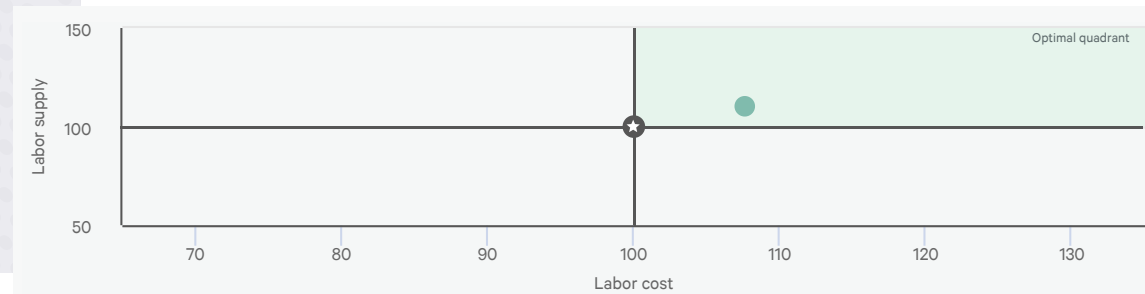


Key

Index score	Indication
● 115+	Highly positive and desirable rating: Scores very well in comparison to the national average. Supply is well above national average; Cost is well below national average.
● 105-114	Positive and desirable rating: Scores well in comparison to the national average. Supply is above national average; Cost is below national average.
● 95-104	Neutral rating: Scores close to the national average. Supply and Cost are close to the national average.
● 85-94	Negative rating: Scores below the national average. Supply is below the national average; Cost is above the national average.
● 84- Below	Highly negative rating: Scores well below the national average. Supply is well below the national average; Cost is well above the national average.

National average: 100

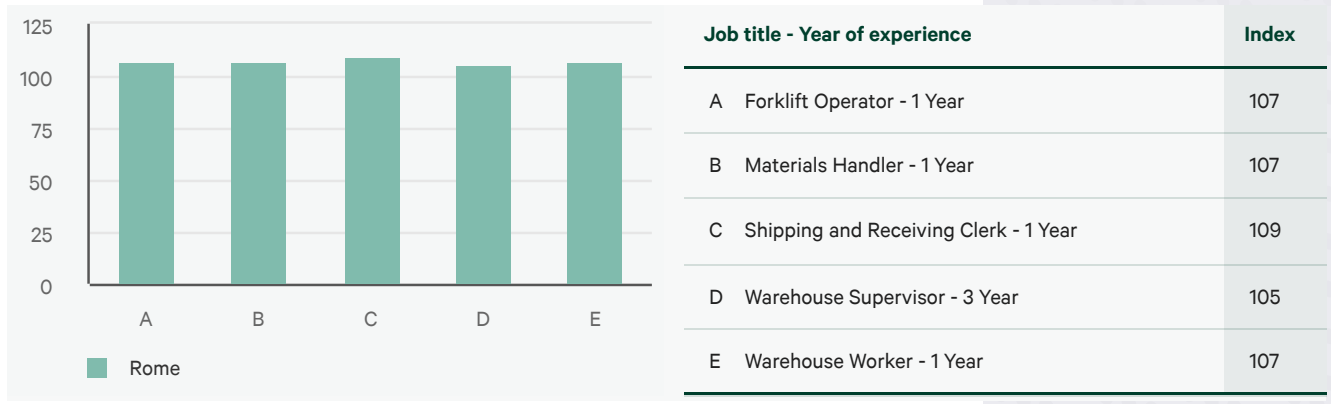
COST VS SUPPLY - ROME, GA



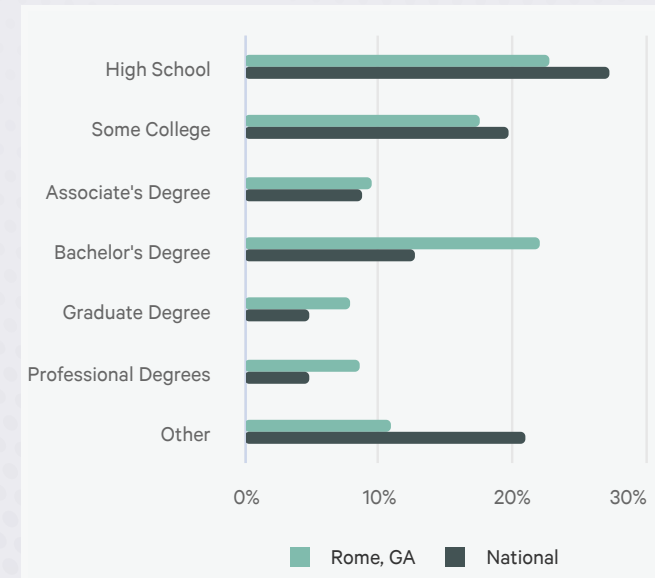
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ROME, GA LABOR & DEMOGRAPHICS (CONT'D)

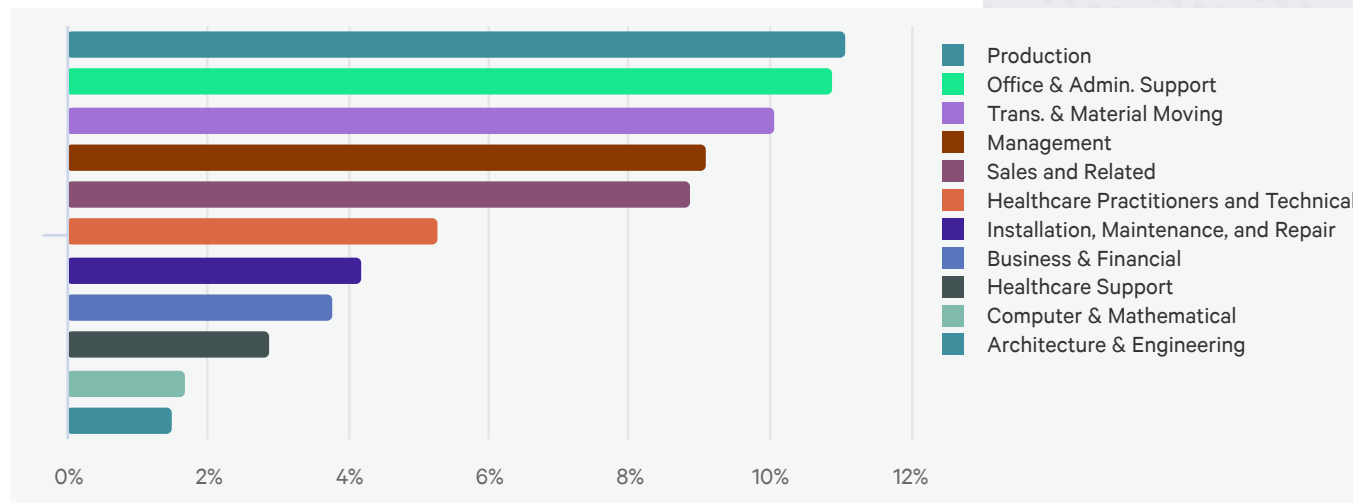
MARKET WAGES - ROME, GA



EDUCATION ATTAINMENT - ROME, GA



EMPLOYMENT BY OCCUPATION - ROME, GA



Post secondary schools	Type	Enrollment
Georgia Northwestern Technical College	2 Year Community College	6,141
Georgia Highlands College	4 Year Public University	4,768
Berry College	4 Year Private University	2,360
Shorter University	4 Year Private University	1,515

Key

2 year colleges:	1	4 year colleges:	3	Total colleges:	4
2 year enrollment:	6,141	4 year enrollment:	8,643	Total enrollment:	14,784



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