



**SURESTE**  
DEVELOPMENT



*Adairsville*

**GA**

CASE STUDY:  
ADAIRSVILLE, GA

# ADAIRSVILLE – KEY STATISTICS

## Demographics

- Population - 4,954k (US Census estimate)
- Population growth – 84% since 2010
- MHHI - \$72,049
  
- Multiple employers have announced intention to open manufacturing facilities in the region
  - Over 16M Sq. Ft. of new industrial facilities on-line 2019 – 2023 (Bartow County)
  - Almost 9M Sq. Ft. of new manufacturing and distribution facilities on-line by 2023 (nearby Gordon County)
- 1 hour from Atlanta via I-75, 1.5 hours from Chattanooga, and within an hour from Georgia Inland Port



New 53,000 sq. foot BUC-EE'S opened August 2021, 8-minute drive from site



1.8 million square feet facility under construction less than 1 mile from site; just a sample of recently completed and under construction manufacturing and industrial in the area



# CASE STUDY: ADAIRSVILLE, GEORGIA

- SD has secured a 19-acre site for development in Adairsville, GA
- Beautiful site, adjoins 37-acre lake, w/elevations and tremendous views
- Located in rapidly expanding employment corridor
  - Bartow County home to 207 diverse industries
  - > 16m sq. ft. of new industrial & distribution facilities completed, under construction, or announced since 2019
- Region has little or no professionally managed, institutional quality affordable rental product for work force / middle class
- Adairsville School District is highly rated and attractive, w/ recently construction new High School and Middle School
- SD currently undertaking Due Diligence and Design

