

Indian Springs Business Park

Indian Springs Business Park

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 108.8 acres
 Remaining Acres 108.8 acres
 Largest Tract 108.8 acres
 GRAD Site No
 Zoning Industrial Park
 Rail Served No

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

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

Transportation
 Nearest Interstate I-75
 Distance to Interstate 0 miles
 Nearest Port 1 Port of Savannah
 Distance to Port 1 176 miles
 Nearest Port 2 Port of Brunswick
 Distance to Port 2 194 miles
 Nearest International Airport Hartsfield-Jackson Atlanta International
 Distance to International Airport 48 miles



Demographics Report

Center:

Distance:

10 miles

	Population (2017)		Population (2022)	
	Total	%	Total	%
Population	23,214		23,301	

	Sex (2017)		Sex (2022)	
	Total	%	Total	%
Male	11,727	50.5%	11,709	50.3%
Female	11,487	49.5%	11,592	49.7%

	Age Distribution (2017)		Age Distribution (2022)	
	Total	%	Total	%
0-4	1,179	5.1%	1,154	5.0%
5-9	1,261	5.4%	1,183	5.1%
10-19	2,888	12.4%	2,753	11.8%
20-29	3,145	13.5%	3,238	13.9%
30-39	2,747	11.8%	2,829	12.1%
40-49	2,927	12.6%	2,718	11.7%
50-59	3,354	14.4%	3,025	13.0%
60-64	1,643	7.1%	1,594	6.8%
65+	4,070	17.5%	4,807	20.6%

	Race Distribution (2017)		Race Distribution (2022)	
	Total	%	Total	%
White	15,796	68.0%	15,742	67.6%
Black	6,643	28.6%	6,762	29.0%
American Indian	52	0.2%	54	0.2%
Asian	215	0.9%	216	0.9%
Pacific Islander	0	0.0%	0	0.0%
Other	212	0.9%	221	0.9%
Multirace	296	1.3%	306	1.3%
Hispanic	491	2.1%	529	2.3%

	Total Households (2017)		Total Households (2022)	
	Total	%	Total	%
Households	8,841		9,299	
Families	6,184	69.9%	6,214	66.8%

	Household Income Distribution (2017)		Household Income Distribution (2022)	
	Total	%	Total	%
<\$10 K	966	10.9%	896	9.6%
\$10-\$20K	885	10.0%	812	8.7%
\$20-\$30K	1,114	12.6%	973	10.5%
\$30-\$40K	890	10.1%	865	9.3%
\$40-\$50K	671	7.6%	714	7.7%
\$50-\$60K	923	10.4%	635	6.8%
\$60-\$75K	831	9.4%	1,115	12.0%
\$75-\$100K	914	10.3%	1,059	11.4%

> \$100K	1,647	18.6%	2,230	24.0%
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	Labor Force Status (2017)		Labor Force Status (2022)	
	Total	%	Total	%
Labor Force	10,108		10,246	
Employed	9,491	93.9%	9,619	93.9%
Unemployed	605	6.0%	615	6.0%
In Armed Forces	12		12	
Not In Labor Force	9,006		9,171	

	Total Number of Housing (2017)		Total Number of Housing (2022)	
	Total	%	Total	%
Total Dwellings	9,581		10,037	
Owner-Occupied Dwellings	6,305	71.3%	6,670	71.7%
Renter-Occupied Dwellings	2,536	28.7%	2,629	28.3%
Housing Units Occupied	8,841	92.3%	9,299	92.6%

	Education Attainment (2017)		Education Attainment (2022)	
	Total	%	Total	%
Population Age 25+	16,272		16,560	
< Grade 9	645	4.0%	657	4.0%
Grade 9-12	2,359	14.5%	2,417	14.6%
High School	6,009	36.9%	6,106	36.9%
Some College	3,290	20.2%	3,339	20.2%
Assoc Degree	872	5.4%	888	5.4%
Bach Degree	1,731	10.6%	1,763	10.6%
Grad Degree	1,366	8.4%	1,390	8.4%

	Size of Household (2017)		Size of Household (2022)	
	Total	%	Total	%
1 Person	2,296	26.0%	2,738	29.4%
2 Person	3,083	34.9%	3,412	36.7%
3 Person	1,505	17.0%	1,385	14.9%
4 Person	1,125	12.7%	1,016	10.9%
5 Person	493	5.6%	445	4.8%
6+ Person	211	2.4%	193	2.1%

Source: Applied Geographic Solutions, Thousand Oaks, CA

Consumer Expenditures Report

Center:

Distance:

10 miles

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Households		8,841

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Apparel	1,810	16,002
Men's Apparel	346	3,061
Boys' Apparel	79	698
Women's Apparel	596	5,266
Girls' Apparel	126	1,112
Infants Apparel	87	768
Footwear	332	2,934
Apparel Services and Accessories	245	2,162

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Education	1,815	16,045
Books And Supplies	255	2,250
Tuition	1,560	13,794

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Entertainment	2,904	25,678
Fees And Admissions	683	6,041
Video And Audio Equipment	1,062	9,390
Recreational Equipment And Supplies	1,159	10,247

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Food and Beverages	7,771	68,700
Food At Home	4,235	37,438
Food Away From Home	3,026	26,754
Alcoholic Beverages	510	4,507

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Health Care	4,291	37,933
Health Care Insurance	2,402	21,238
Health Care Services	849	7,503
Health Care Supplies And Equipment	1,040	9,192

Consumer Expenditures (2017)		
	\$ Per Household	Total (\$000s)
Household Furnishings and Equipment	1,752	15,491
Household Textiles	110	974
Furniture	447	3,955

Floor Coverings	24	211
Major Appliances	229	2,026
Housewares And Small Appliances	942	8,326

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Shelter	10,803	95,509
Mortgage Interest	3,555	31,426
Property Taxes	1,993	17,620
Miscellaneous Owned Dwelling Costs	1,315	11,628
Rental Costs	3,211	28,390
Other Lodging	729	6,445

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Household Operations	1,427	12,620
Babysitting And Elderly Care	428	3,781
Household Services	186	1,648
Alimony And Child Support	240	2,126
Household Supplies	573	5,065

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Miscellaneous Expenses	780	6,897
Legal And Accounting	95	836
Funeral And Cemetery	87	769
Finance Charges Excluding Mortgage And Vehicle	502	4,436
Other Miscellaneous Expenses	97	855

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Care	677	5,986
Hair Care	53	466
Electric Personal Care Appliances	13	118
Personal Care Services	453	4,004
Personal Care Products	158	1,399

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Reading	115	1,016
Newspapers	49	436
Magazines	24	208
Books	42	372

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Tobacco	341	3,011
Cigarettes	306	2,709
Other Tobacco Products	34	302

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Transportation	9,984	88,267

New Vehicle Purchase	1,810	16,000
Used Vehicle Purchase	1,757	15,531
Motorcycles (New And Used)	42	370
Vehicle Finance Charges	228	2,012
Gasoline And Oil	2,849	25,190
Vehicle Repair And Maintenance	944	8,349
Vehicle Insurance	1,118	9,888
Public Transportation	625	5,530
Other Transportation Costs	611	5,398

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Utilities	4,004	35,403
Natural Gas	425	3,761
Electricity	1,526	13,495
Fuel Oil And Other Fuels	146	1,286
Telephone Service	1,364	12,059
Other Utilities	543	4,802

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Gifts	1,241	10,968
Gifts Of Apparel	246	2,178
Gifts Of Apparel Accessories	31	276
Gifts Of Education	251	2,217
Gifts Of Recreation	84	747
Gifts Of Food And Beverages	115	1,016
Gifts Of Household Furnishings And Equipment	202	1,787
Gifts Of Household	53	466
Gifts Of Transportation	67	593
Gifts Elsewhere Unspecified	191	1,688

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Personal Insurance	370	3,271

Consumer Expenditures (2017)

	\$ Per Household	Total (\$000s)
Contributions	2,144	18,959

Source: Applied Geographic Solutions, Thousand Oaks, CA

Business and Labor Force Report

Center:

Distance:

10 miles

Total Establishments	733
Total Employees	6,871

Total Establishments by Size (2017)

	Total	%
1-4 Employees	481	65.6%
5-9 Employees	126	17.2%
10-19 Employees	53	7.2%
20-49 Employees	43	5.9%
50-99 Employees	13	1.8%
100-249 Employees	15	2.0%
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	8	1.1%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	22	3.0%
Heavy Construction	40	5.5%
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	0.8%
Transportation	20	2.7%
Travel Services	0	0.0%
Transport Services	0	0.0%
Communications	6	0.8%
Utilities	7	1.0%
Durables Wholesale	24	3.3%
Non Durables Wholesale	9	1.2%
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	4.2%
Clothing Stores	4	0.5%
Furniture Stores	4	0.5%
Home Furnishings	1	0.1%
Electronics and Computer Stores	2	0.3%
Music Stores	0	0.0%
Restaurants	24	3.3%
Other Food Service	6	0.8%
Bars	1	0.1%
Drug Stores	5	0.7%
Liquor Stores	2	0.3%
Specialty Stores	17	2.3%
Catalog and Direct Sales	0	0.0%
Banks and Financial Institutions	38	5.2%
Insurance Carriers	0	0.0%
Insurance Agents and Brokers	13	1.8%
Real Estate	30	4.1%
Hotels and Lodging	24	3.3%
Dry Cleaning and Laundry	3	0.4%
Beauty and Barber Shops	16	2.2%
Other Personal Service	9	1.2%
Advertising	2	0.3%
Computer Services	0	0.0%
Other Business Services	13	1.8%
Auto Repair/Services	23	3.1%
Miscellaneous Repair Services	6	0.8%
Motion Pictures	6	0.8%
Entertainment and Recreation Services	14	1.9%
Health and Medical Services	31	4.2%
Hospitals	7	1.0%
Legal Services	9	1.2%
Primary and Secondary Education	16	2.2%
Colleges and Universities	0	0.0%
Social Services	13	1.8%
Child Care Services	5	0.7%
Museums and Zoos	1	0.1%
Membership Organizations	50	6.8%
Professional Services	21	2.9%
Government	76	10.4%
Unclassified Establishments	23	3.1%

Total Employees by Occupation (2017)

	Total	%
Executive, Managers, and Administrators	616	9.0%
Business and Financial Operations	230	3.3%
Computer and mathematical occupations	74	1.1%
Architecture and engineering	86	1.3%
Life/Physical/Social Science occupations	22	0.3%
Community and Social Services	81	1.2%
Legal	23	0.3%
Education/Training/Library	529	7.7%
Health Diagnosing and Treating Practitioners	206	3.0%
Health Technologists/Technicians	126	1.8%

Healthcare support	133	1.9%
Protective Services	233	3.4%
Food Preparation/Serving	410	6.0%
Building and Grounds maintenance	235	3.4%
Personal care and service	230	3.3%
Sales	739	10.8%
Office and Administrative support	1,093	15.9%
Farming/Fishing/Forestry	34	0.5%
Construction and Extraction	344	5.0%
Installation/Maintenance and Repair workers	441	6.4%
Production Workers	507	7.4%
Transportation Workers	249	3.6%
Material Moving	160	2.3%

Total Employees by Major SIC (2017)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	59	0.9%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	251	3.7%
Manufacturing (SIC 20-39)	625	9.1%
Transportation and Communications (SIC 40-49)	660	9.6%
Wholesale Trade (SIC 50-51)	206	3.0%
Retail Trade (SIC 52-59)	1,154	16.8%
Finance, Insurance And Real Estate (SIC 60-69)	235	3.4%
Services (SIC 70-89)	2,536	36.9%
Public Administration (SIC 90-98)	1,122	16.3%
Unclassified (SIC 99)	23	0.3%

Total Employees by Establishment Type (2017)

	Total	%
Agriculture, Forestry and Fishing	28	0.4%
Agricultural Services	31	0.5%
Coal and Ore Mining	0	0.0%
Oil and Gas	0	0.0%
General Construction	53	0.8%
Heavy Construction	198	2.9%
Food Manufacturing	327	4.8%
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	1.0%
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	119	1.7%
Travel Services	0	0.0%
Transport Services	0	0.0%

Communications	35	0.5%
Utilities	506	7.4%
Durables Wholesale	130	1.9%
Non Durables Wholesale	76	1.1%
Building Materials, Hardware and Garden	16	0.2%
General Merchandise Stores	145	2.1%
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	6.2%
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	105	1.5%
Insurance Carriers	0	0.0%
Insurance Agents and Brokers	52	0.8%
Real Estate	78	1.1%
Hotels and Lodging	295	4.3%
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	0.7%
Motion Pictures	7	0.1%
Entertainment and Recreation Services	99	1.4%
Health and Medical Services	160	2.3%
Hospitals	149	2.2%
Legal Services	25	0.4%
Primary and Secondary Education	954	13.9%
Colleges and Universities	0	0.0%
Social Services	201	2.9%
Child Care Services	39	0.6%
Museums and Zoos	1	0.0%
Membership Organizations	141	2.1%
Professional Services	205	3.0%
Government	1,122	16.3%
Unclassified Establishments	23	0.3%

Source: Applied Geographic Solutions, Thousand Oaks, CA

