

# BUSCH COMMERCE PARK

Foxfield Realty, Inc.

Charlotte Kitchen/Ashley Kitchen

843.705.3780



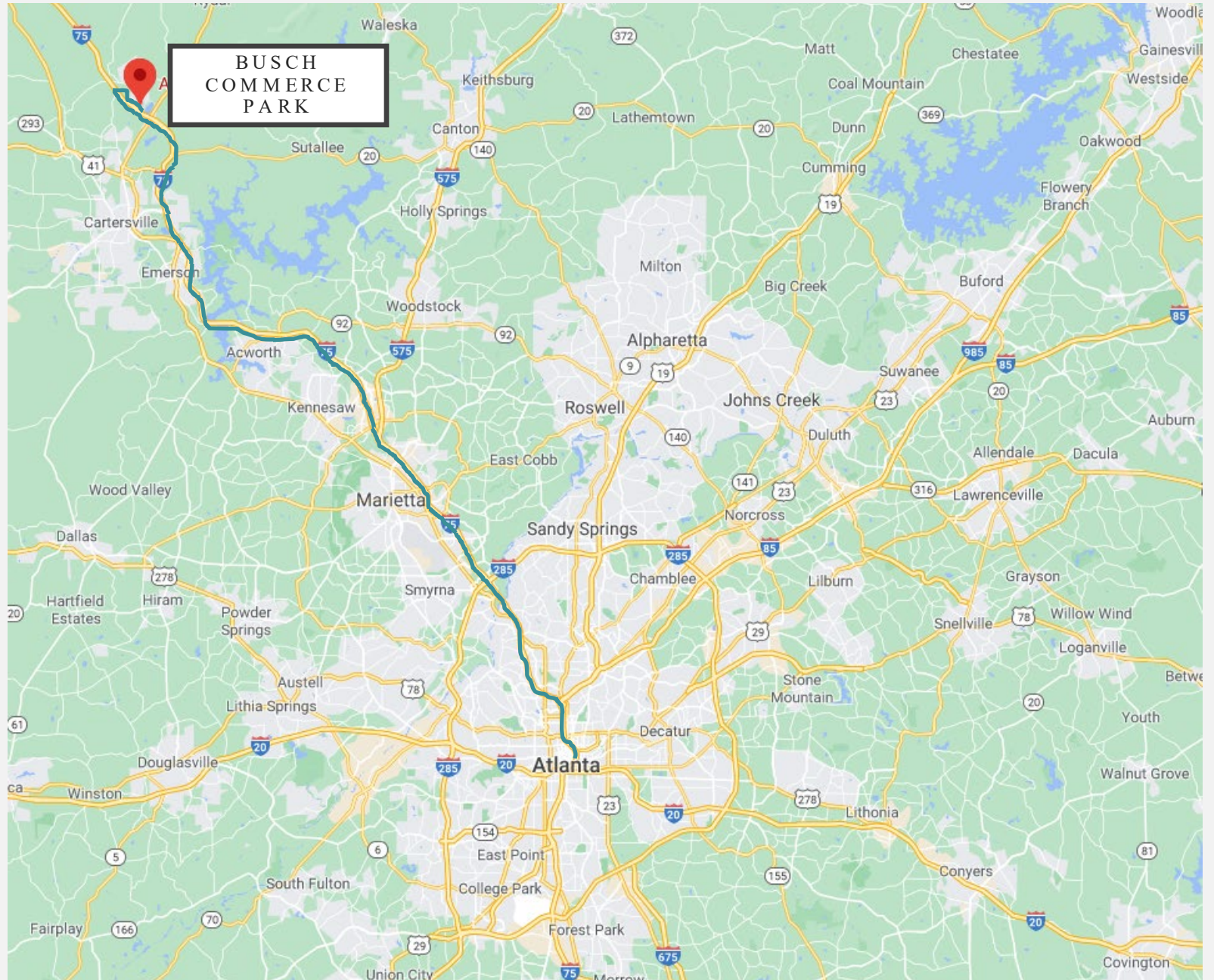
# BUSCH COMMERCE PARK

## PROJECT

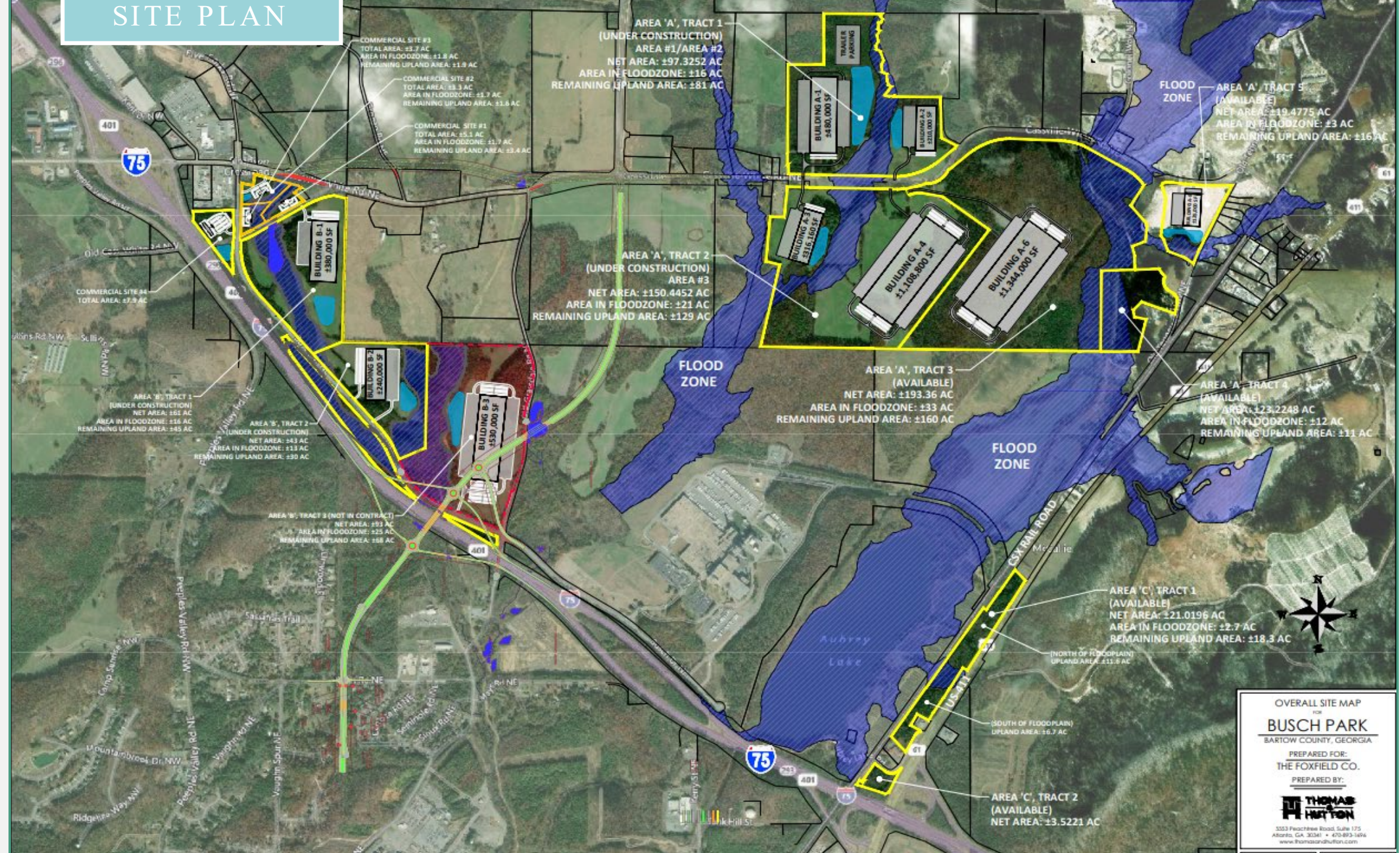
Busch Commerce Park is a 728-acre Industrial Park developed by The Foxfield Company. The strategically located property has an approved DRI to develop 5,000,000 sq. ft. of industrial space. In addition, there are approximately 40 acres of commercial outparcels. These parcels are well-suited for hotels, fast casual restaurants, and specialty business/flex development.

## LOCATION

Off Interstate 75 at Cass White Road & Highway 411 & Busch Dr, Bartow County, Cartersville, Georgia approximately 52 miles from the heart of Atlanta and 70 miles from Chattanooga



# SITE PLAN



AREA 'A', TRACT 1  
(UNDER CONSTRUCTION)  
AREA #1/AREA #2  
NET AREA: ±197.3252 AC  
AREA IN FLOODZONE: ±116 AC  
REMAINING UPLAND AREA: ±81 AC

AREA 'A', TRACT 2  
(UNDER CONSTRUCTION)  
AREA #3  
NET AREA: ±1150.4452 AC  
AREA IN FLOODZONE: ±221 AC  
REMAINING UPLAND AREA: ±129 AC

AREA 'A', TRACT 3  
(AVAILABLE)  
NET AREA: ±193.36 AC  
AREA IN FLOODZONE: ±33 AC  
REMAINING UPLAND AREA: ±160 AC

AREA 'A', TRACT 5  
(AVAILABLE)  
NET AREA: ±119.4775 AC  
AREA IN FLOODZONE: ±3 AC  
REMAINING UPLAND AREA: ±16 AC

AREA 'A', TRACT 4  
(AVAILABLE)  
NET AREA: ±123.2248 AC  
AREA IN FLOODZONE: ±12 AC  
REMAINING UPLAND AREA: ±11 AC

AREA 'C', TRACT 1  
(AVAILABLE)  
NET AREA: ±21.0196 AC  
AREA IN FLOODZONE: ±2.7 AC  
REMAINING UPLAND AREA: ±18.3 AC

AREA 'C', TRACT 2  
(AVAILABLE)  
NET AREA: ±3.5221 AC



OVERALL SITE MAP  
FOR  
**BUSCH PARK**  
BARTOW COUNTY, GEORGIA

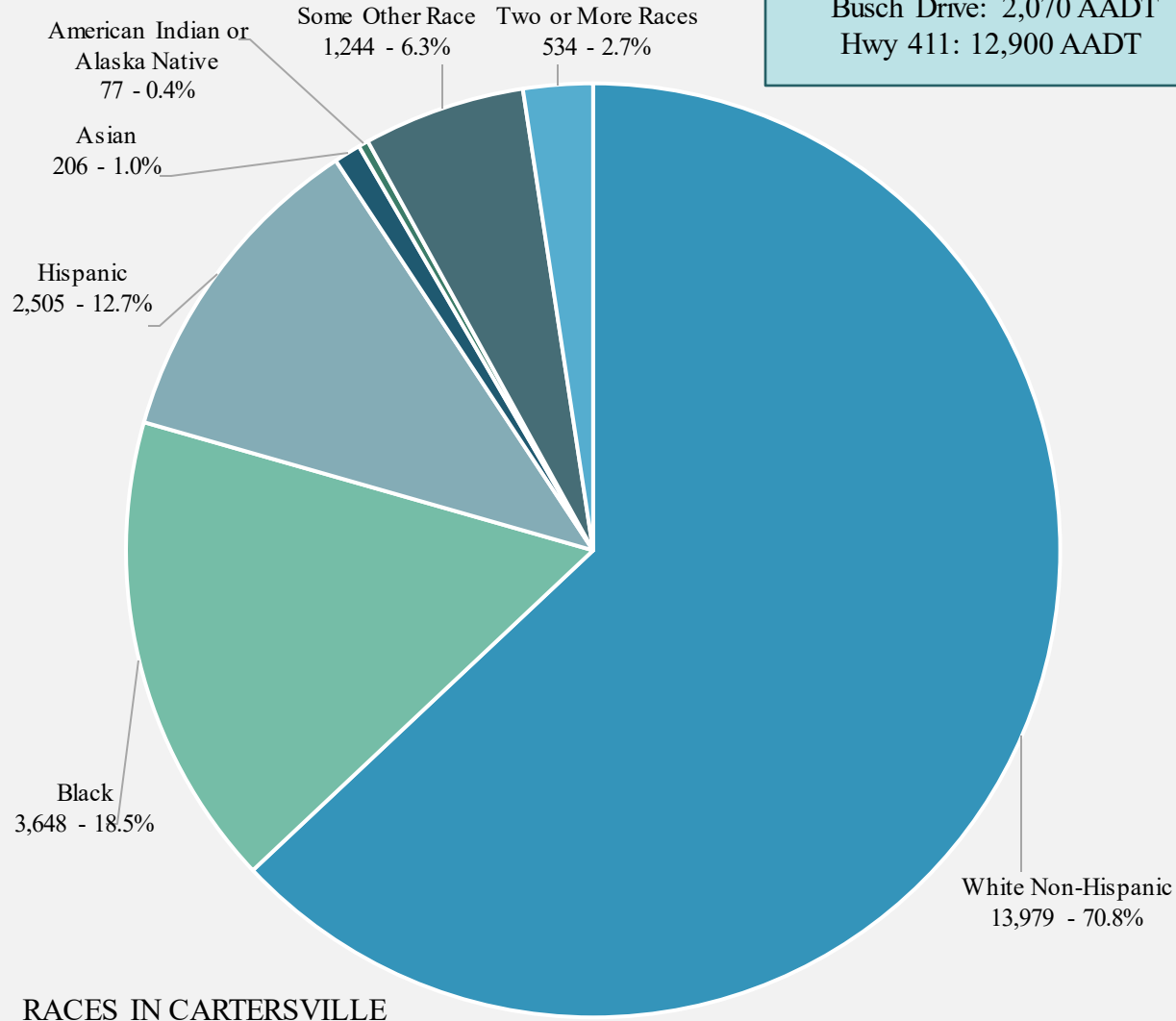
PREPARED FOR:  
THE FOXFIELD CO.

PREPARED BY:  
**THOMAS HUTTON**

333 Peachtree Road, Suite 175  
Atlanta, GA 30341 • 478-893-1494  
www.thomasandhutton.com

DATE:	12/20/16	SHEET:	02 OF 08
PROJECT:	ACB	SCALE:	1" = 200'

# DEMOGRAPHICS



## TRAFFIC COUNT

I-75: 76,700 Annual Average  
Daily Traffic (AADT)  
Cass White Road: 1,440 AADT  
Busch Drive: 2,070 AADT  
Hwy 411: 12,900 AADT

## AVERAGE WEATHER IN CARTERSVILLE

	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
Avg Temp. (F)	44.7	66.5	75.4	51.1
High Temp. (F)	56.0	78.6	86.1	62.3
Low Temp. (F)	33.3	54.5	64.6	59.9
Precip. (in)	5.2	4.1	4.1	3.8

## EDUCATION

High school or higher:  
**79.7%**  
Bachelor's degree or higher:  
**20.3%**  
Mean travel time to work:  
**22.3 minutes**

## POPULATION BREAKDOWN

Males:  
9,561 (48.5%)  
Females:  
10,170 (51.5%)  
Land Area:  
30 sq. miles

## HOUSEHOLD INCOME

Median Resident Age  
**35.9 years**  
Median Household Income:  
**\$ 49,590**  
Median House Value:  
**\$ 106,600**

## POPULATION

**19,731**  
(year 2010 from the City of Cartersville)  
**100,157**  
Bartow County

# ANHEUSER-BUSCH CARTERSVILLE BREWERY ANNOUNCES EXPANSION



- The brewery recently announced in October 2020 that they will be increasing their investment in the Cartersville facility from \$85 million to \$150 million
- This will allow Anheuser-Busch to have new brewing abilities, the flexibility to create a new can line, and new capabilities in the brewing process to meet consumer demand
- The Cartersville Mayor, Matt Santini, speaks on the importance of the company in the community, commenting that “for over twenty-seven years, Anheuser-Busch has been a positive presence in our city, and committed partner in providing quality jobs and make our community a better place”

## ANHEUSER-BUSCH CARTERSVILLE BREWERY ANNOUNCES EXPANSION

Not only is the company focusing on continuing to invest in their facilities across the country, but during COVID they have donated over \$2 million in a partnership with the US Bartenders Guild, the James Beard Foundation, and others to support out-of-work bar and restaurant workers

- The Cartersville facility is also the first Anheuser-Busch brewery to be certified organic by the USDA to brew Michelob ULTRA Pure Gold

The brewery opened in 1993, brews more than 20 of the Anheuser-Busch beer brands, employs more than 500 people, and contributes more than \$400 million annually to Georgia's economy



## APPALACHIAN REGIONAL PORT IN CHATSWORTH, GA

- The Appalachian Regional Port, which opened in August 2018, is an efficient alternative to an all-truck dray to and from the deepwater Port of Savannah



- The facility is on 42 acres in Northwest Georgia in Murray County, which is 40 miles north of the Busch Commerce Park property
- Each round-trip container moved using the ARP is expected to offset 710 truck miles with direct access to I-75, US 411, and direct rail service to Savannah
- The lower costs for long-distance drays, convenient access to empty containers and the reliability of the Georgia Port Authority terminal operations make the inland port an important new supply chain asset

## APPALACHIAN REGIONAL PORT IN CHATSWORTH, GA

While the needs of each industry and customer differ, the efficiencies gained through inland terminals mean port customers would be wise to investigate the benefits of using inland rail hubs

The facility currently has the capacity, for 50,000 containers per year, however, through a 10-year development plan the Georgia Port Authority is aiming to double that capacity

From the inland port to and from the Garden City Terminal, there is currently an exclusive CSX 388-mile route





## CHICK-FIL-A TO BUILD FIRST DISTRIBUTION CENTER IN BARTOW COUNTY



- On April 18, 2019, Governor Brian Kemp announced that Chick-Fil-A will begin construction on the chain's first company-owned distribution center in Cartersville
- The project is called Chick-Fil-A Supply and is meant to meet the challenge of the chain's continuous growth and the hurdle of keeping up the volume of food and products through the company's existing distribution network
- This will allow Chick-Fil-A to have better insight into their distribution process to be able to apply learnings from the Distribution Center across their full network, including partner distributors



## CHICK-FIL-A TO BUILD FIRST DISTRIBUTION CENTER IN BARTOW COUNTY

“On behalf of the Cartersville and Bartow County, it is truly our pleasure to extend the many advantages that this community has to the success of this ‘first of its kind’ milestone with Chick-Fil-A,” says Bartow County Commissioner, Steve Taylor

By the end of 2020, the Cartersville location was serving around 90 restaurants, but at full scale will be able to serve 300 restaurants and will create up to 300 jobs including drivers, warehouse team members, leadership team members, and administrative staff

Due to the early success of Chick-Fil-A Supply in Cartersville, in early 2022, the second full-scale distribution center will open near the Raleigh-Durham, North Carolina area and will serve 175 Chick-Fil-A restaurants



# HIGHLAND 75 INDUSTRIAL PARK

- Highland 75 is a 783-acre GRAD (Georgia Ready for Accelerated Development)-Certified park that was purposed to be a home for corporate headquarters, advanced technology, R&D, logistics, and other large facilities
- This is a site with a considerable amount of new development and is one of the most high-profile of the county's industrial parks with site's capabilities for 8,374,000 SF of development
- The project is a collaboration between county government, the city of Cartersville, and the Bartow-Cartersville Joint Development Authorities





## HIGHLAND 75 INDUSTRIAL PARK



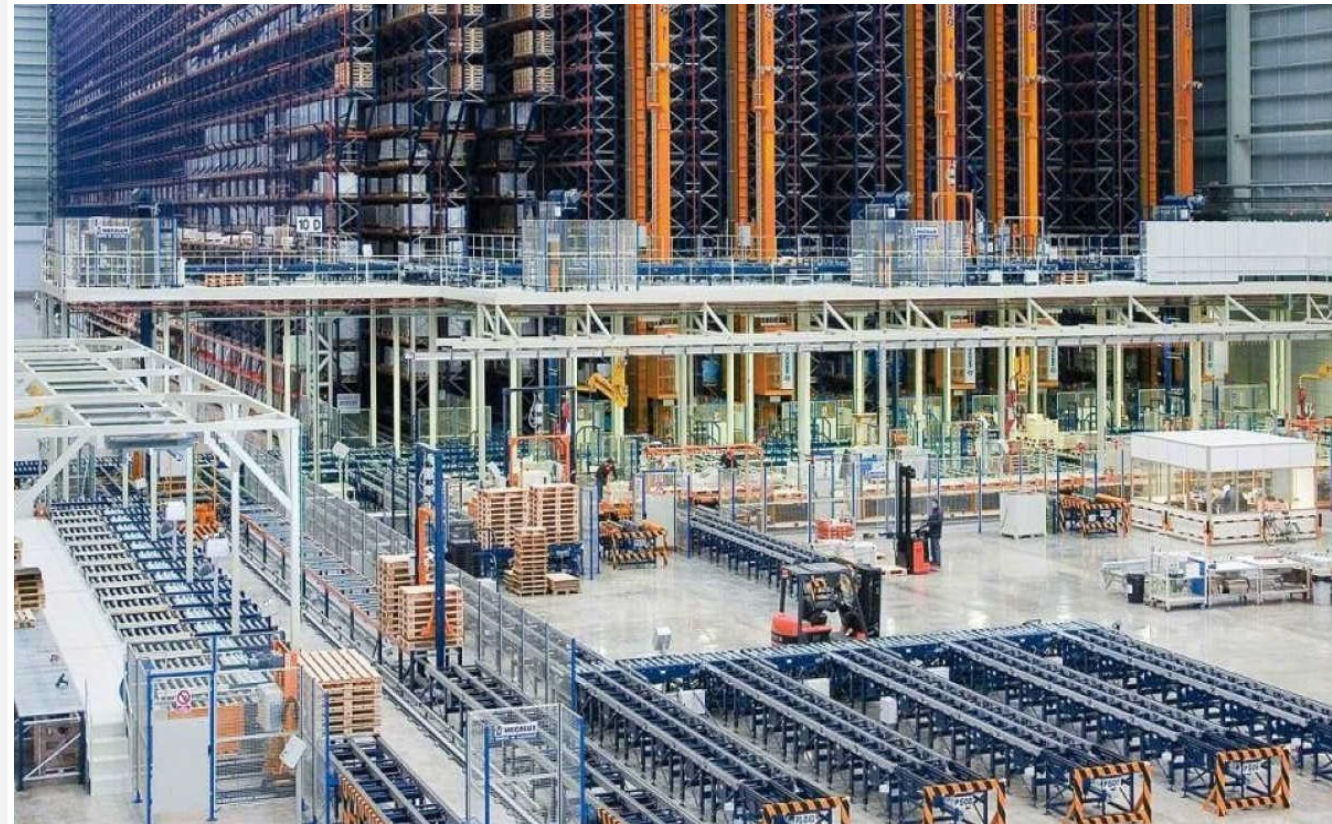
Today the Bartow County is home to more than 166 industries specializing in floor covering, automotive, aerospace, energy, logistics, metals, plastics, food, chemicals, mining, medical, and more

What sets Cartersville-Bartow apart is the combination of resources including transportation, workforce, training, utilities, and business development leadership



## AGILE COLD STORAGE TO LOCATE IN NORTH GEORGIA; NEW CARTERSVILLE, GAINESVILLE FACILITIES TO SUPPORT POULTRY INDUSTRY

- In October 2020, Governor Kemp announced that Agile Storage was to invest over \$60 million to construct two new facilities with one in Cartersville and one in Gainesville to support the state's poultry industry
- The Cartersville facility will create 70 jobs focused in the areas of warehouse management, administration, clerical, forklift operators, maintenance, and other general warehouse positions
- Agile is planning to build a 150,000 sq. ft. building, aiming to use advanced technologies at Hamilton Crossing Road across from the Shaw Plant



# AGILE COLD STORAGE TO LOCATE IN NORTH GEORGIA; NEW CARTERSVILLE, GAINESVILLE FACILITIES TO SUPPORT POULTRY INDUSTRY

The state-of-the-art facility will use some automation to enhance the safety and efficiency of the work environment



Agile will meet customers' demand both domestically and internationally and attribute their best practices and strong management team to receiving, storing, and shipping customers' products reliably, efficiently, and flexibly



The company will also reduce its environmental impact by eliminating ammonia refrigerants and decreasing their energy and water consumption



CARTERSVILLE  
MEDICAL  
CENTER  
PROPOSES \$30  
MILLION  
EXPANSION

- On February 25, 2020, the Atlanta Business Chronicle announced that the Cartersville Medical Center would be undergoing a \$30 million expansion project
  - This upgrade includes the addition of two new floors, with 20 new short-stay general hospital beds increasing capacity to 139 beds, and providing more room for storage and support space
  - The hospital will also be renovating the area where the medical and surgical supplies are cleaned, prepared, processed, and stored



CARTERSVILLE MEDICAL CENTER  
PROPOSES \$30 MILLION EXPANSION



This project will include 37,000 sq. ft. of new construction and roughly 6,000 sq. ft. of renovation



This project positively signals that the hospital recognizes the growth that Bartow County is experiencing, is committed to investing in and taking care of the people of the community and is poised to be prepared for future expansion



TIRE MANUFACTURER  
PLEDGES \$138 MILLION  
INVESTMENT, 150 JOBS  
IN CARTERSVILLE



- Nathan Deal announced on November 20, 2018, that Toyo Tire North America Manufacturing Inc., Ca manufacturer and seller of radial tires will create additional 150 jobs, including positions in production, support, and administration, and invest over \$138 million in Bartow County
- The expansion plans include the construction of a new 254,000 sq. ft. facility pushing annual production up to a capacity of 2.4 million passenger vehicle tires and once completed will employ over 2,100 workers
- Toyo first began its manufacturing operations in 2006 and ten years later became the largest manufacturing operation for Toyo Tires Group with an annual production capacity of 11.5 million tires



## PANATTONI PLANS 1 MILLION SQUARE FOOT INDUSTRIAL PROJECT ON I-75 IN BARTOW COUNTY

- On November 15, 2019, Atlanta Business Chronicle announced that Panattoni was planning a new 1 million sq. ft. industrial building on I-75 in Bartow County
- The company has purchased a 122-acre property less than a mile from the Cassville White Road exit on I-75 with the property's border adjacent to I-75 with more than 2,500 feet of interstate frontage
- Panattoni attributes the site's ability to hold a large industrial buildings and the access to I-75 as reasons that the site will be successful and will attract nationally-recognized, big-box industrial tenants





PANATTONI PLANS 1 MILLION SQUARE  
FOOT INDUSTRIAL PROJECT ON I-75 IN  
BARTOW COUNTY



Earlier this year,  
Panattoni  
completed a  
647,309 sq. ft.  
facility at the  
intersection of  
Cassville White  
Road and I-75 for  
Loloi Rugs

Near this site,  
recently Developer  
IDI Logistics filed  
plans for a three-  
building, 47-acre  
industrial  
development in  
Bartow County  
that will total  
637,500 sq. ft.

WELLMADE FLOORING TO  
BUILD FIRST MANUFACTURING  
PLANT IN GEORGIA



**Wellmade**  
PERFORMANCE FLOORING

- On July 2, 2020, Brian Kemp made the announcement that Wellmade Flooring will be investing \$35 million in Cartersville for its first manufacturing facility in Georgia, that will create 240 jobs
  - The company specializes in the design, production and distribution of hard surface flooring collections with customers including Home Depot and Floor & Décor
- The 328,000 sq. ft. plant will be located on Busch Drive and will be hiring a range of positions at the plant from management to engineering, and from supervision to machine operation and production
- The facility is meant to be built out in three phases with construction of the first phase expecting commencement June 2021

# ROME-CARTERSVILLE DEVELOPMENT CORRIDOR

- The Rome-Cartersville Development Corridor (RCDC) is meant to connect US 411 and I-75 to provide mobility for commuters, residents, and freight movement throughout Bartow County
- The RCDC will relieve congestion along the US 411/SR 20 to I-75 corridor
- With an improved route, freight movement will be accommodated, while truck traffic on existing roadways will be reduced





# ROME-CARTERSVILLE DEVELOPMENT CORRIDOR

Rome-  
Cartersville  
Development  
Corridor

The Rome-Cartersville Development Corridor will connect US 411 and I-75 in Bartow County, assisting commuters who work or live in Atlanta and the surrounding areas

This new Corridor will provide better local access for residents and existing industries, planned growth, and economic development in Bartow County will be supported by the improved connection to I-75

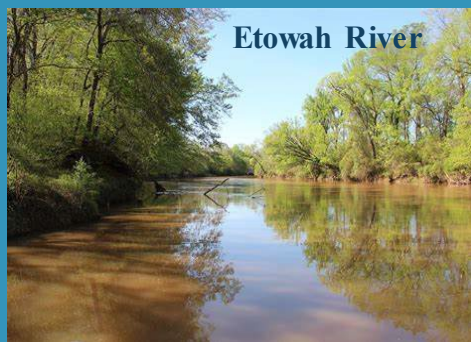
Booth Western Art Museum



Tellus Science Museum



Etowah River



# STRONG QUALITY OF LIFE

Despite the positive traction and growth of the industrial and manufacturing sectors in Cartersville, the area has so much more to offer. Although the community has a small-town feel, there are quite a few amenities and characteristics that allow for a strong quality of life from the natural beauty to expansive recreation options from the museums and historic attractions to the top-quality healthcare and educational options.

## ATTRACTIONS

## RECREATION

## INDUSTRY

Rose Lawn Museum



Lake Allatoona



Red Top Mountain State Park



Etowah Indian Mounds State Historic Site



Bartow History Museum



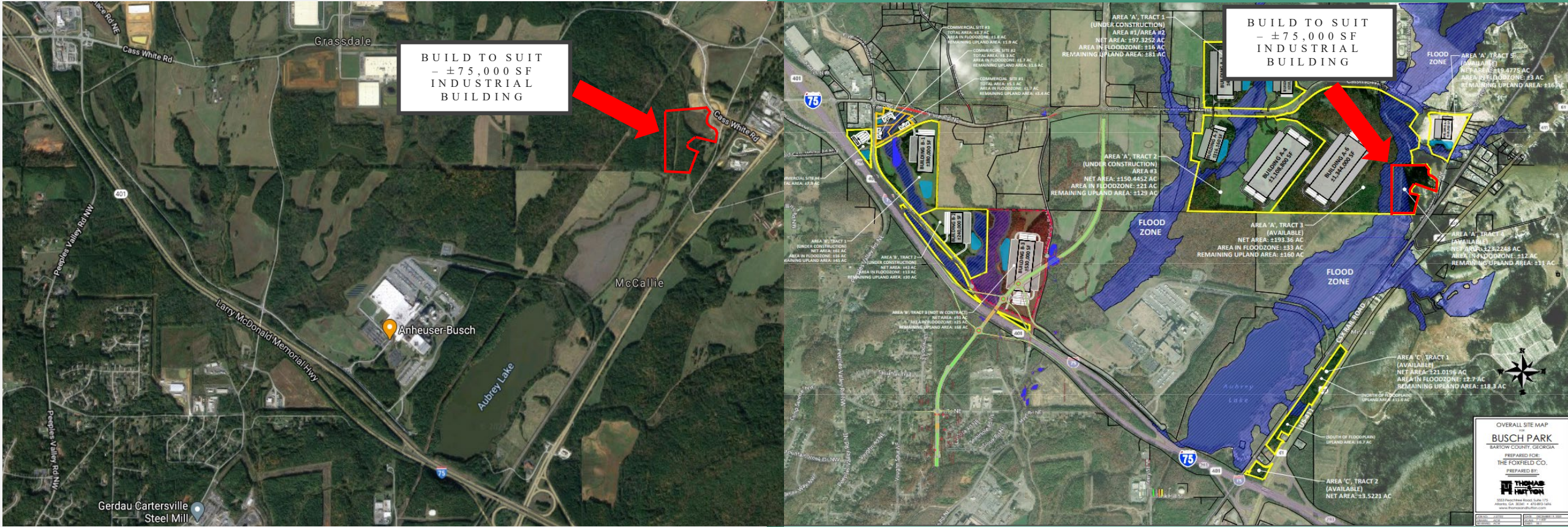
Barnsley Resort



LakePoint Sporting Community



# BUILD TO SUIT – ±75,000 SF INDUSTRIAL BUILDING

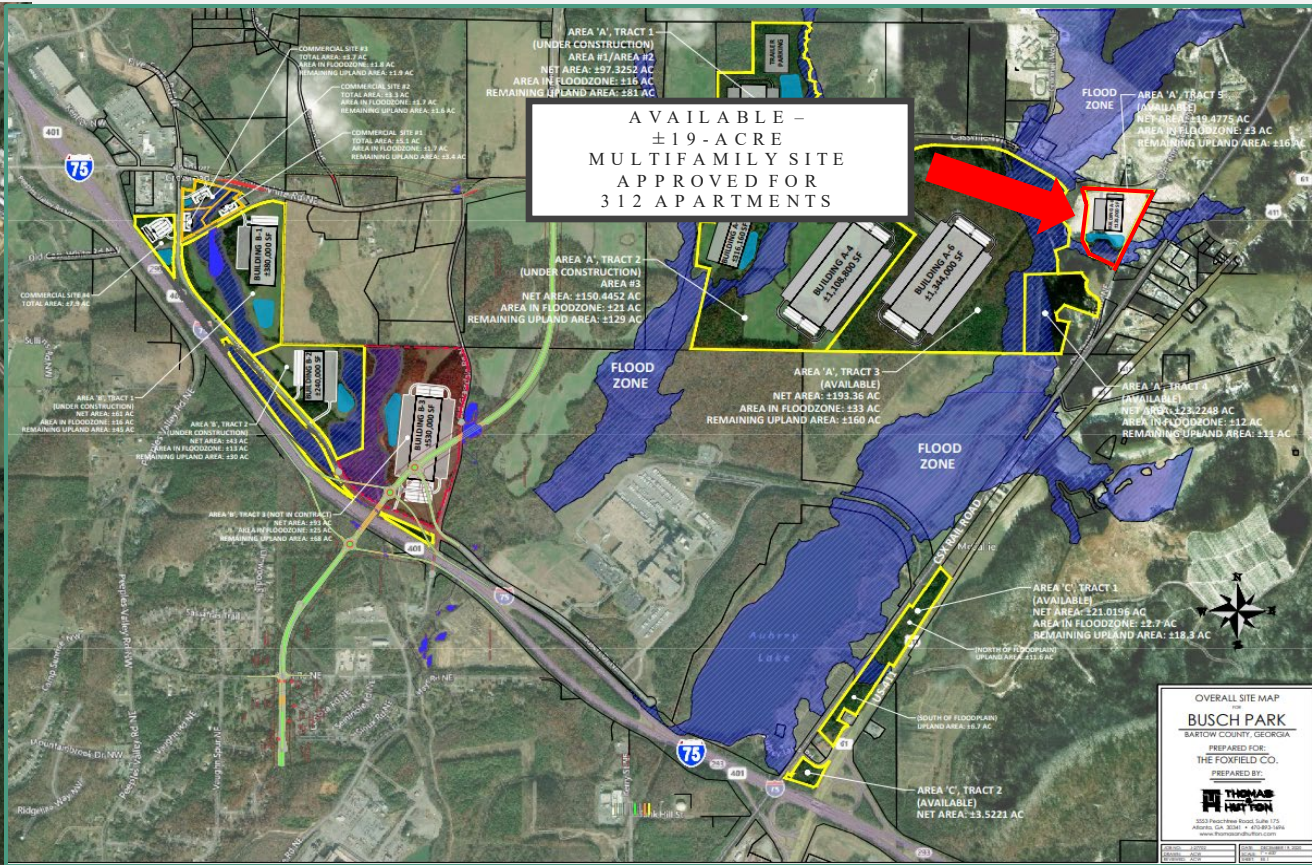


BUILD TO SUIT  
– ±75,000 SF  
INDUSTRIAL  
BUILDING

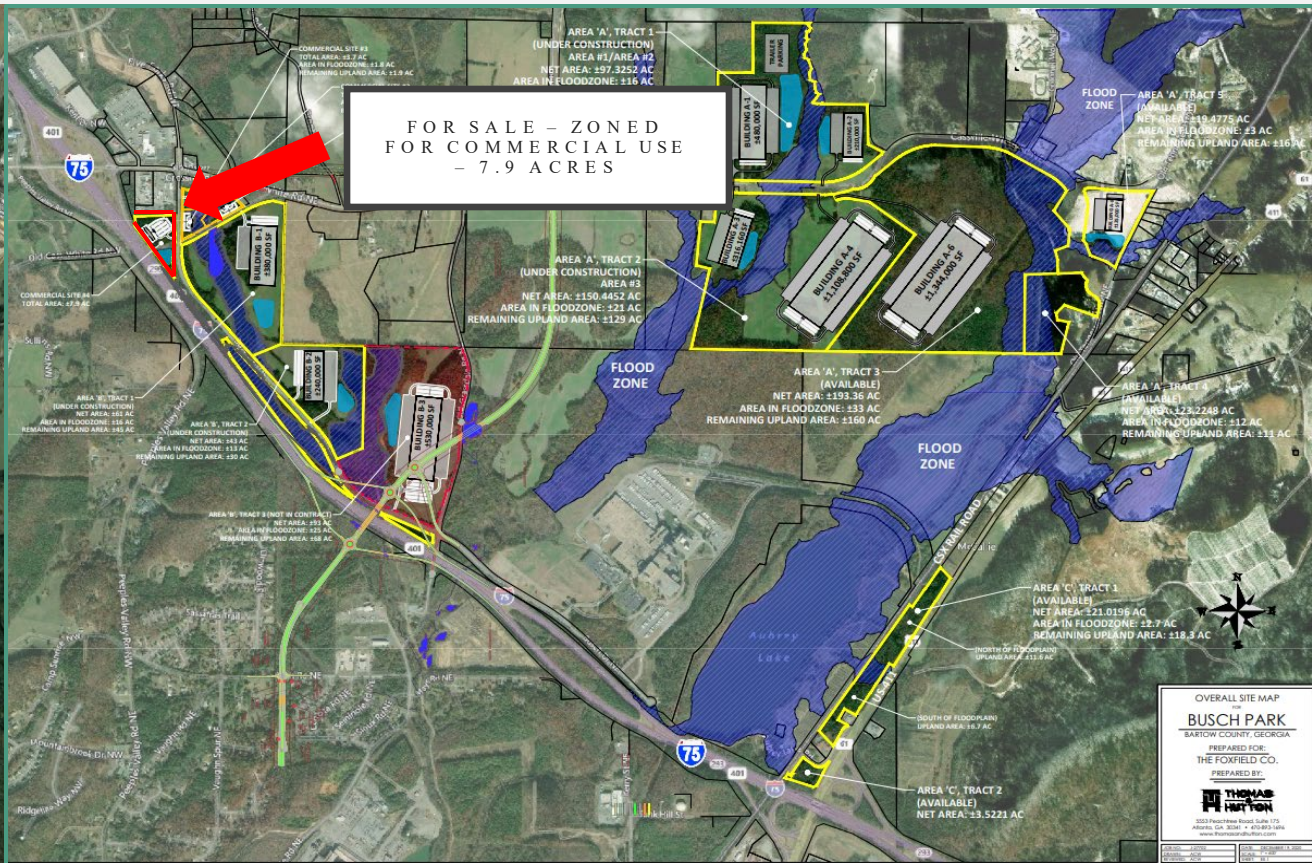
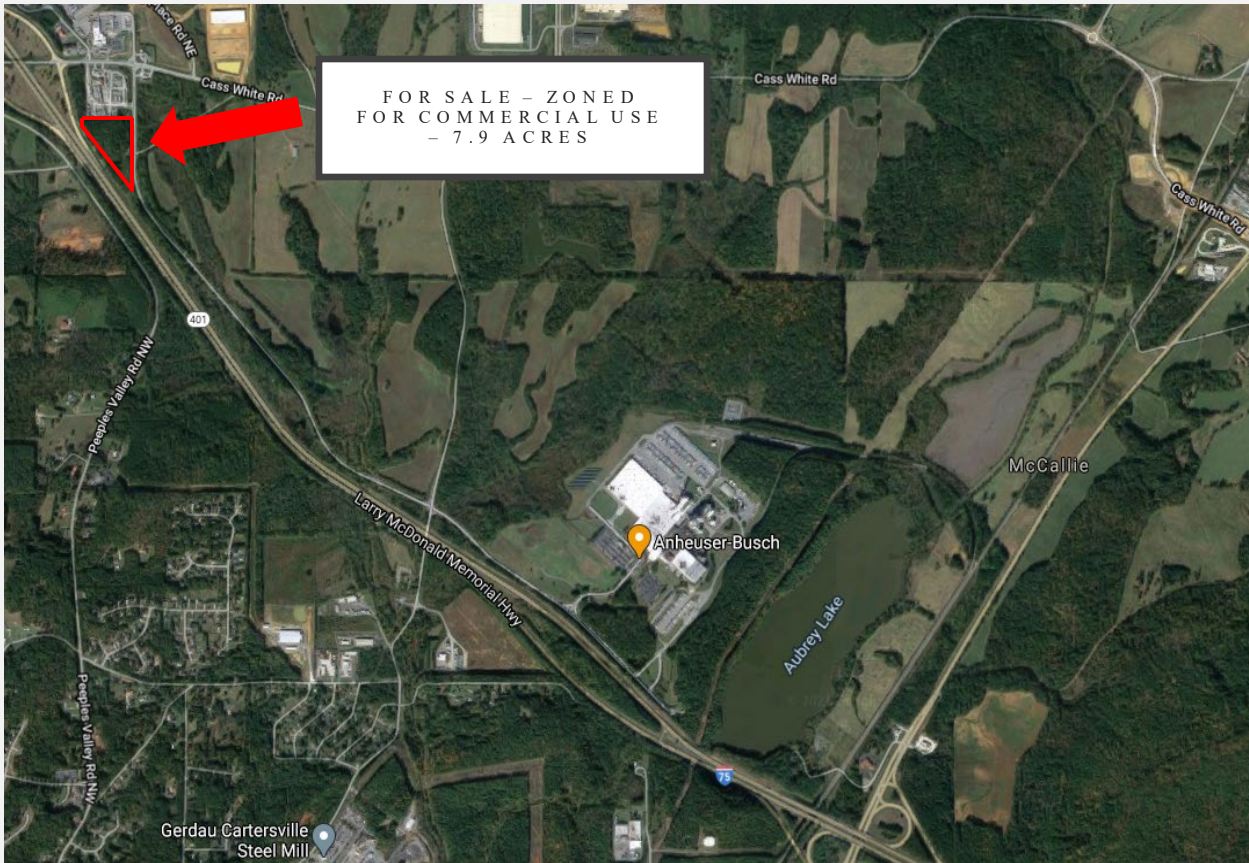
BUILD TO SUIT  
– ±75,000 SF  
INDUSTRIAL  
BUILDING



# AVAILABLE – ZONED MULTIFAMILY ± 19.4 ACRES

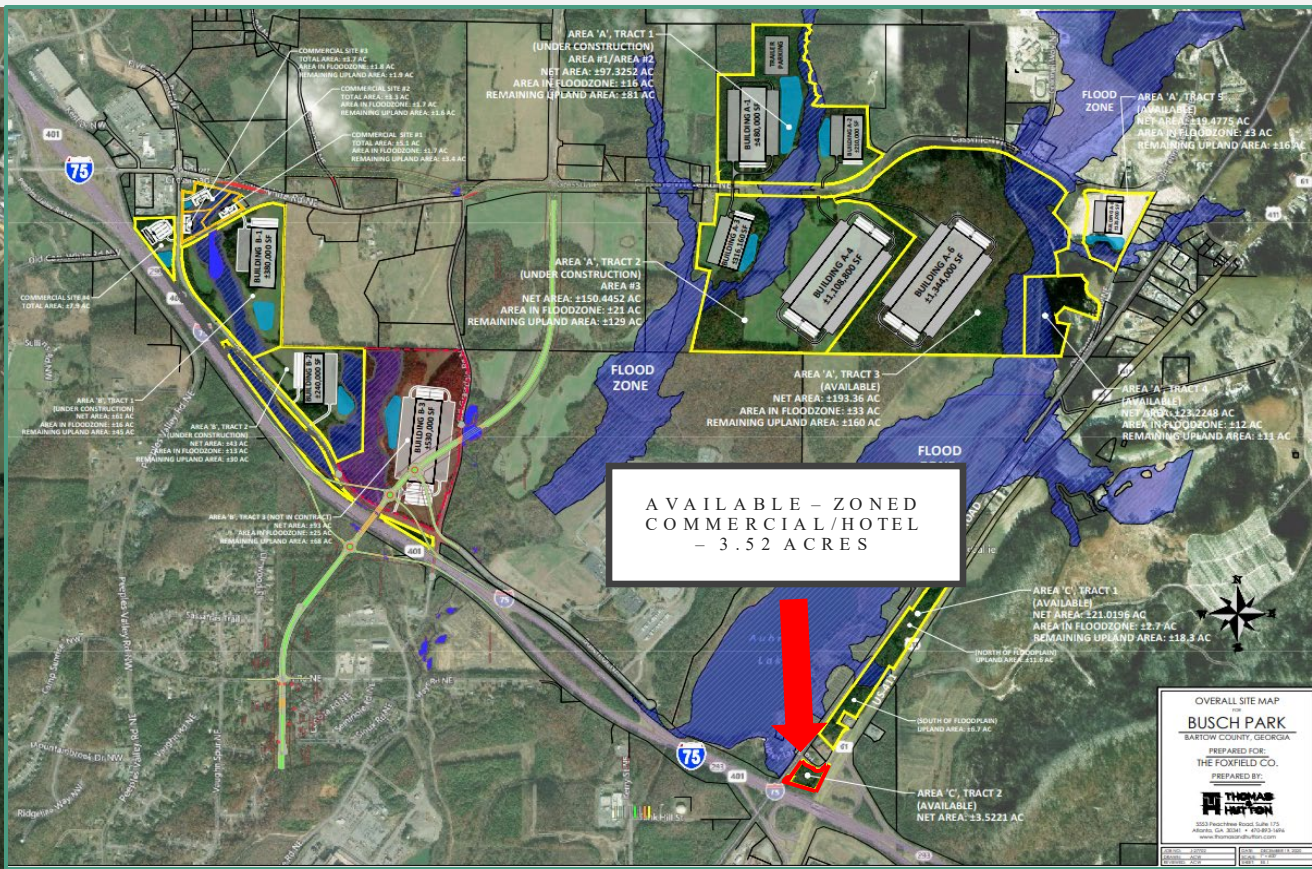


# FOR SALE – ZONED FOR COMMERCIAL USE – I-75 FRONTAGE 7.9 ACRES

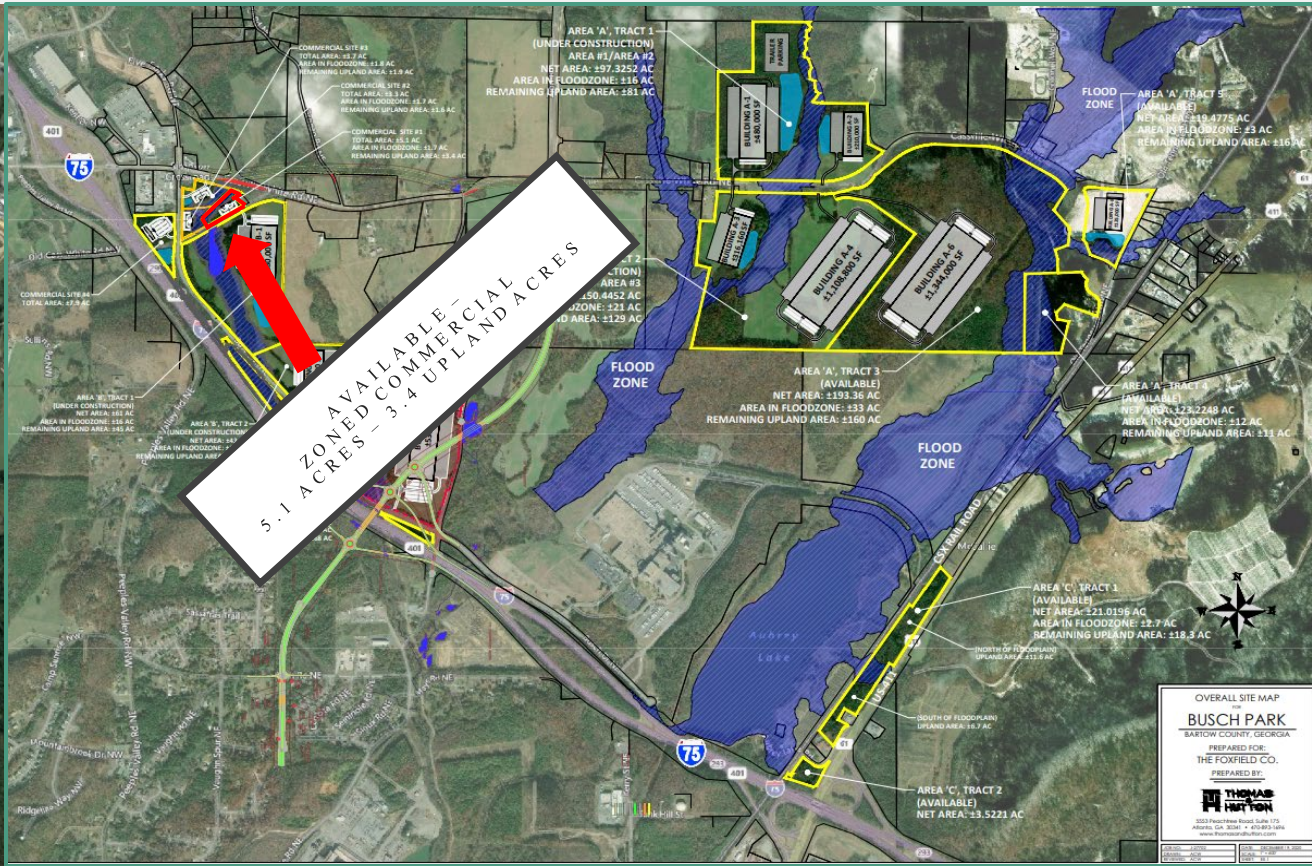
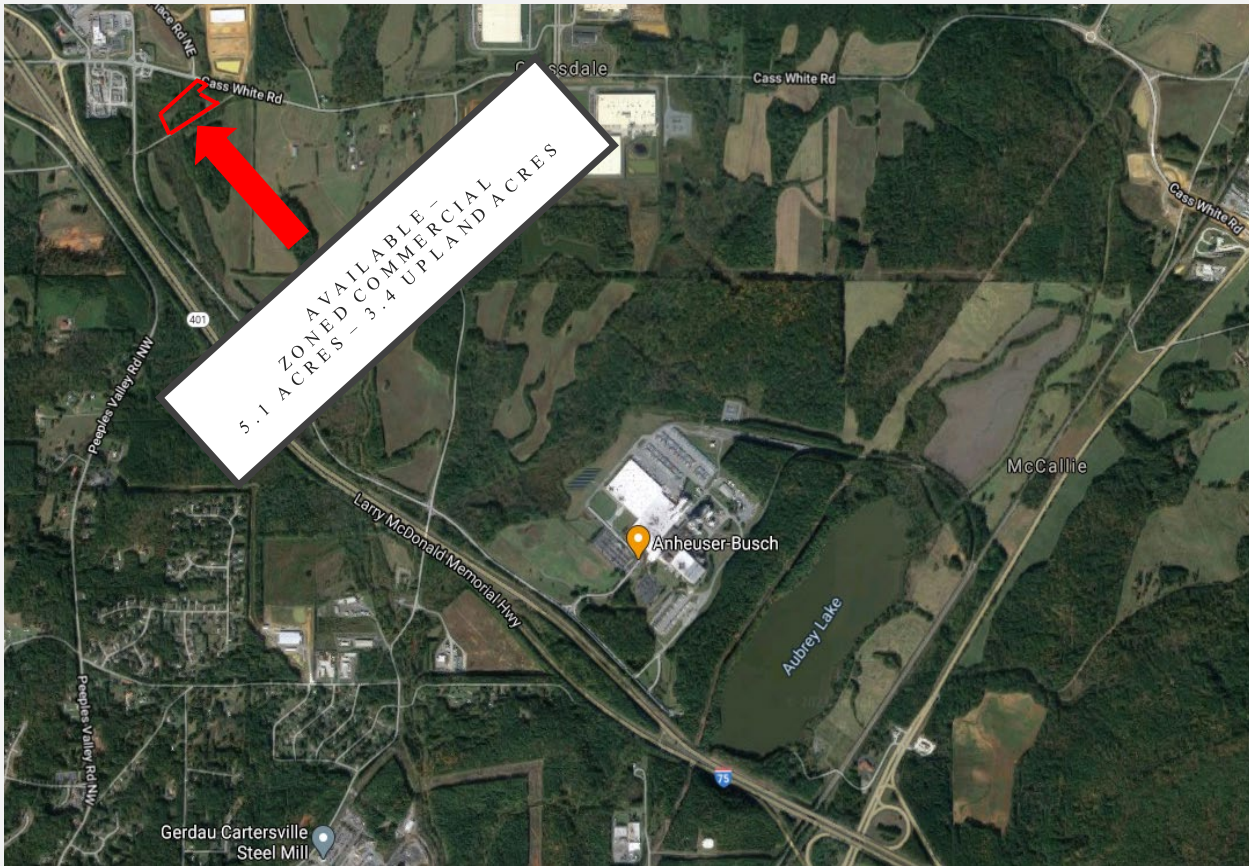


OVERALL SITE MAP  
BARROW COUNTY, GEORGIA  
**BUSCH PARK**  
PREPARED FOR:  
THE FOXFIELD CO.  
PREPARED BY:  
**THOMAS HARTON**  
2025 Thomas Harton, LLC  
Atlanta, GA 30328 • 404.853.1494  
www.thomasharton.com

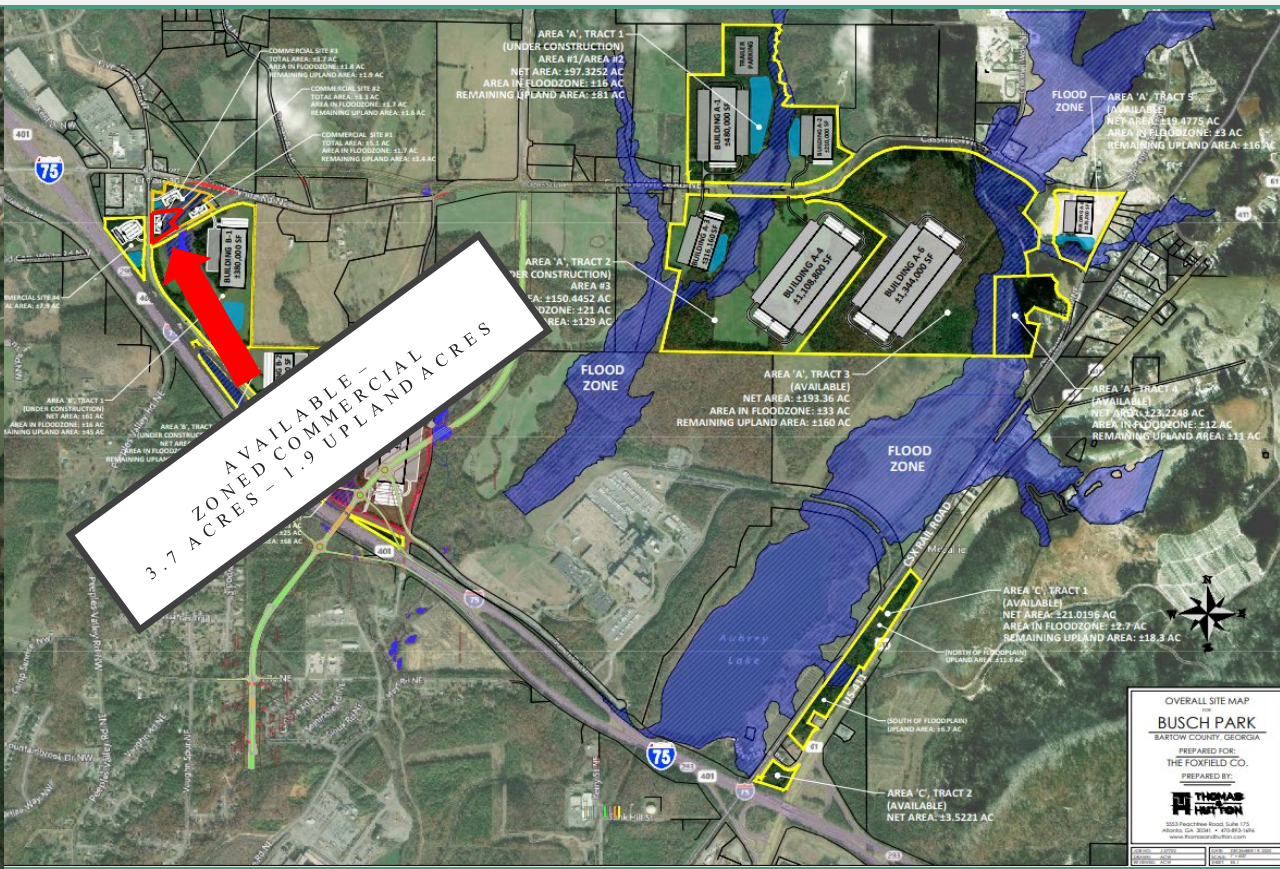
# AVAILABLE – ZONED COMMERCIAL/HOTEL – 3.52 ACRES



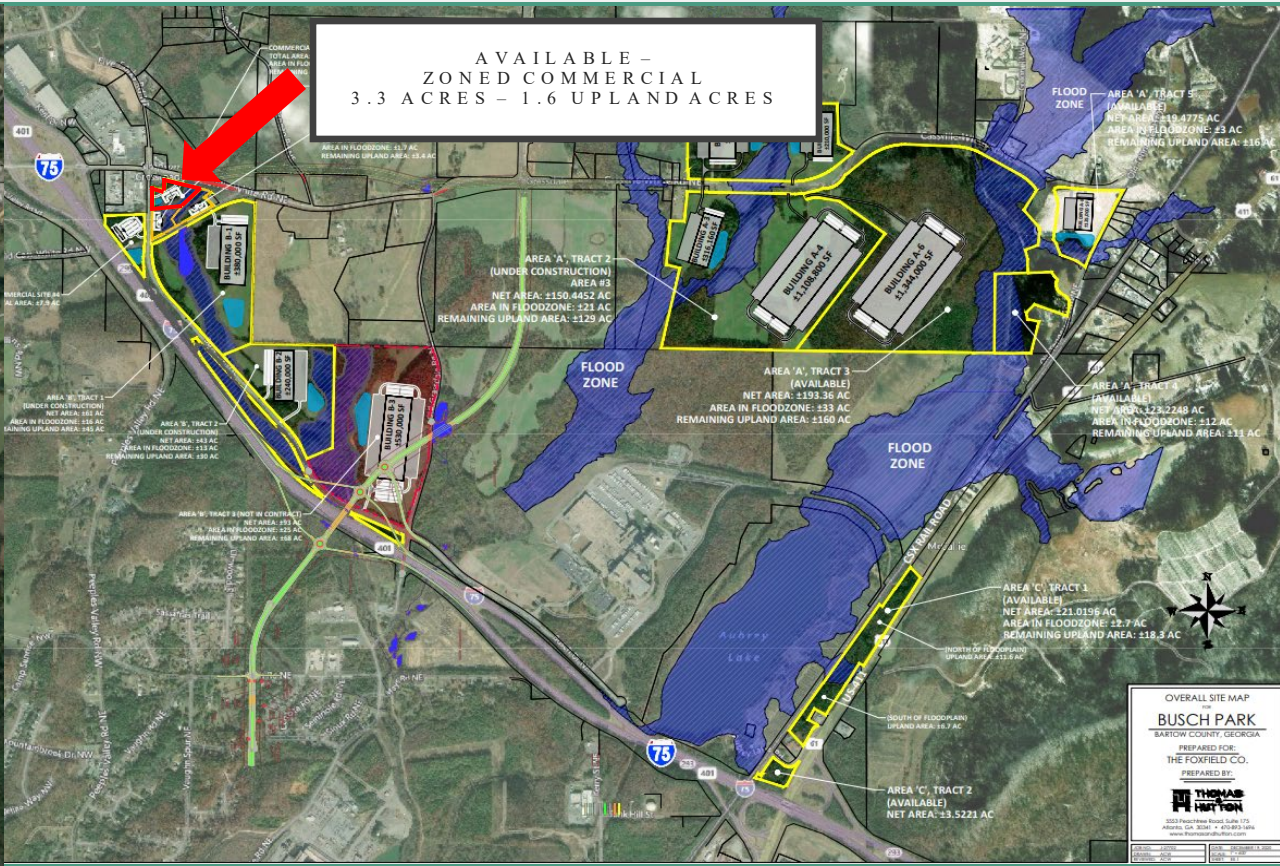
# AVAILABLE – ZONED COMMERCIAL 5.1 ACRES – 3.4 UPLAND ACRES



# AVAILABLE – ZONED COMMERCIAL 3.7 ACRES – 1.9 UPLAND ACRES



# AVAILABLE – ZONED COMMERCIAL 3.3 ACRES – 1.6 UPLAND ACRES



Gerdau Cartersville Steel Mill

THANK YOU

