

Fulton Industrial Boulevard Improvement District

Economic Impact Report

December, 2023



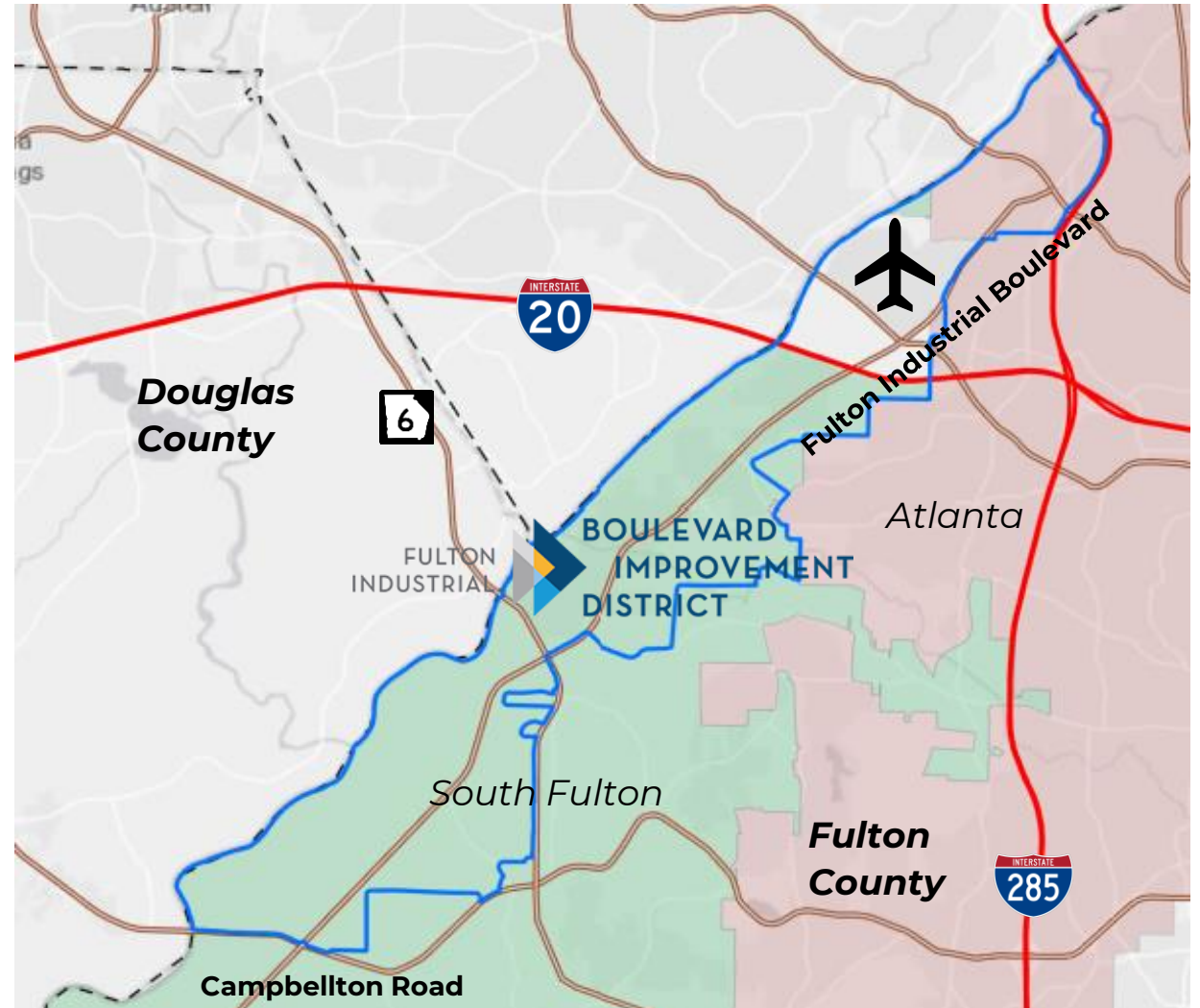
Introduction

KB Advisory Group developed this report on behalf of the Boulevard Improvement District to update the analysis and conclusions of the 2018 economic impact study.

This final version of the report includes an assessment of:

- Demographic characteristics
- Employment
- Real estate inventory
- Revenues generated by activity in the district
- Fiscal impacts of the CID
- Economic impacts of the CID
- Tax revenue from recent development

CID Area Map



Executive Summary

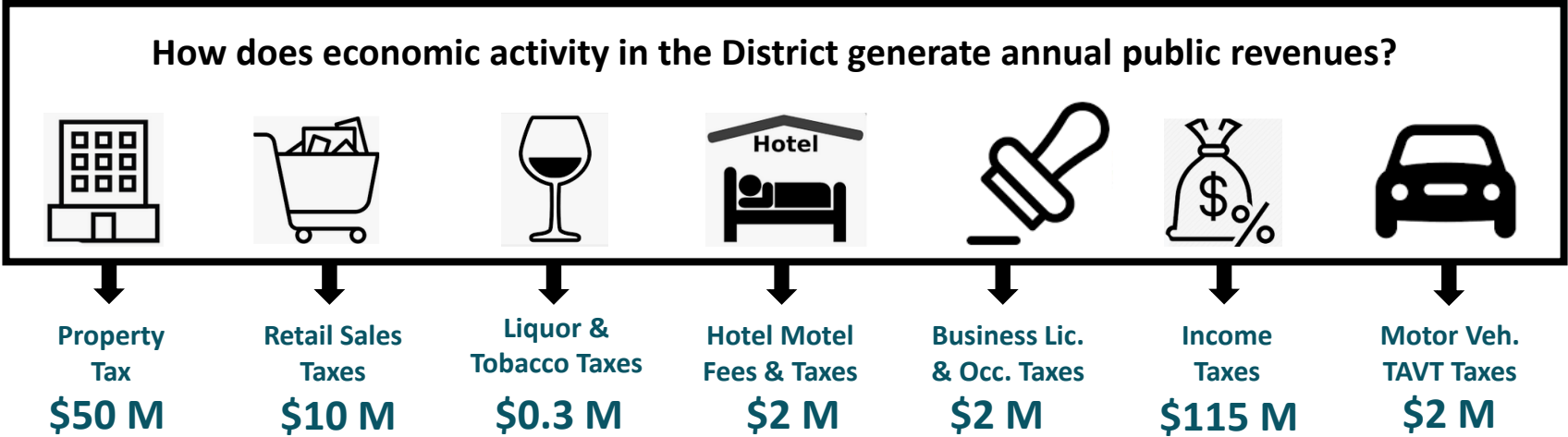
The Fulton Industrial Boulevard Improvement District (the District) engaged KB Advisory Group to undertake a series of analyses to better understand the CID's underlying economic, demographic, and real estate characteristics.

The findings of this study will help CID staff and partners with marketing and communication efforts and support the CID's goal of safe, clean, and commercially competitive business corridor.

Detailed herein are the economic and real estate characteristics of the District, as well as the economic activity that provides much of the demand for the area's goods and services.

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Executive Summary



Once those revenues are collected, where do they go?



Combined Public Benefit: \$182 million in annual recurring public revenues

Executive Summary

Nine different individual entities within the area receive over \$182 million annually in revenue from economic activity that occurs in the District. These include:

- Fulton County
- The Cities of South Fulton and Atlanta
- Two school districts
- The State of Georgia

Jurisdictional Revenue Totals (Millions)

Jurisdiction	Total
Fulton County	\$13.6
Fulton County Schools	\$17.2
Atlanta Public Schools	\$3.8
Atlanta	\$2.6
South Fulton	\$13.6
Georgia	\$121.9
FIB CID	\$2.2
Fulton Industrial District	\$4.9
MARTA	\$1.2
Other Fulton Cities	\$1.3
Total	\$182.3

Executive Summary

The total combined economic output resulting from activity in the District is over \$21 million annually, which also supports over 77,000 jobs statewide both directly and indirectly.

In addition to the ongoing impacts of activity in the District, construction of the over 5 million square feet of new real estate inventory added over the last five years has also supported 1,500 construction jobs and created \$17 million in local tax revenues.

Annual Economic Impacts (\$Millions)

	Economic Output	Earnings	Jobs
Fulton County	\$16.0	\$4.8	52,940
Atlanta MSA	\$20.3	\$6.3	72,803
State of Georgia	\$21.1	\$6.7	77,639

Source: KB Advisory

Development Impacts

Over **5 million** square feet of new real estate inventory

1,500 Construction Jobs

\$17 million of local tax revenues from taxes on construction materials

Executive Summary

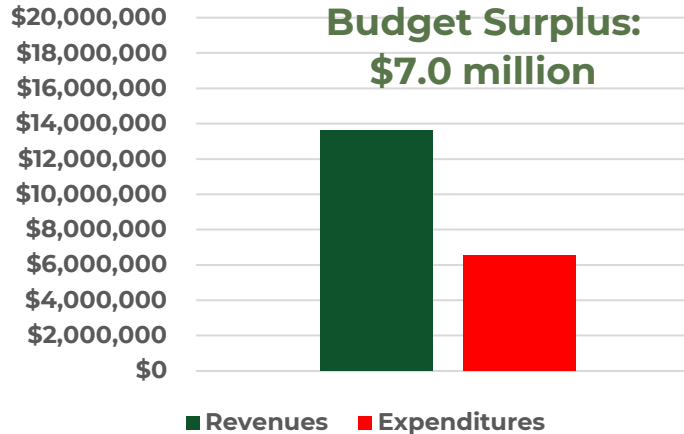
The cost of providing services to the District is less than the revenues that it generates for several of the major jurisdictions that encompass it.

The District creates annual budget surpluses in the amount of:

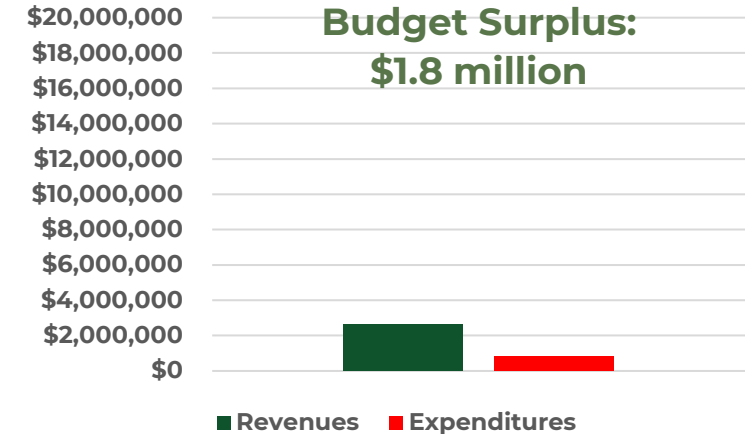
- \$7 million for the City of South Fulton
- \$1.8 million for the City of Atlanta
- \$17.2 million for Fulton County Schools
- \$3.8 million for Atlanta Public Schools

Fiscal Impact of the District

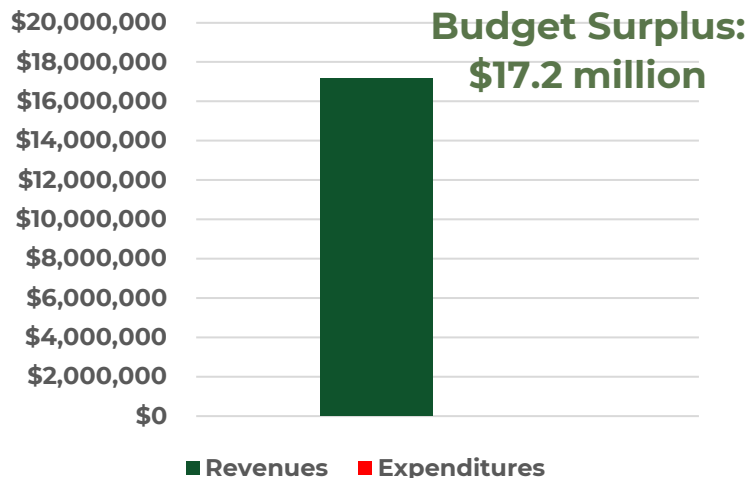
City of South Fulton



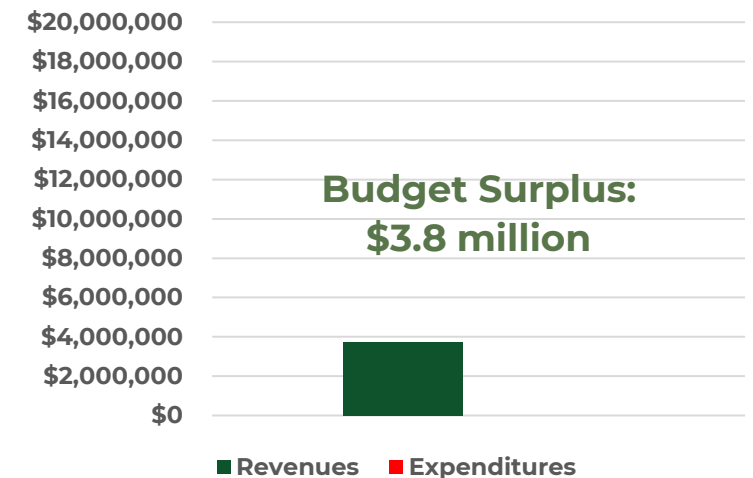
City of Atlanta



Fulton County Schools



Atlanta Public Schools



Executive Summary

The District generates annual income taxes in the realm of \$115 million, all of which accrue to the State of Georgia.

Public Revenues

\$182 million in public revenues generated annually in the District.

Over two thirds of revenues accrue to the State of Georgia.

Economic Impacts

Almost **50,000 jobs** in the State of Georgia supported indirectly by economic activity in the District.

\$16 million in sales tax revenues created by construction activity in the District since 2018.

Fiscal Impacts

\$1.80 in revenues generated for every dollar spent by the City of South Fulton to service the District.

The District creates positive revenues for **nine different local government entities**, plus other cities in Fulton County.

Executive Summary

Employment

Of the over 26,000 jobs in the District, over 70% are in just three primarily industrial and warehouse related fields.

Over 3% of all employment in Fulton County is located within the footprint of the District.

The vast majority of workers in the District commute from elsewhere, with no single city being home to more than 10% of the areas employees.

Real Estate

There is over 55 million square feet of existing and soon to be delivered commercial inventory in the District, of which over 90% is industrial.

More than half of the real estate in the District was built in the 1970's and 1980's, but recent construction activity has picked up substantially, with almost 5 million square feet of inventory added since 2018.

Public Revenues

Public Revenues

Overview

Economic Activity in the District generates an estimated \$182 million in public revenues annually. The largest recipients include:

Georgia: \$121.9 million

Fulton County Schools: \$7.2 million

Fulton County: \$13.6 million

City of South Fulton: \$13.6 million

Annual Revenues by Recipient

Jurisdiction	Total
Fulton County	\$13.6
Fulton County Schools	\$17.2
Atlanta Public Schools	\$3.8
Atlanta	\$2.6
South Fulton	\$13.6
Georgia	\$121.9
FIB CID	\$2.2
Fulton Industrial District	\$4.9
MARTA	\$1.2
Other Fulton Cities	\$1.3
Total	\$182.3

Annual Revenues by Type

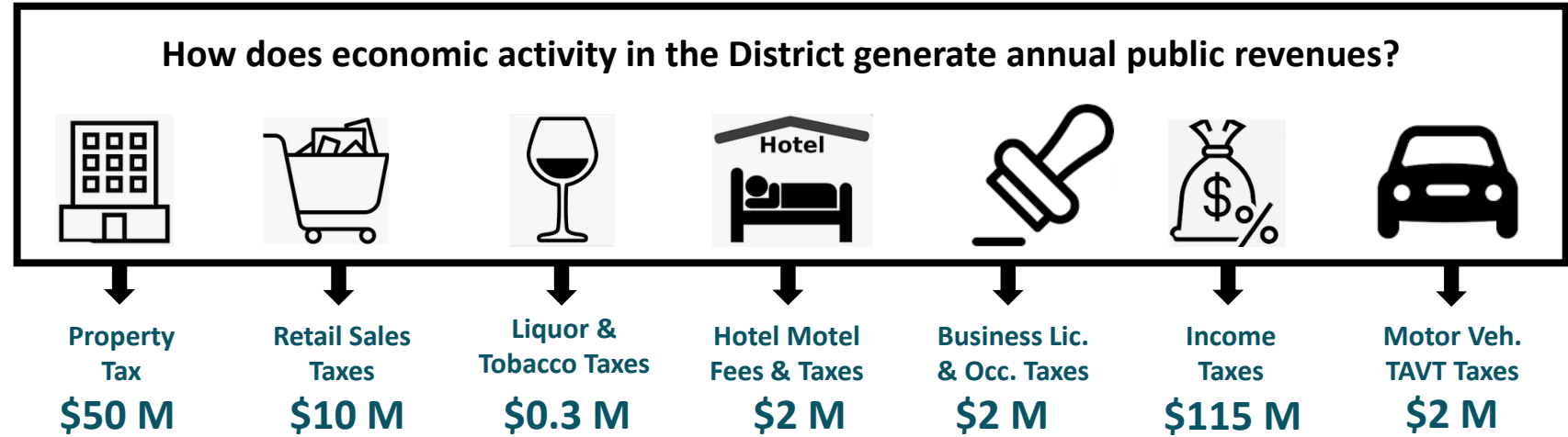
Revenue	Total
Property Taxes	\$50.5
Sales Taxes	\$9.5
Income Taxes	\$115.2
Liquor Taxes	\$0.3
Hotel/Motel Taxes and Fees	\$2.0
Business Licenses	\$2.3
TAVT (Auto Sales) Taxes	\$2.5
Total	\$182.3

Public Revenues

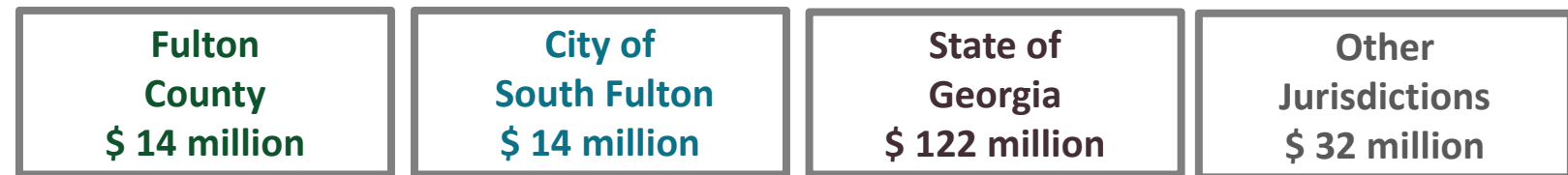
Overview

Economic Activity in the District generates an estimated \$182 million in public revenues annually.

Recipients of these revenues include Fulton County, the City of South Fulton, Georgia, and many others.



Once those revenues are collected, where do they go?



Combined Public Benefit: \$182 million in annual recurring public revenues

Public Revenues

Property Taxes

The District generates over \$50 million annually in property taxes, which accrue to a ten different jurisdictions, owing to the fact that the footprint of the CID covers a large area.

Property taxes are derived from the assessed value of a given tax parcel (which includes any structures), the sum of which in this area is almost \$1 billion.

Taxable Digest

Parcels	1,132
Acres	7,021
Sum of Appraised Value	\$2,785,808,388
Sum of Assessed value	\$983,572,780

Property Tax Revenues (Millions)

Jurisdiction	Combined Millage	Revenue
Fulton County	35.865	\$31.3
Atlanta	31.400	\$5.1
South Fulton CID	12.899 4.000	\$11.8 \$2.2
Total		\$50.5

Source: KB Advisory

Public Revenues

Sales Taxes

2022 estimated retail sales in the District totaled roughly \$123 million, which generated almost \$10 million in sales taxes revenues to the following entities:

- \$4.9 million to Georgia through state sales taxes
- \$1.2 million to MARTA
- A combined \$3.4 million to Fulton County through LOST, SPLOST, ESPLOST taxes

Sales Tax Revenues (Millions)

Jurisdiction	Combined Rate	Revenue
Georgia	0.04	\$4.9
MARTA	0.01	\$1.2
Fulton County	0.0275	\$3.4
Total	0.0775	\$9.5

Source: KB Advisory based on data from Claritas

Total Annual Retail Sales

\$122,991,727

Public Revenues

Hotel/Motel Taxes

Hotel stays in the District create revenue that is “imported” from outside the local area, which are subject to additional taxes beyond the basic sales taxes.

The District currently has **6 hotels**, with a total of **744 rooms**, with an average nightly rate of \$89.

Fulton County, the City of South Fulton, and Georgia combined receive a total of over **\$2 million** in tax revenues from hotel stays in the District.

Hotel/Motel Business Activity

Number of Hotels	6
Hotel Rooms	744
Total Room Nights	176,514
Total Room Revenue	\$15,709,746

Hotel/Motel Tax Revenue

Fulton Room Tax	\$920,836
South Fulton Room Tax	\$204,396
State Room Fee	\$882,570
Total	\$2,007,802

Source: KB Advisory

Public Revenues

Other Revenues

With a total payroll of over \$2.1 billion for all of the jobs in the District, employment in the area generates \$115 million of income taxes annually.

Liquor and tobacco sales in the District, as with everywhere else, are subject to additional taxes above and beyond base sales tax rates, and create about \$300,000 in revenues annually.

Income Taxes (Millions)

Total Payroll	Income Taxes
\$2,161.8	\$115.2

Liquor Tax Revenues

County Liquor Taxes

FIB Restaurant and Bar Sales
Estimated Alcohol Sales (by the Drink)

Fulton County Liquor Tax (3%)

Fulton Revenue

\$7,467,770

\$2,163,886

\$64,917

State Liquor & Tobacco Taxes

FIB Retail Sales: Food, Liquor & Tobacco
Georgia Retail Sales: Food, Liquor & Tobacco
FIB Share of State Retail Sales
Total State Excise Taxes

State Revenue

\$27,842,978

\$54,653,028,847

0.051%

\$482,000,000

FIB Share of State Excise taxes

\$245,555

Source: KB Advisory

Public Revenues

Other Revenues

Business license issuances and automobile Title Ad Valorem Taxes (TAVT) also produce revenue in the District, in the annual amount of over \$2 million each.

The cities of South Fulton and Atlanta as well as Fulton County collect business license revenues, and TAVT revenues accrue to Georgia and Fulton County.

Business Licenses

	South Fulton	Fulton County	Atlanta
Revenues	\$2,675,000	\$526,050	\$117,299,806
Juris Jobs	35,675	6,985	493,925
FIB Jobs	19,558	6,985	1,397
Job Percent	55%	100%	0.28%
Revenue per Job	\$74.98	\$75.31	\$237.49
Allocation	\$1,466,511	\$526,053	\$331,768

Automobile Title Ad Valorem Taxes

Auto Sales	Combined Rate	State Share	State TAVT Rate	Local Share	Local TAVT Rate
2022 \$35,223,186	7.00%	28.00%	1.96% \$690,374	72.00%	5.04% \$1,775,249

Source: KB Advisory

Public Revenues

Jurisdictional Summary

Jurisdictional Revenue Totals

Revenue	Total	Fulton County	Fulton County Schools	Atlanta Public Schools	Atlanta	South Fulton	Georgia	FIB CID	Fulton Industrial District	MARTA	Other Fulton Cities
Property Taxes	\$50.5	\$10.1	\$16.4	\$3.3	\$1.8	\$11.8	\$0.0	\$2.2	\$4.9	\$0.0	\$0.0
Sales Taxes	\$9.5	\$0.2	\$0.8	\$0.4	\$0.5	\$0.1	\$5.1	\$0.0	\$0.0	\$1.3	\$1.4
Income Taxes	\$115.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$115.2	\$0.0	\$0.0	\$0.0	\$0.0
Liquor Taxes	\$0.3	\$0.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.2	\$0.0	\$0.0	\$0.0	\$0.0
Hotel/Motel Taxes and Fees	\$2.0	\$0.9	\$0.0	\$0.0	\$0.0	\$0.2	\$0.9	\$0.0	\$0.0	\$0.0	\$0.0
Business Licenses	\$2.3	\$0.5	\$0.0	\$0.0	\$0.3	\$1.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TAVT (Auto Sales) Taxes	\$2.5	\$1.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.7	\$0.0	\$0.0	\$0.0	\$0.0
Total	\$182.3	\$13.6	\$17.2	\$3.8	\$2.6	\$13.6	\$121.9	\$2.2	\$4.9	\$1.3	\$1.4

Source: KB Advisory

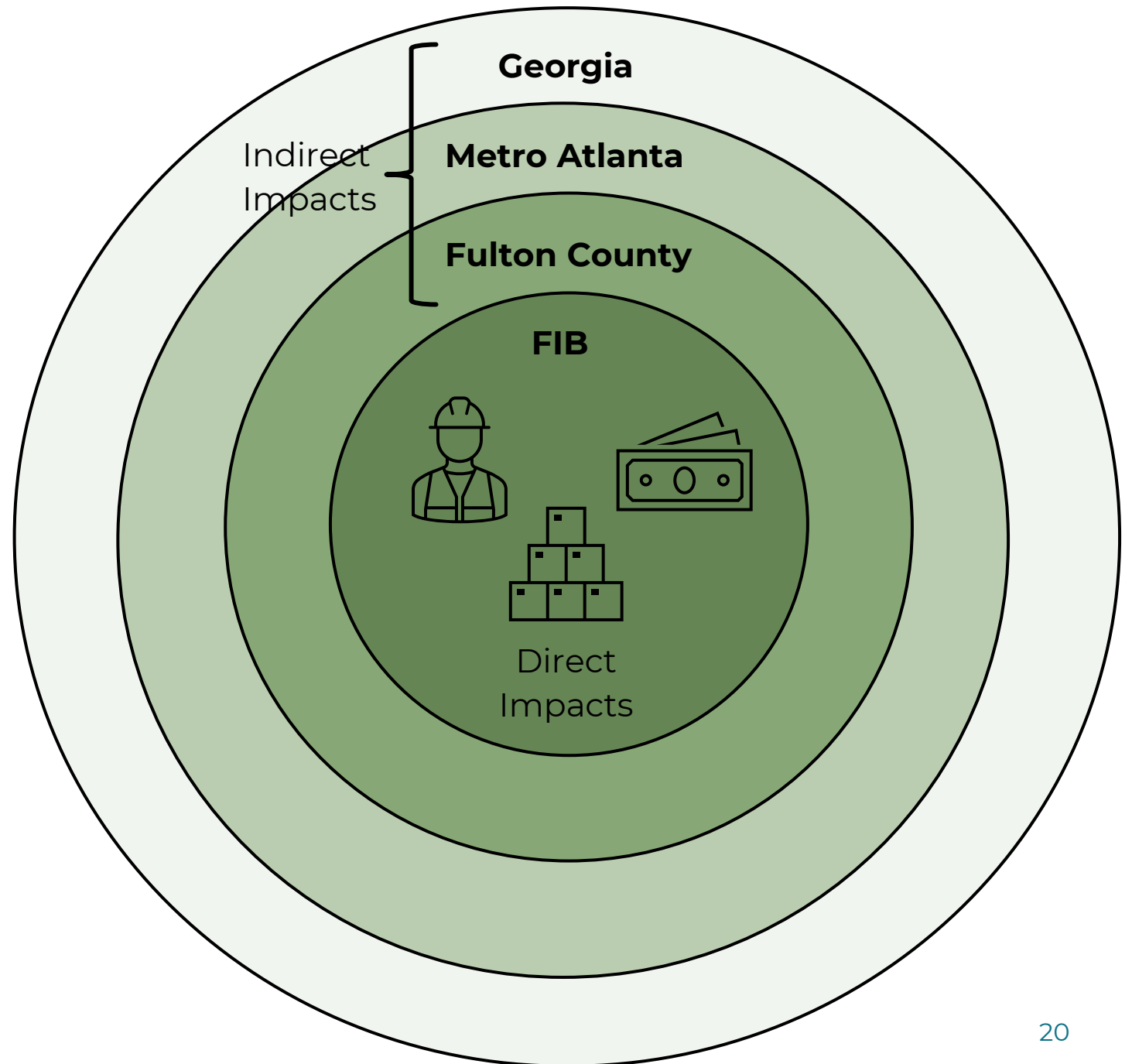
Economic Impacts

Economic Impacts

Summary

An economic impact analysis examines how direct economic activity and employment in the District translates into additional such indirect activity in the various geographies beyond its boundaries.

This analysis looks at the indirect impacts of activity in the District on Fulton County, Metro Atlanta, and the State of Georgia.



Economic Impacts

Output Totals

Impacts of activity in the District are felt most strongly in within Fulton County, somewhat less so in Metro Atlanta, and less still in Georgia overall.

Statewide, annual economic impacts from activity in the District amount to:

Twice the amount of economic output (\$9.9 million in direct activity and \$11.2 million of indirect activity).

Over twice the amount of payroll (\$2.8 million in direct payroll and \$3.9 million of indirect payroll).

Well over twice the amount of employment (27,940 direct jobs and 49,698 indirect jobs).

Economic Impacts (\$Millions)

	Economic Output	Earnings	Jobs
Direct Activity	\$9.9	\$2.8	27,940
Impacts on Fulton County			
Indirect	\$6.1	\$2.0	25,000
Total	\$16.0	\$4.8	52,940
Impacts on Atlanta MSA			
Indirect	\$10.4	\$3.4	44,862
Total	\$20.3	\$6.3	72,803
Impact on State of Georgia			
Indirect	\$11.2	\$3.9	49,698
Total	\$21.1	\$6.7	77,639

Source: KB Advisory

Economic Impacts

Development Impacts

The District has added over 5 million square feet of new real estate inventory from 2018 onwards, almost all of which is industrial. This development activity creates revenues and jobs.

Construction activity in the District since 2018 has created over 1,500 temporary jobs, and generated over \$140 million in wages.

Development Activity

Year	Square Footage	Construction Budget
2018	1,422,400	\$142,240,000
2019	0	\$0
2020	1,128,400	\$112,840,000
2021	1,355,801	\$135,580,100
2022	1,090,077	\$109,007,700
2023	242,495	\$24,249,500
Total	5,239,173	\$523,917,300

Development Employment and Wages

Year	Construction Wages	Construction Jobs (Temporary)	Permanent Jobs
2018	\$38,404,800	420	749
2019	\$0	0	0
2020	\$30,466,800	333	594
2021	\$36,606,627	400	714
2022	\$29,432,079	321	574
2023	\$6,547,365	72	128
Total	\$141,457,671	1,545	2,757

Source: KB Advisory

Economic Impacts

Development Impacts

Over the past five years, over 5 million square feet of development has occurred in the District, adding almost \$525 million in total investment in the area, and generating total sales tax revenues of over \$17 million.

Of total construction costs, an estimated 60% is spent on hard costs of actual construction materials, which equals almost \$315 million.

Roughly 70% of all construction materials are estimated to have been purchased within Fulton County.

Development Revenues

Year	Construction Budget	Hard Costs	Sales Taxes
2018	\$142,240,000	\$85,344,000	\$4,629,912
2019	\$0	\$0	\$0
2020	\$112,840,000	\$67,704,000	\$3,672,942
2021	\$135,580,100	\$81,348,060	\$4,413,132
2022	\$109,007,700	\$65,404,620	\$3,548,201
2023	\$24,249,500	\$14,549,700	\$789,321
Total	\$523,917,300	\$314,350,380	\$17,053,508

Source: KB Advisory

Economic Impacts

Funding Impacts

Since its inception, the FIBID has had an investment impact of over \$46 million. This includes direct investment by the CID, grant and other funds administered by the CID, and outside programs and projects that have been undertaken as a result of CID initiatives.

The CID has spent a direct amount of about \$12.7 million on various public safety, beautification, transportation and economic development operational and capital projects. This activity is matched by a further total of \$33.4 million from outside partners including the Atlanta Regional Commission, Fulton County, the City of South Fulton, and the Georgia Department of Transportation.

Development Revenues (\$Millions)

Category	FIBCID Committed	Outside Funds Paid Through CID	Outside Funds Paid by Others	Total
Public Safety	\$3.8	\$0	\$0	\$3.8
Beautification	\$3.4	\$0	\$0	\$3.4
Transportation	\$5.2	\$2.1	\$15.3	\$22.6
Economic Development	\$0.3	\$0	\$16	\$16.3
Total	\$12.7	\$2.1	\$31.3	\$46.1

Source: FIBCID

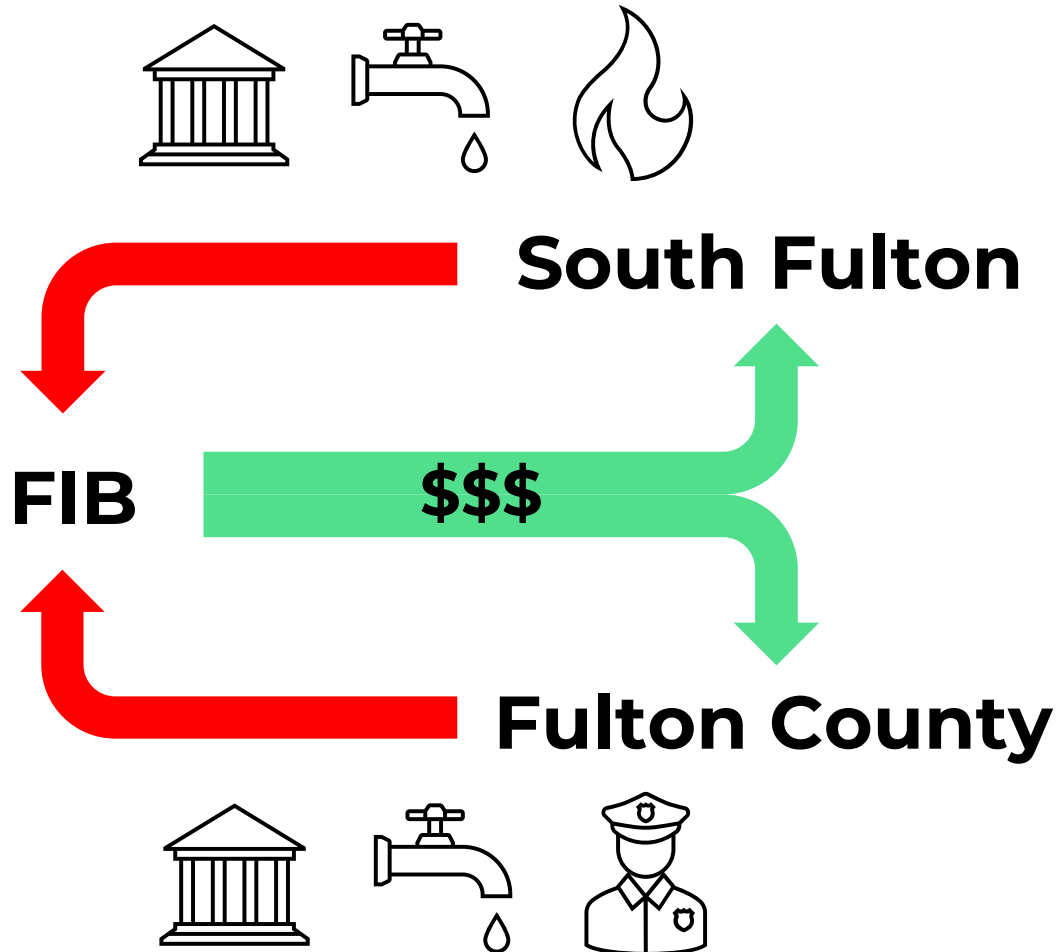
Fiscal Analysis

Fiscal Analysis

Summary

The District generates substantial revenue which far exceeds the cost of providing services to the area for each of the constituent jurisdictions.

Although there are multiple jurisdictions providing a variety of services, this analysis focuses on the City of South Fulton and to a lesser extent Fulton County.



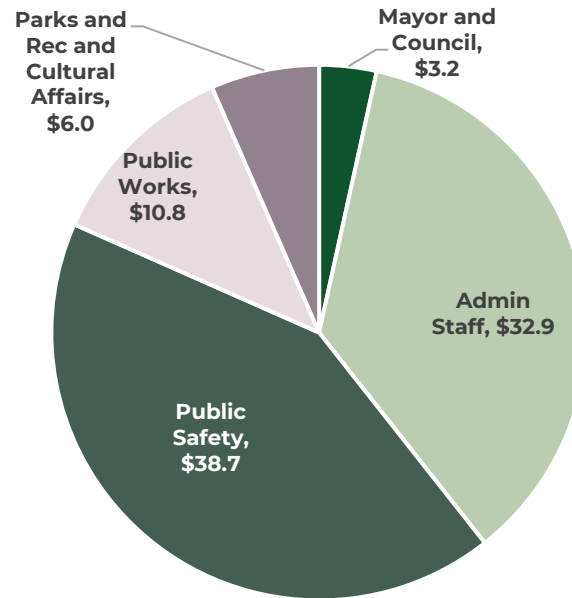
City of South Fulton

The City of South Fulton had an annual budget in 2022 of over \$91 million, both in terms of expenditures and revenues.

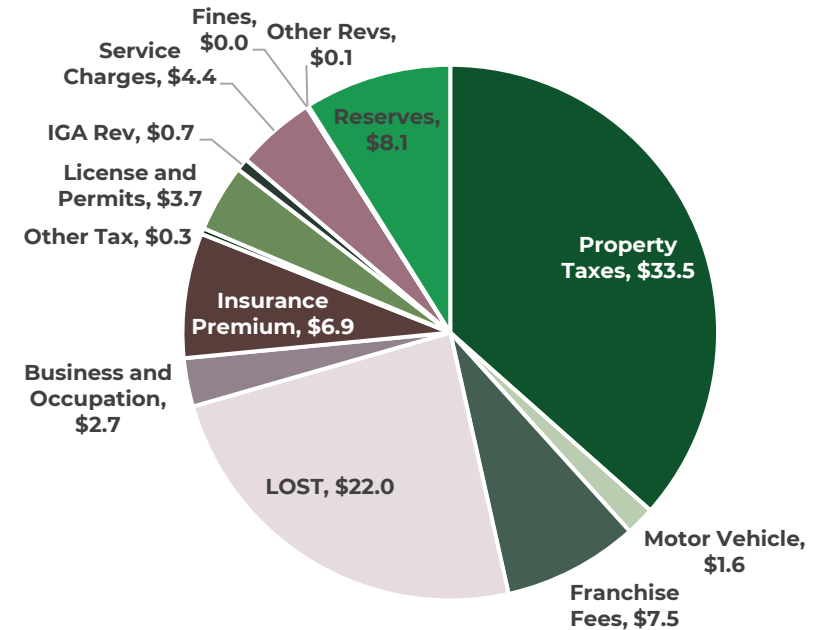
Public safety and public works in the city account for just over half of all expenditures.

One third of revenues in the city come from property taxes, and another roughly quarter derives from sales taxes.

City of South Fulton Expenditures by Department, 2022



City of South Fulton Revenues by Department, 2022



Source: KB Advisory based on City of South Fulton Budget Department data

Fiscal Analysis

Fulton County

The District contains the only remaining unincorporated portion of Fulton County, which is referred to as the Fulton Industrial District, which has a complex services arrangement that is shared with the City of South Fulton.

Property taxes in the District generate almost \$5 million annually, and the District overall also contributes a combined total of over \$13 million annually to Fulton County.

Fiscal Impact of the District for Fulton County

Revenue Source	Fulton County	Fulton Industrial District
Property Taxes	\$10,080,736	\$4,895,754
Sales Taxes	\$220,366	\$0
Income Taxes	\$0	\$0
Liquor Taxes	\$64,917	\$0
Hotel/Motel Taxes and Fees	\$920,836	\$0
Business Licenses	\$526,053	\$0
TAVT (Auto Sales) Taxes	\$1,775,249	\$0
Total	\$13,588,156	\$4,895,754

Source: KB Advisory

Fiscal Analysis

City of Atlanta

The District contains a 1.5 square mile portion of the City of Atlanta, which is highly industrial in nature, and contains the newly built UPS ground sorting facility.

Property taxes and other revenues in the District contribute a total of over \$2.5 million annually to the City of Atlanta.

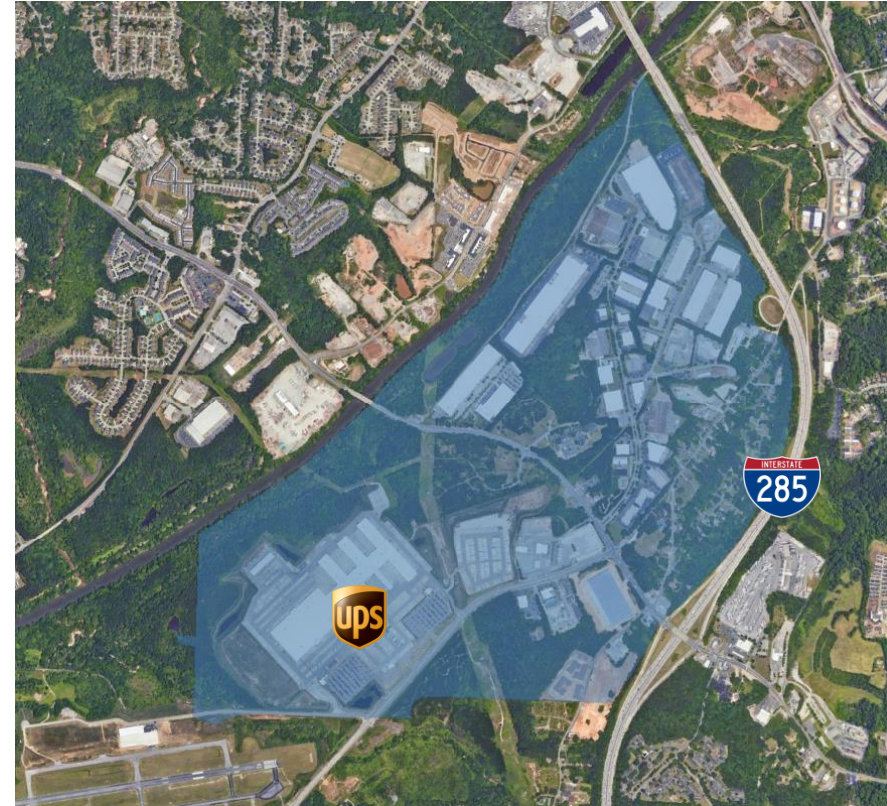
Fiscal Impact of the District for the City of Atlanta

Revenue Source

Property Taxes	Atlanta \$1,770,919
Sales Taxes	\$497,327
Business Licenses	\$331,768
Total	\$2,600,014

Source: KB Advisory

City of Atlanta Portion of the District



1.1% of City of Atlanta land area

Other Entities

The District also generates substantial revenues for various other jurisdictions, which have varying degrees of services that they provide to the area, though other cities in Fulton County receive pure revenue from SPLOST allocations.

The State of Georgia generally invests in the area at a high level in terms of transportation improvements and receives over \$120 million annually.

MARTA provides bus transit services along various routes in the area, and receives \$1.2 million in revenue annually.

Net Fiscal Impact of the District in South Fulton

Revenue Source	Georgia	MARTA	Other Fulton Cities
Property Taxes	\$0	\$0	\$0
Sales Taxes	\$5,057,341	\$1,264,335	\$1,366,926
Income Taxes	\$115,207,040	\$0	\$0
Liquor Taxes	\$245,555	\$0	\$0
Hotel/Motel Taxes	\$1,075,929	\$0	\$0
Business Licenses	\$0	\$0	\$0
TAVT (Auto Sales) Taxes	\$690,374	\$0	\$0
Total	\$122,276,239	\$1,264,335	\$1,366,926

Source: KB Advisory

Real Estate Inventory

Real Estate Inventory

Total Inventory

The District has over 55 million square feet of real estate inventory.

- More than 52 million square feet of inventory is industrial, which makes up over 90% of the square footage in the District. This total is spread over more than 550 buildings.
- Another roughly one million square feet is classified as flex space.

Current Real Estate Inventory by Type

Property Type	Properties	Square Footage
Office	9	207,868
Retail	46	319,294
Hospitality	7	288,152
Specialty	5	194,626
Industrial	554	52,662,406
Flex	30	1,014,893
Multifamily	2	395,601
Total	653	55,082,840

Source: KB Advisory based on CoStar

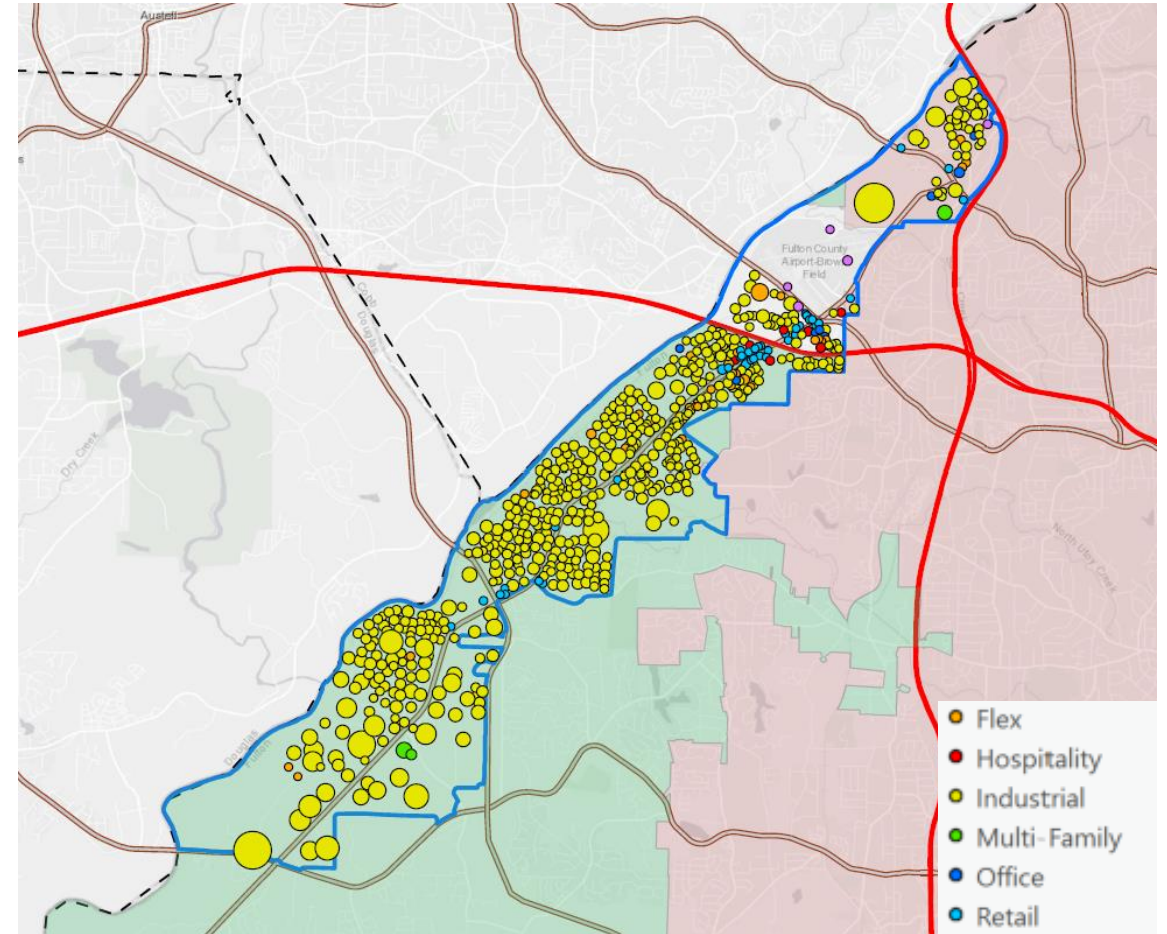
Real Estate Inventory

Total Inventory

Real estate inventory is spread widely throughout the District, with larger numbers of more modestly sized buildings located in the center of the area, and newer, larger structures located at the northern and southern ends.

The largest concentrations of uses other than industrial and flex space are located immediately along Fulton Industrial Boulevard and just to the north and south of Interstate 20.

Current Real Estate Inventory by Type



Source: KB Advisory based on CoStar

Real Estate Inventory

Development Trends

Over 4 million square feet of real estate inventory has been added in the District since 2020.

- 30 million square feet, which is over half of all inventory in the District, was built in the 1970's and 1980's
- After experiencing a period of comparatively slow construction activity in the 2000's and 2010's, new inventory in the District is being added at a more rapid pace in the 2020's.

Real Estate Construction Square Footage by Decade

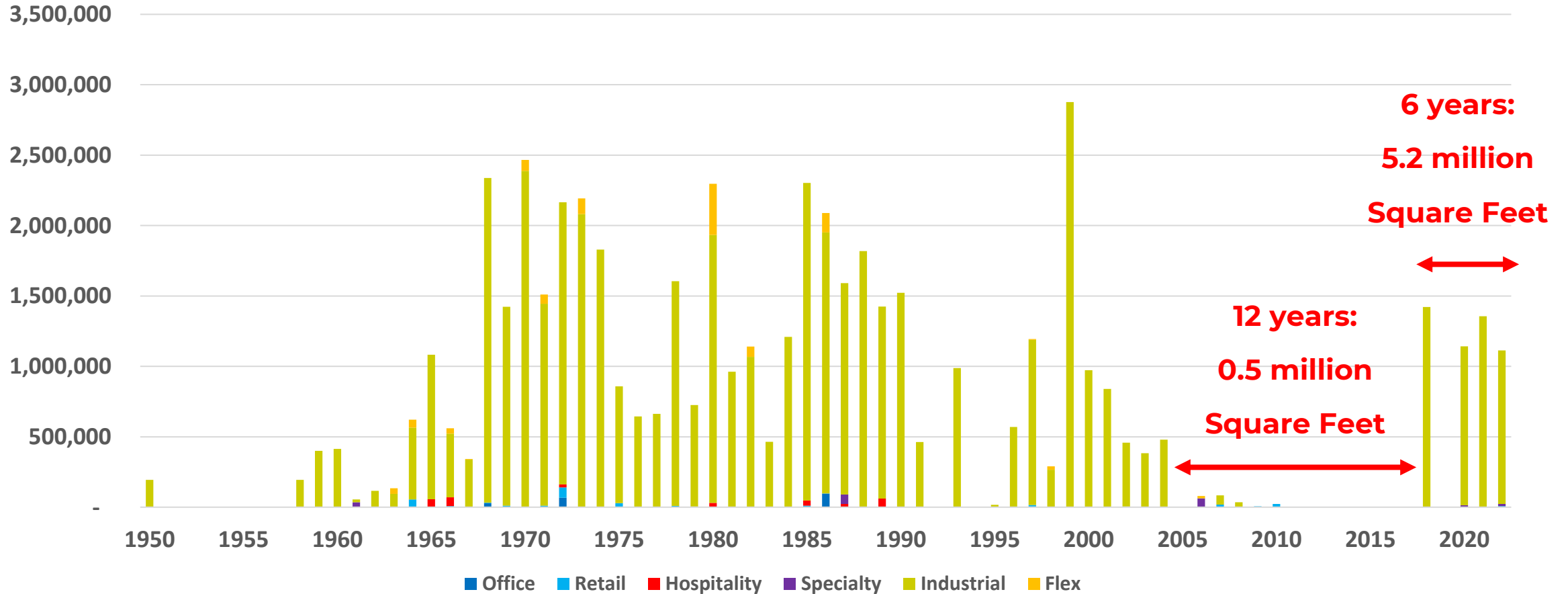
Summary	Office	Retail	Hospitality	Specialty	Industrial	Flex	Multifamily	Total (Millions of SF)
>1970	33,550	79,153	118,216	36,054	7,473,543	138,999	0	7.9
1970s	73,437	132,213	22,518	0	14,174,808	255,969	0	14.7
1980s	96,531	23,109	147,418	67,000	14,393,765	573,757	0	15.3
1990s	4,350	16,657	0	0	7,874,103	29,239	0	7.9
2000s	0	36,162	0	62,772	3,224,748	16,929	0	3.3
2010s	0	24,000	0	0	1,422,400	0	295,601	1.7
2020s	0	8,000	0	28,800	3,816,773	0	355,596	4.2
Pipeline	0	0	0	0	400,000	0	0	0.4
Total	207,868	319,294	288,152	194,626	52,780,140	1,014,893	651,197	55.5

Source: CoStar

Real Estate Inventory

Development Trends

Real Estate Construction Square Footage by Decade



Source: KB Advisory Group based on data from CoStar

Real Estate Inventory

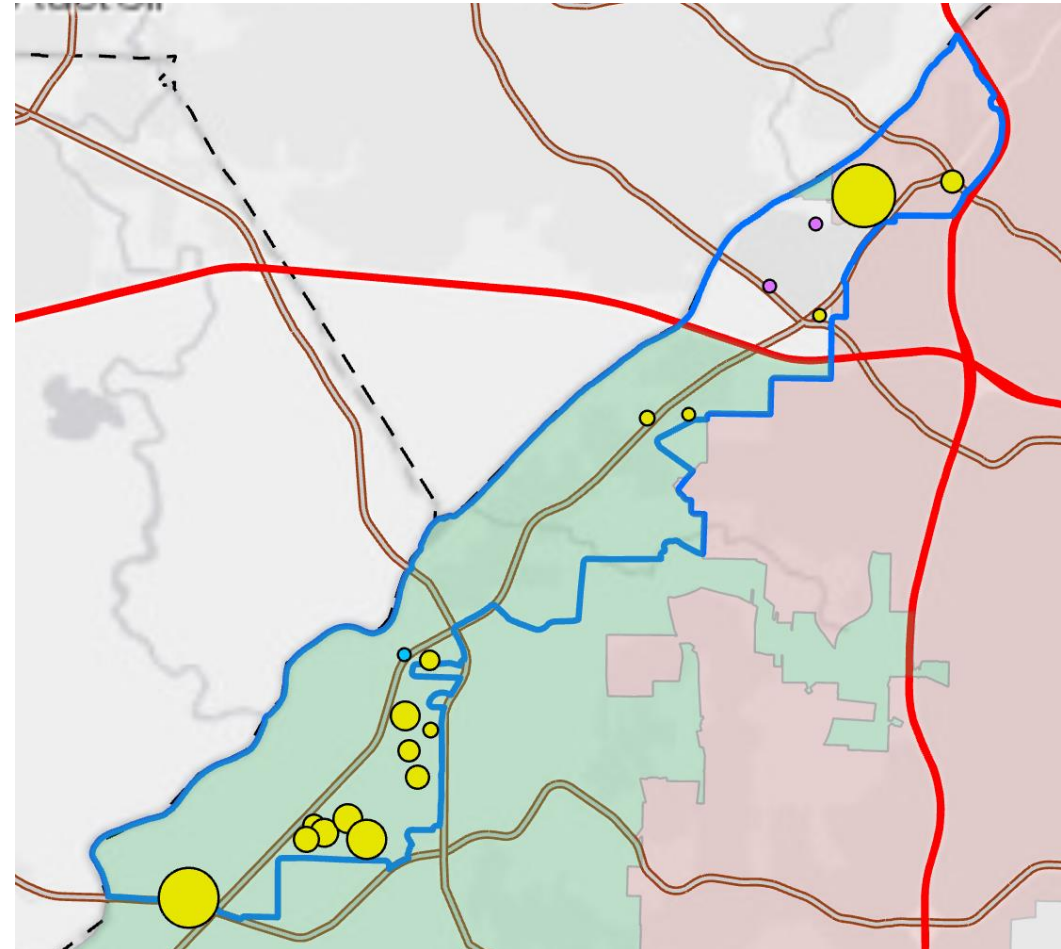
Development Trends

The District has had a substantial amount of development since 2018, totaling over 5 million square feet of inventory.

Industrial inventory makes up the vast majority of new development in the area, both in terms of the number of new developments, and total square footage.

Type	Buildings	Square Footage
Industrial	14	5,234,193
Retail	1	8,000
Other	2	28,800

Development Since 2018



Source: KB Advisory Group based on data from CoStar

Pipeline

The current construction pipeline in the District includes two industrial projects. This is reflective of a temporary pause in building activity occurring on a national level due to a variety of development headwinds, and is not necessarily reflective of conditions in the District in particular.

0 Selig Drive



Industrial

2023 Completion

Source: CoStar

6301 Plummer Road



Industrial

400,000 Square Feet

2024 Completion (proposed)

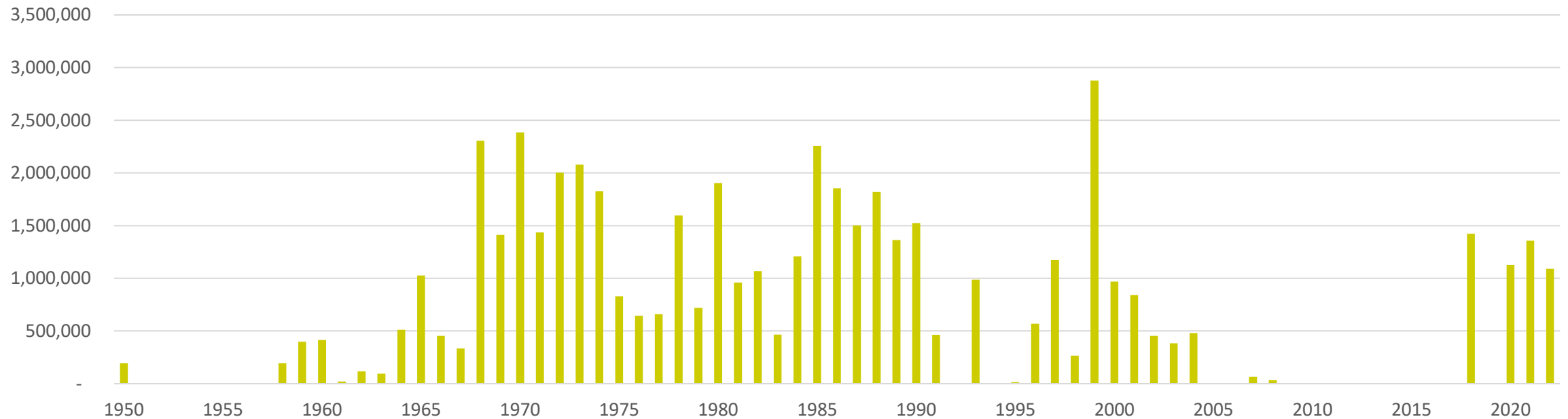
Real Estate Inventory

Industrial Inventory

Industrial construction in the District began in earnest in the 1960's and was especially rapid in the 1970's and 1980's.

The late 1990's and early 2000's saw some new industrial inventory added, and recently after a long period of inactivity in the 2010's, has begun to pick up again.

Industrial Inventory Over Time



Source: KB Advisory based on CoStar

Real Estate Inventory

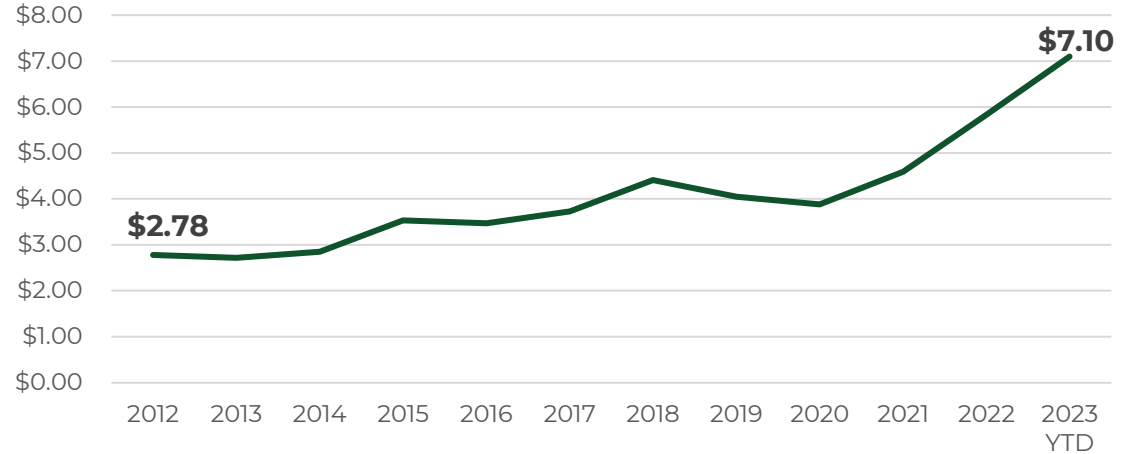
Industrial Inventory

Industrial real estate in the District has performed very strongly from a market perspective in the last decade.

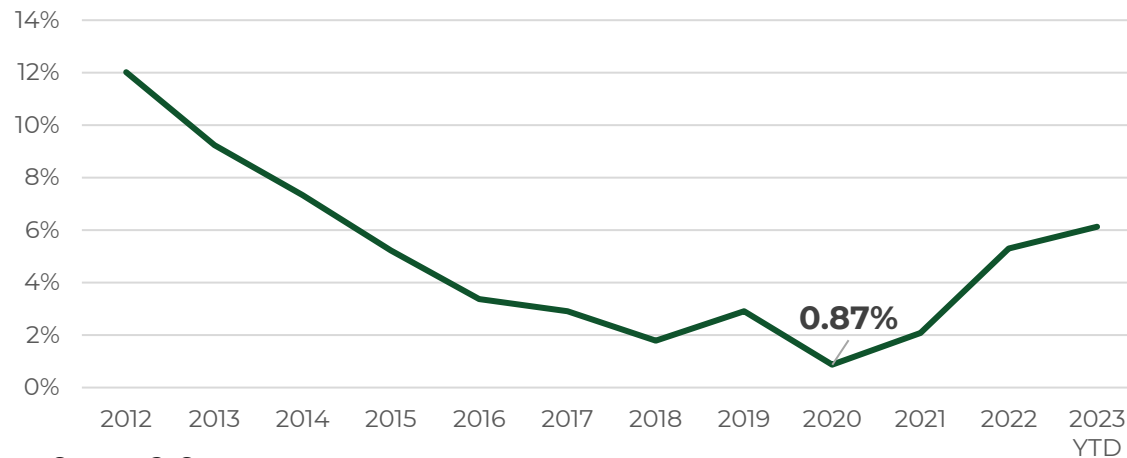
Rents in the District have increased almost continuously, to a current high of over \$7 per square foot, which is a reflection of both the strength of the sector nationally and in this area especially.

Vacancies in the District have generally declined over the past decade, hitting a low of less than 1% in 2020, though the addition of new inventory lately is likely the cause of a slight rise in vacancy rates since that time.

Industrial Rents Over Time



Industrial Vacancy Over Time



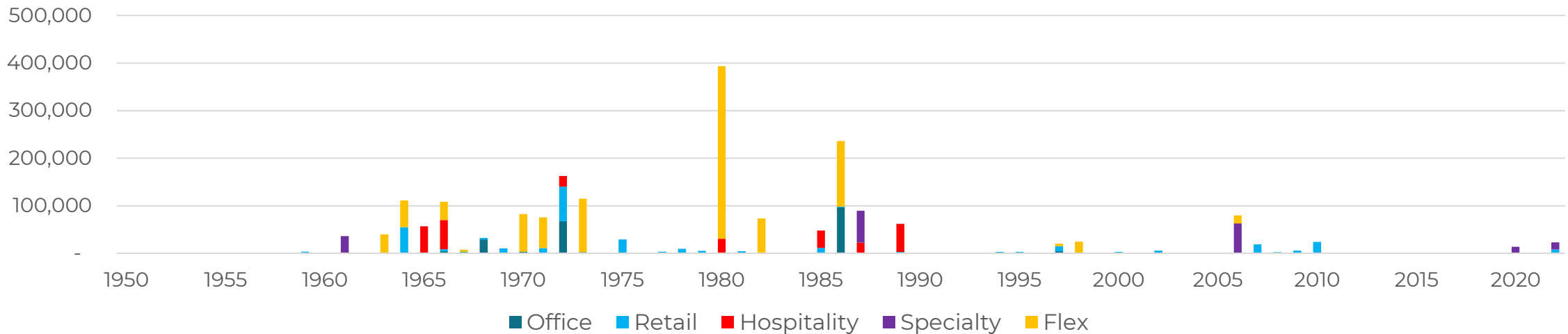
Source: CoStar

Other Commercial Inventory

Other types of commercial inventory in the District (aside from multifamily) are largely comprised of flex space, which was generally built around the same time as much of the industrial space in the area.

Retail and hospitality inventory have been added in modest quantities (comparatively) at various times throughout the last half century.

Other Commercial Inventory Over Time



Source: KB Advisory based on CoStar

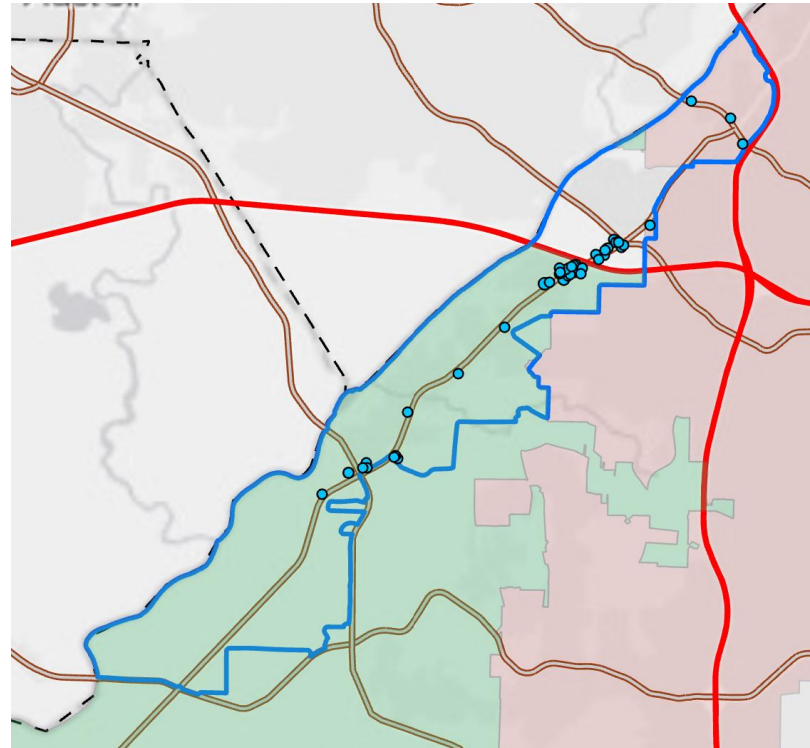
Real Estate Inventory

Other Commercial Inventory

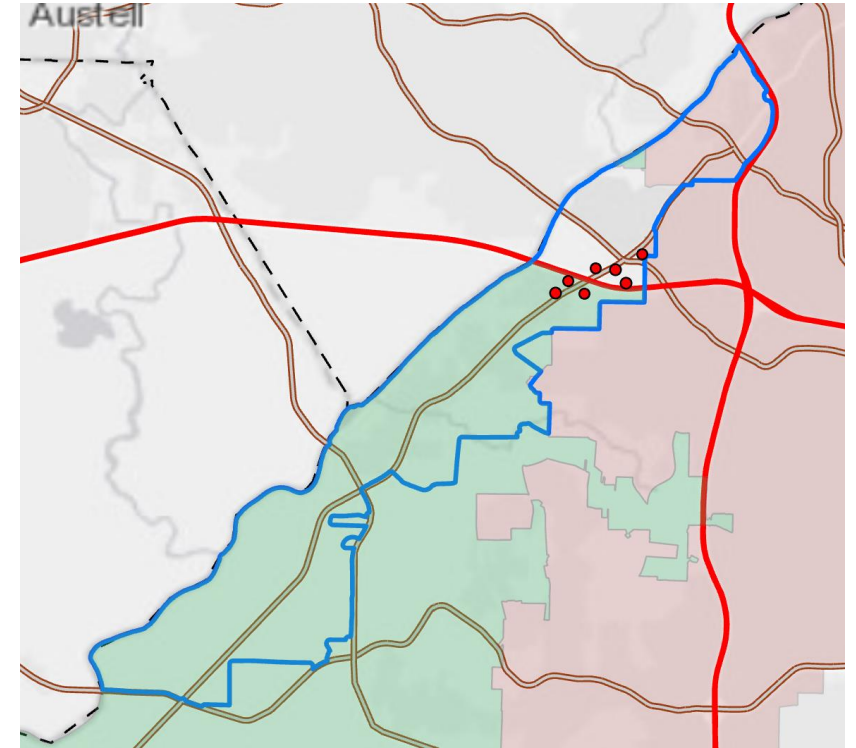
Most of the retail inventory in the District is concentrated along FIB around the interchange at I-20 and and at the intersection with Camp Creek Parkway.

Hotel inventory is located exclusively around the I-20 at FIB interchange.

Retail Inventory



Hotel Inventory



Source: KB Advisory based on CoStar

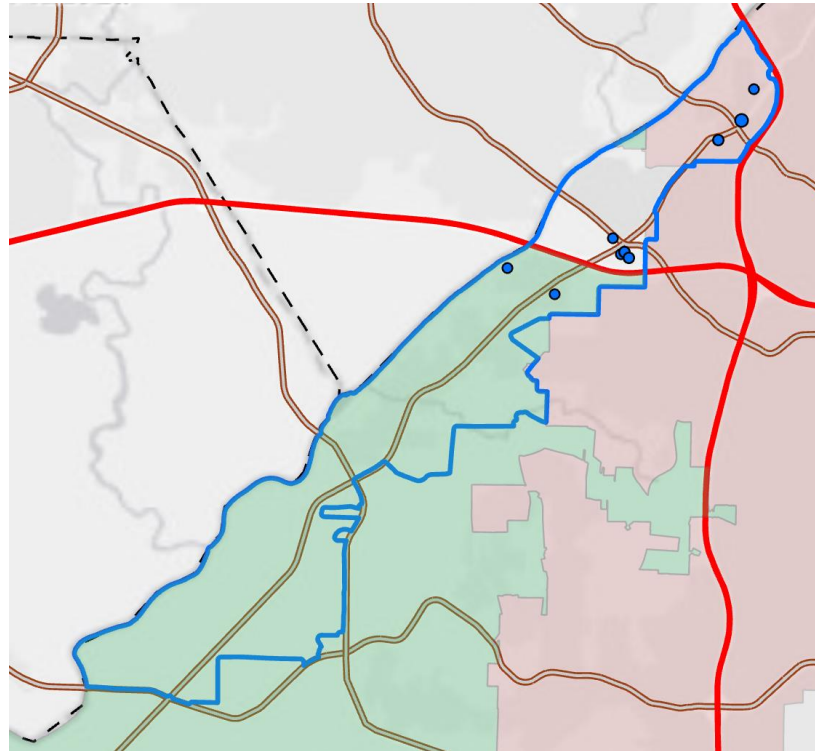
Real Estate Inventory

Other Commercial Inventory

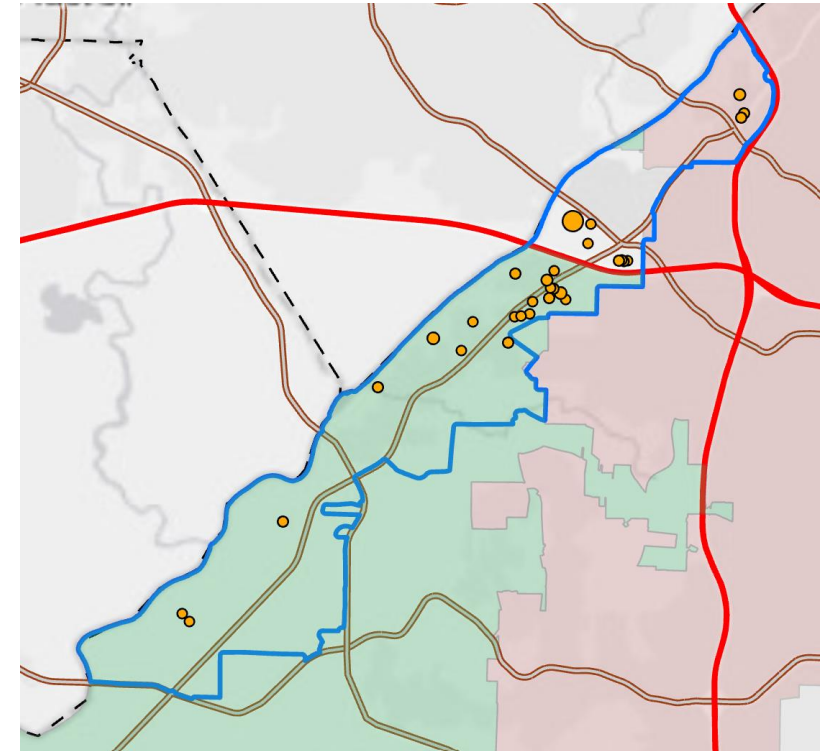
Office inventory in the District is spread along the northern portion of FIB, generally adjacent to Charlie Brown Airport.

Flex space is scattered throughout the District, but is located primarily in the center of the area on either side of FIB south of I-20.

Office Inventory



Flex Inventory



Source: KB Advisory based on CoStar

Real Estate Inventory

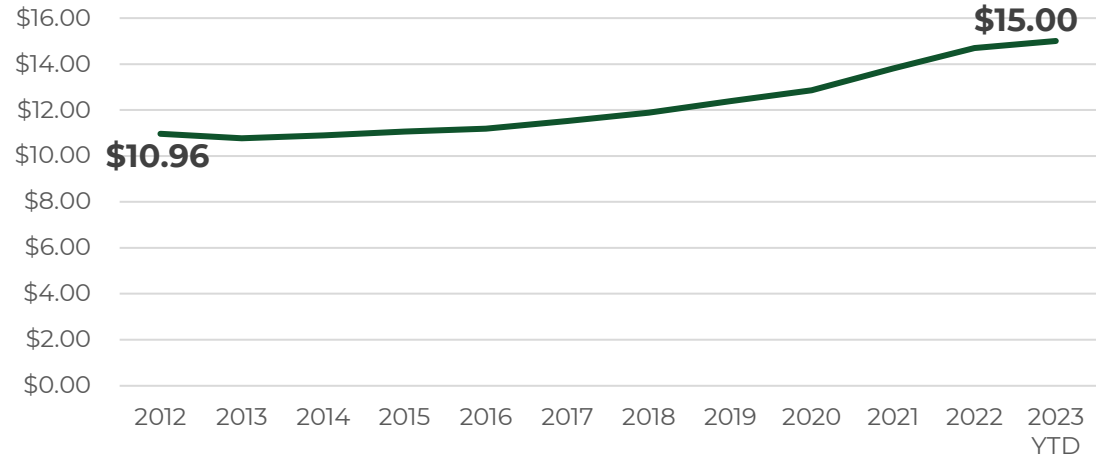
Retail Performance

Retail real estate in the District has also performed strongly in the last decade.

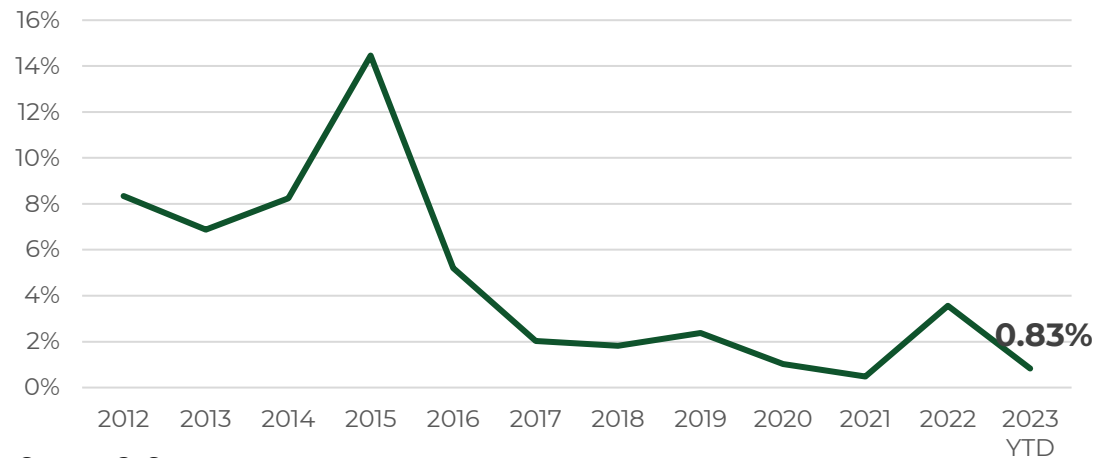
Rents in the District have increased almost continuously, to almost 50% greater than a decade ago.

Vacancies in the District have been prone to fluctuations, which is somewhat thanks to the relatively small amount of square footage in the area. After peaking at over 14% in 2015, vacancies have now dropped to less than 1%.

Retail Rents Over Time



Retail Vacancy Over Time



Source: CoStar

Employment

Employment

Total Employment

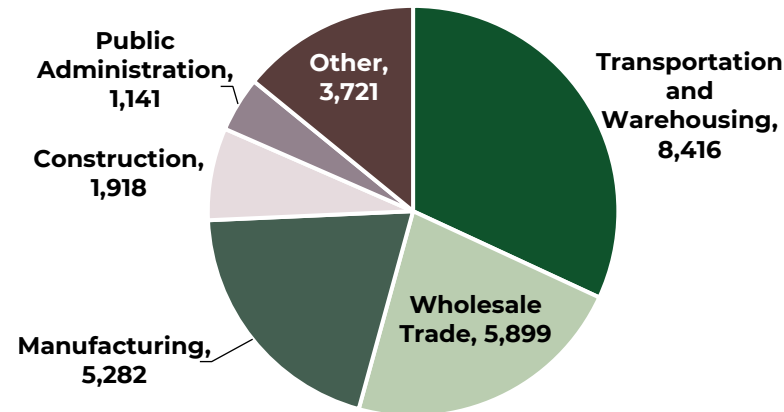
Employment in the CID is dominated by industry-related jobs.

Almost a third of all jobs in the district relate to transportation and warehousing.

Another 40% of jobs are in the wholesale trade and manufacturing fields.

Current Primary Employment by Sector

Sector	Jobs	Percentage
Transportation and Warehousing	8,416	32%
Wholesale Trade	5,899	22%
Manufacturing	5,282	20%
Construction	1,918	7%
Public Administration	1,141	4%
Admin & Support, Waste Mgmt and Remediation	950	4%
All Others	2,771	11%
Total	26,377	



Source: KB Advisory based on data from Census on the Map

Employment

Employment Trends

The CID currently has over **26,000 primary jobs**, and an additional roughly **1,500 non-primary part time jobs**.

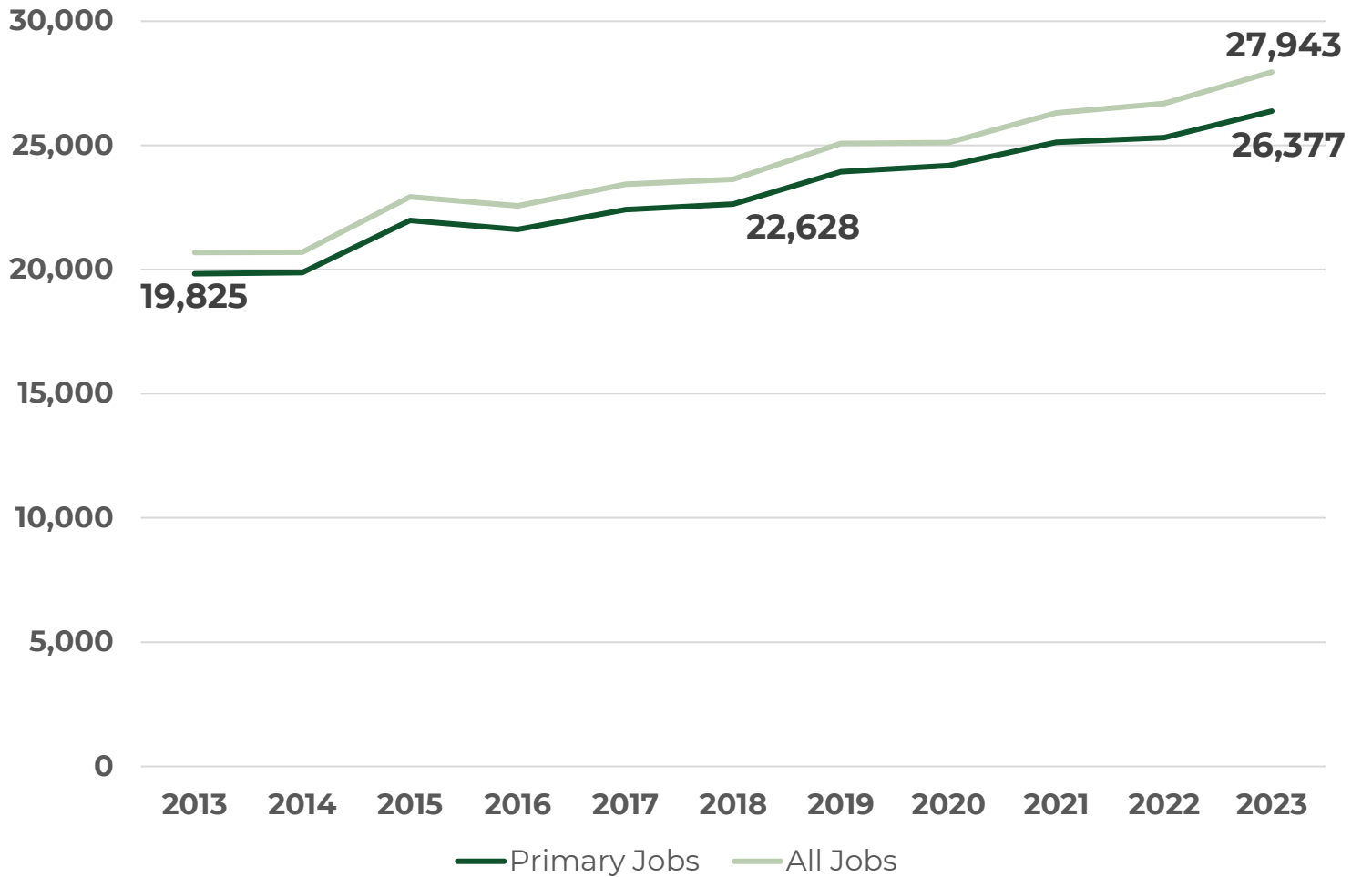
The CID has gained over 3,500 jobs since 2018, and more than 6,500 since 2013.

Employment in the district has increased annually in every year over the past decade except for one, even during the COVID-19 pandemic.

Employment Growth 2013-Present

22,968 primary jobs in 2018

26,377 primary jobs in 2023



Source: KB Advisory based on data from Census on the Map

Employment

Employment Trends

The fastest growing employment sector in the CID recently was transportation and warehousing, which added over 1,600 jobs.

Construction and manufacturing also added over 1,100 jobs combined since 2018.

Employment Sector Change

Sector	Jobs 2023	Jobs 2018	Increase
Transportation and Warehousing	8,416	6,808	1,608
Construction	1,918	1,186	732
Manufacturing	5,282	4,863	419
Public Administration	1,141	837	304
Admin & Support, Waste Mgmt and Remediation	950	704	246
Other Services (excluding Public Administration)	704	504	200
Wholesale Trade	5,899	5,729	170
Information	207	125	82
Retail Trade	697	685	12
Health Care and Social Assistance	20	8	12
Real Estate and Rental and Leasing	385	374	11
Mining, Quarrying, and Oil and Gas Extraction	2	0	2
Agriculture, Forestry, Fishing and Hunting	2	0	2
Utilities	1	0	1
Management of Companies and Enterprises	1	1	0
Professional, Scientific, and Technical Services	555	557	(2)
Accommodation and Food Services	169	176	(7)
Finance and Insurance	7	19	(12)
Arts, Entertainment, and Recreation	1	16	(15)
Educational Services	20	36	(16)
Total	26,377	22,628	3,749

Source: KB Advisory based on data from Census on the Map

Employment

Area Businesses

There are over 1,000 individual businesses in the District.

The four most numerous businesses by type, which combined make up over half of all companies in the District are:

- Manufacturing: 16%
- Wholesale Trade: 15%
- Retail Trade: 12%
- Professional and Technical Services: 11%

Businesses by Type

Sector	Count	Percent
Manufacturing	159	15.6%
Wholesale Trade	153	15.0%
Retail Trade	120	11.7%
Prof, Sci, and Tech Svcs	111	10.9%
Transp. and Warehousing	71	6.9%
Unassigned	62	6.1%
Construction	61	6.0%
Other Services (except Public Admin)	53	5.2%
Admin and Support and Waste Mgmt	51	5.0%
Real Estate and Rental and Leasing	41	4.0%
Accommodation and Food Services	37	3.6%
Finance and Insurance	25	2.4%
Information	21	2.1%
Health Care and Social Assistance	21	2.1%
Public Administration	13	1.3%
Educational Services	9	0.9%
Arts, Entertainment, and Recreation	8	0.8%
Ag, Forestry, Fishing	3	0.3%
Mining, Quarrying, Oil and Gas	1	0.1%
Utilities	1	0.1%
Mgmt of Cos and Enterprises	1	0.1%
Total	1,022	

Source: KB Advisory based on data from Claritas

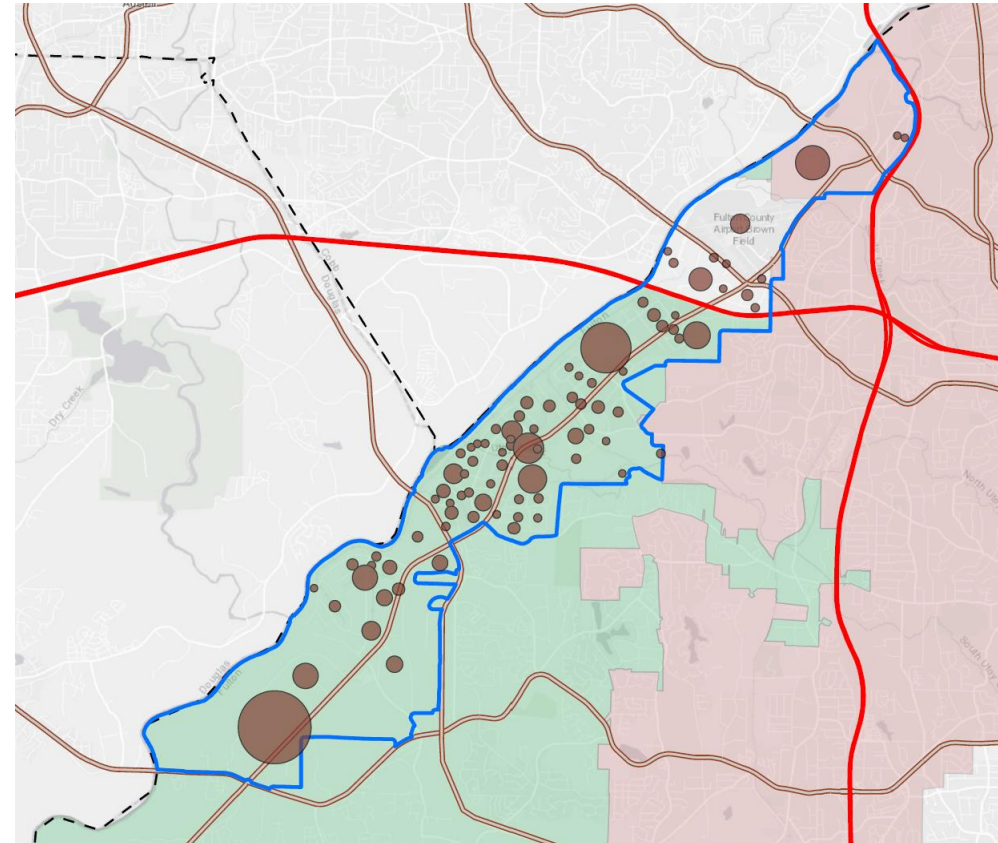
Employment

Employment by Location

Employment is spread widely throughout the District, with large clusters all along Fulton Industrial Boulevard.

- The largest percentage of jobs in all three of the most important sectors for the District lie within the City of South Fulton, which accounts for the majority of the land area in the District.
- Over 80% of Transportation, Wholesale Trade, and Manufacturing jobs in the District are located in South Fulton.

Employment Density



Source: KB Advisory based on data from Census on the Map

Employment Type Share by Location

	Transportation and Warehousing	Wholesale Trade	Manufacturing
South Fulton	80%	87%	99%
Fulton County	3%	13%	1%
Atlanta	18%	0%	0%

Employment

Employment Share

The District contains over 3% of all jobs in Fulton County, despite encompassing only a very small fraction of its land area.

- The District has over 20% of the Transportation and Warehousing and Manufacturing jobs in the county, over 15% of all Wholesale Trade employment.
- The area also has a substantial portion of the Construction and Public Administration jobs in Fulton County.

Employment Sector Share of Fulton County

Sector	FIBCID	Fulton County	Share of Fulton
Transportation and Warehousing	8,416	39,343	21.39%
Manufacturing	5,282	25,893	20.40%
Wholesale Trade	5,899	37,964	15.54%
Construction	1,918	18,951	10.12%
Other Services (excluding Public Administration)	704	23,258	3.03%
Public Administration	1,141	41,422	2.75%
Real Estate and Rental and Leasing	385	23,823	1.62%
Agriculture, Forestry, Fishing and Hunting	2	171	1.28%
Retail Trade	697	57,497	1.21%
Admin & Support, Waste Mgmt & Remediation	950	80,126	1.19%
Mining, Quarrying, and Oil and Gas Extraction	2	415	0.53%
Professional, Scientific, and Technical Services	555	110,495	0.50%
Information	207	60,578	0.34%
Accommodation and Food Services	169	61,088	0.28%
Educational Services	20	49,752	0.04%
Utilities	1	2,951	0.04%
Health Care and Social Assistance	20	98,034	0.02%
Finance and Insurance	7	63,280	0.01%
Arts, Entertainment, and Recreation	1	14,356	0.01%
Management of Companies and Enterprises	1	46,853	0.00%
Total	26,377	856,250	3.08%

Source: KB Advisory based on data from Census on the Map

Employment

Workforce Characteristics

The District's workforce is very diverse in terms of race, age, and education levels.

- 45% of the district's workers are Black or African American alone, compared to 38% for Fulton County, while roughly 50% are White.
- Most workers in the District are age 30 to 54, though there are substantial numbers of workers over the age of 55.
- Over half of workers in the District earn more than \$3,300 per month, which is roughly in line with Fulton County, substantially better than in the City of South Fulton.

Worker Demographics

	FIBCID	South Fulton	Fulton County
Workers by Race			
White Alone	50.3%	33.1%	52.9%
Black or African American	45.1%	62.3%	38.4%
American Indian or Alaska Native	0.4%	0.4%	0.3%
Asian Alone	3.0%	2.8%	6.8%
Native Hawaiian or Other Pacific Islander	0.1%	0.0%	0.1%
Two or More Race Groups	1.1%	1.4%	1.6%
Workers by Age			
Age 29 or younger	16.3%	24.5%	20.0%
Age 30 to 54	60.6%	56.9%	59.3%
Age 55 or older	23.1%	18.6%	20.7%
Workers by Earnings			
\$1,250 per month or less	12.55%	26.60%	19.87%
\$1,251 to \$3,333 per month	30.72%	35.10%	22.24%
More than \$3,333 per month	56.73%	38.30%	57.89%
Workers by Education			
Less than high school	15.3%	13.7%	9.7%
High school or equivalent, no college	27.2%	22.8%	19.0%
Some college or Associate degree	26.2%	23.5%	23.5%
Bachelor's degree or advanced degree	15.0%	15.5%	27.8%
Educational attainment not available	16.3%	24.5%	20.0%

Source: Census on the Map

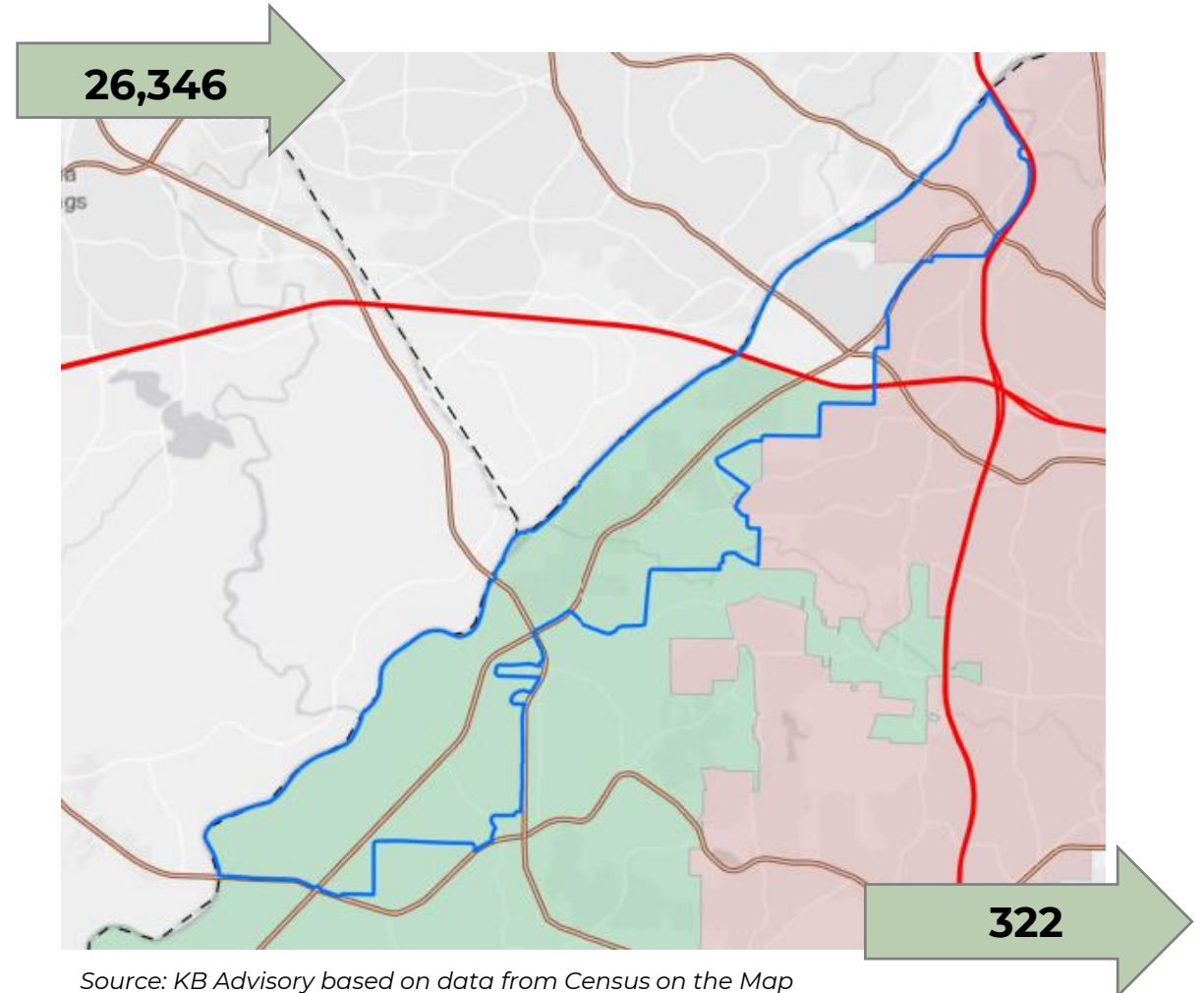
Employment

Commuting Patterns

22,307 people commute into the District each day for work, and nearly all those who work in the district commute in from elsewhere.

- 322 District residents commute to jobs elsewhere.

Commuting Patterns



Source: KB Advisory based on data from Census on the Map

Employment

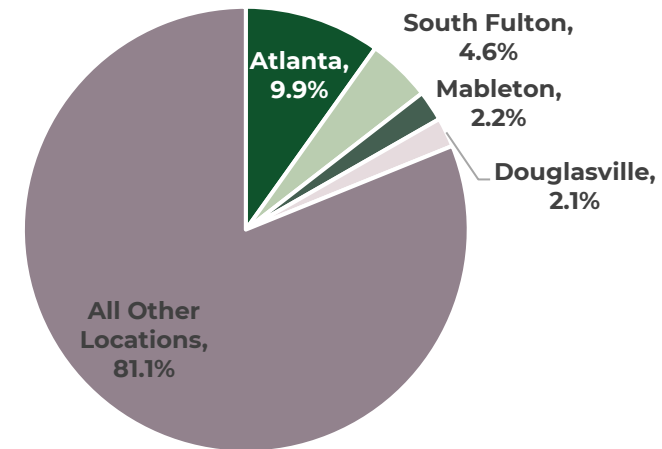
Commuting Patterns

Workers in the District commute from a wide variety of locations, with no single city accounting for more than 10% of the area's workforce.

- The largest single place of residence for workers in the District is Atlanta, at just under 10% of the total area workforce.
- South Fulton is home to slightly less than 5% of workers in the District, and Mableton and Douglasville each have roughly 2%.

Worker Place of Residence

Place	Count	Percentage
Atlanta	2,603	9.9%
South Fulton	1,225	4.6%
Mableton	586	2.2%
Douglasville	563	2.1%
Lithia Springs	321	1.2%
Smyrna	309	1.2%
East Point	303	1.1%
Union City	296	1.1%
Stonecrest	229	0.9%
Sandy Springs	219	0.8%
All Other Locations	19,724	74.8%



Source: KB Advisory based on data from Census on the Map



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