



ECONOMIC DEVELOPMENT OPPORTUNITIES

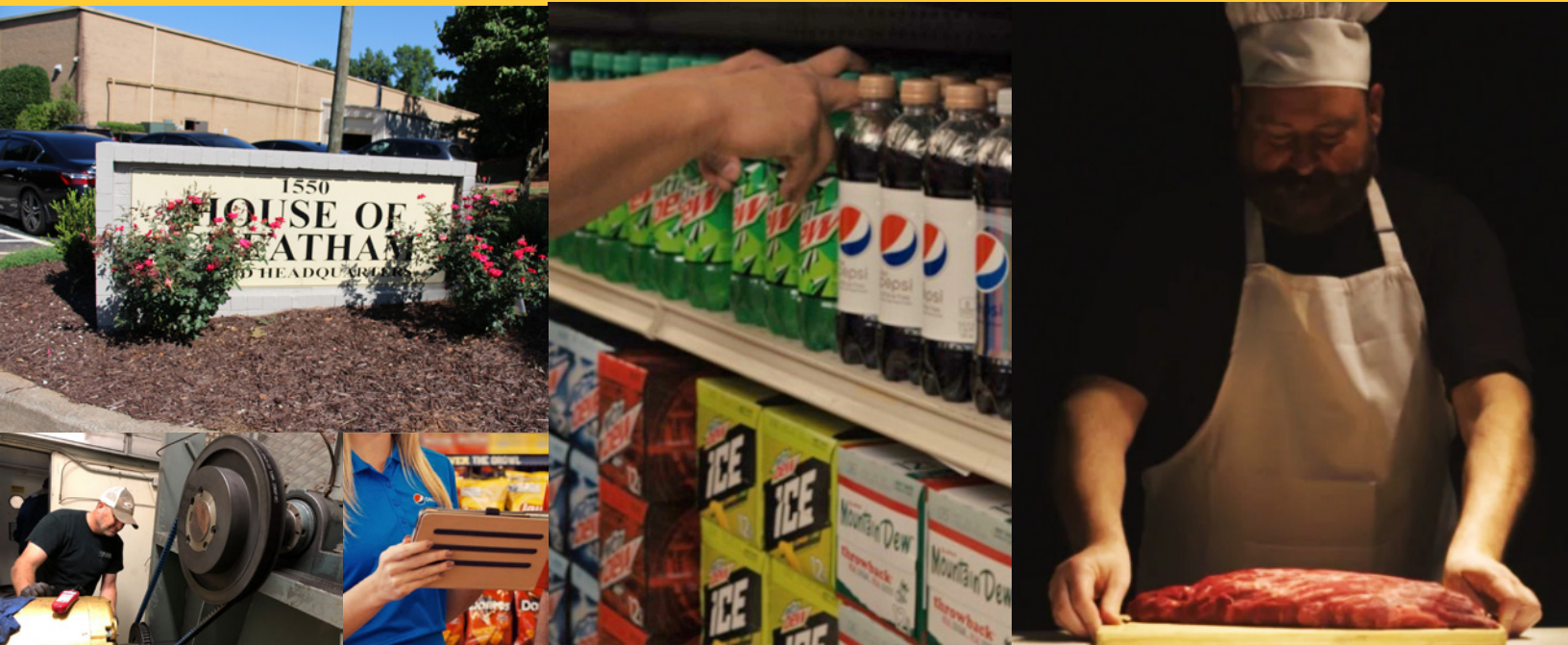
THE location for manufacturing, R&D and logistics companies



SUCCESS IN THE WAKE OF COVID-19

The COVID-19 pandemic threw the world and the economy into unprecedented times forcing people to shelter in place and businesses to close. However, numerous businesses within Tucker Summit CID not only pivoted, but also adapted and are thriving as a result of their innovation and determination.

Companies including **Air Filter Sales & Service**, **Thermo Pac**, **Corbion**, **House of Cheatham**, **Pepsico** and **Prime Meats**, not only took immediate action to ensure the safety of their employees, but also adapted their business models to continue to deliver quality products and services to their customers.



The pandemic has impacted the home environment as people continue to shelter in place. Georgia Furniture Mart has answered the call of increased home makeovers. With its newly constructed 164,000 square foot distribution facility on Sarr Parkway, Georgia Furniture Mart not only created 300 jobs in the district, but also began making 700 furniture deliveries each day given its easy access to Highway 78, I-285, and I-85. As sales continue, the company is looking at expanding in the near future.



ABOVE: Underpriced Furniture became Georgia Furniture Mart when it expanded and broke ground on its new distribution center within the Tucker Summit CID.

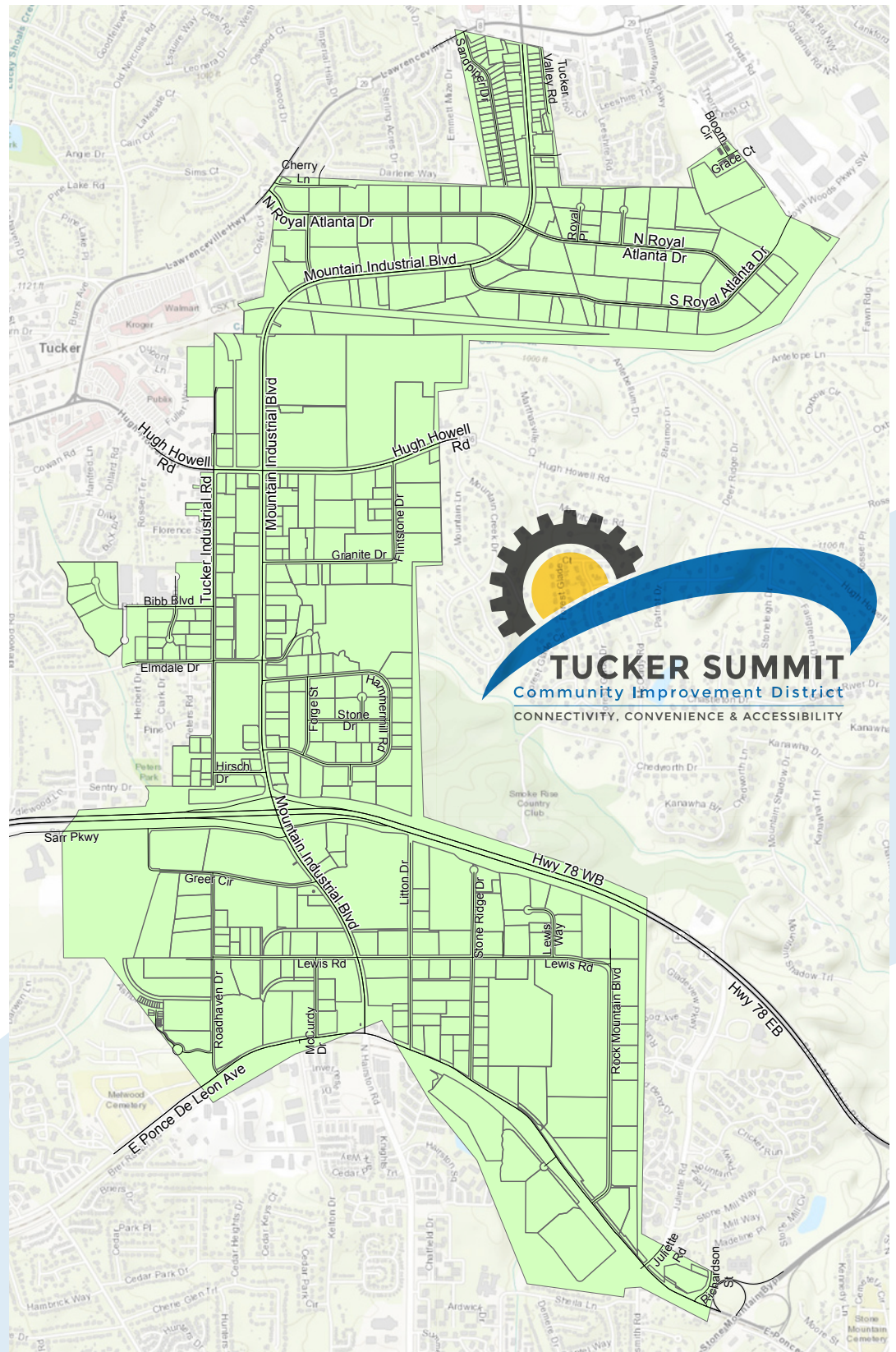
LEFT: From left to right: TSCID Board Member Bill Kaduck, TSCID Board Chair Joe Chapman, Georgia Furniture Mart CEO/Founder Mike Hall, TSCID Board Vice Chair Rebekah Coblenz, TSCID President Emory Morsberger

OVERVIEW

Tucker Summit Community Improvement District's mission is to work with property owners, government officials and other partners to create one of the best places to conduct business in the Southeast. The TSCID fulfills that mission by updating infrastructure, paving and repairing roads, beautifying the area through landscaping to improve the property values for our members. The CID's work has resulted in attracting diverse businesses like biomedical and entertainment companies as well as high tech data centers and manufacturing facilities.

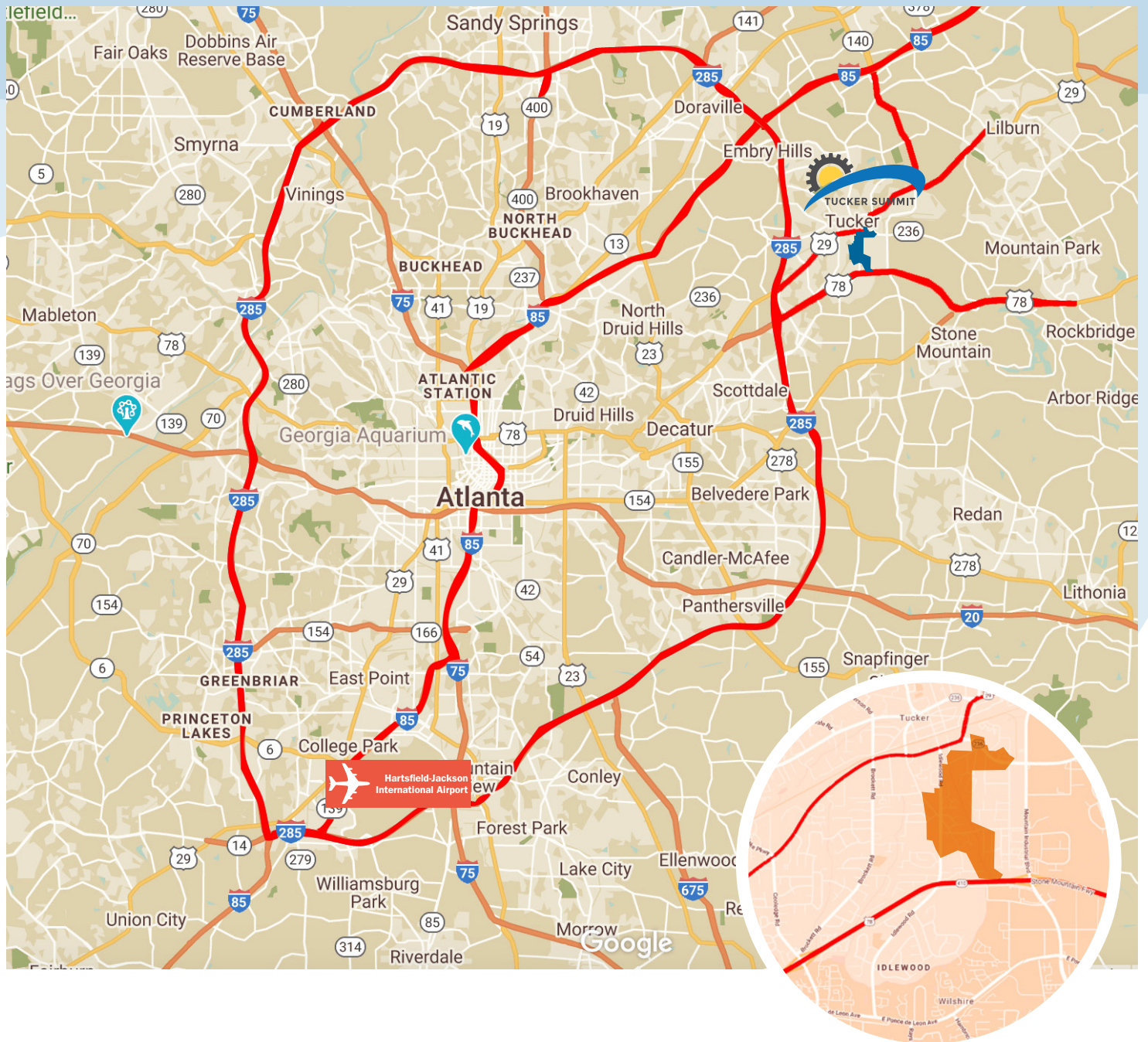
Businesses are attracted to Tucker Summit CID based on its proximity to a majority of metro Atlanta's major thoroughfares including, U.S. Highway 78, I-285 and I-85.

Tucker Summit CID, which rebranded in 2018 to more accurately reflect the district's location, closely aligns with the City of Tucker, and supports more than 830 dynamic businesses within the four-square mile district – all striving to summit to new heights. TSCID's success can be attributed to the creation and modernization of the region's most accessible logistics, manufacturing and biotech corridor.



INCREDIBLE ACCESS

TSCID is situated just outside Atlanta's east perimeter and is easily accessible via I-285, I-85, U.S. Highway 78 and Mountain Industrial Boulevard.



THE DISTRICT - BY DESIGN

Tucker Summit CID has the highest concentration of available assets and infrastructure to meet the needs of businesses in technology, biomedical and health sciences, craft brewing, film, television and entertainment and general commercial services. In addition, the CID includes industrial and warehouse properties ideal for data centers and final mile logistics companies.



INNOVATION

Did you know that TSCID is located within the Georgia Innovation Crescent? Created in 2007 by the Governor's Office of Workforce Development, this region promotes life science assets in the state, encompasses 4,721 square miles and is home to 16% of Fortune 500 company headquarters. In 2019, Amazon announced the development of a new fulfillment center on the Gwinnett-DeKalb County line, bringing at least 1,000 new jobs to the area. In April 2019, the City of Tucker, with the support of Tucker Summit CID, also organized Tucker Manufacturing Day to highlight the district's incredible manufacturing companies, including Eurofins and Thermo Pac.

ATTRIBUTES

MAJOR REGIONAL DISTRIBUTION FACILITIES, including FedEx and UPS within a 10 minute drive

FREIGHT TRUCK ROUTE with established interstate connectivity

MASS TRANSIT is readily available via four MARTA routes, including many conveniently located bus stops

THE DISTRICT MAKE-UP

THE CID IS ACTIVELY RECRUITING COMPANIES THAT FALL INTO ONE OF THE FOLLOWING CATEGORIES TO LOCATE WITHIN THE DISTRICT.

| SPECIALIZED MANUFACTURING | BUSINESS SERVICES AND SUPPORT | BIOMEDICAL AND HEALTH/LIFE SCIENCES | WHOLESALE, DISTRIBUTION AND WAREHOUSING |
|---|---|---|---|
| <ul style="list-style-type: none">• Clean tech• Food packaging and processing• Precision instruments• Additive manufacturing | <ul style="list-style-type: none">• Regional offices• Information technology• Customer care | <ul style="list-style-type: none">• Health informatics• Genetics labs• Food safety testing labs• Medical suppliers | <ul style="list-style-type: none">• Regional suppliers• Logistics and supply chain |



ABOVE: Oakmont Rock Mountain at 1500 East Ponce de Leon is 160,946 SF of industrial space available for lease.
BELOW/RIGHT: Thermo Pac tour for 2019 Tucker Manufacturing Day at 1609 Stone Ridge Drive



THE DISTRICT MAKE-UP

BUILDING TYPES & AVAILABILITY

Considering a move to the CID? TSCID has a total of 353 commercial parcels with a total taxable parcel value appraised at \$695 million.

With a range of different zoning options available, TSCID has a variety of options to suit the needs of businesses in manufacturing, biomedical, distribution and more.

Zoning Classifications include:

- C-1 (local commercial)
- C-2 (general commercial)
- M and M-2 (industrial)
- O-1 (office/institution)

The average building size is ~66,000 square feet, but the CID can accommodate tenants seeking 1,200 to 300,000 square feet



WORKFORCE

Atlanta has a skilled and talented labor pool, and companies that choose to locate in Tucker Summit CID have access to a diverse, educated and international workforce from the City of Tucker and the neighboring City of Clarkston. The full scope of potential labor, coupled with convenient access to multiple interstates and available property, raises the area's potential as the **most regionally connected employment center**.

Both employers and employees benefit from the district's proximity to world-class public schools, private schools and college systems, including Emory University, Gwinnett Technical College, Georgia Gwinnett College and Georgia Piedmont Technical College.

COUNTIES SUPPLYING TSCID WITH WORKFORCE TALENT:

Gwinnett County – **28.4%**

DeKalb County – **22.7%**

Fulton County – **8.3%**

Cobb County – **4.7%**

Walton County – **2.9%**



CID HIGHLIGHTS

Tucker Summit CID brings together partners from public and private sectors to collaborate on efforts that increase mobility and improve access, beautification and safety - resulting in increased property values and job growth.

The CID champions the following initiatives to increase dynamic business growth district-wide:

FREIGHT CLUSTER PLAN STUDY: The Freight Cluster Plan Study reviewed traffic operations and transportation planning to identify areas of improvement and was approved in November 2020. The findings will provide insight on managing future freight activity, including projections for five- to 10-year growth opportunities, while also determining funding from the CID, Atlanta Regional Commission (ARC) and Georgia Department of Transportation (GDOT) for projects with the highest priority.

The CID partnered with Lilburn CID, Tucker-Northlake CID, Gateway85 CID, DeKalb County, Gwinnett County, MARTA and the City of Tucker on this study conducted by Metro Analytics.

ENHANCED SECURITY: Coupled with private security patrols and off-duty DeKalb police officers, a new partnership with Flock Safety has decreased crime within the CID to an all-time low by using proprietary, high-tech surveillance technology alerting law enforcement in a timely manner when stolen vehicles have been recorded.

CLOSE COUNTY AND CITY PARTNERSHIPS: TSCID has a close relationship with DeKalb County CEO Michael Thurmond and works in conjunction with DeKalb County, its commissioners and the City of Tucker to ensure the needs of businesses are being met quickly and efficiently. With these partnerships, businesses have an advocate in permitting, transportation and funding for district improvements.



"Decide DeKalb and Tucker Summit CID have a wonderful working relationship."

Under the leadership of interim president Dorian DeBarr, Decide DeKalb continues to focus on attracting, expanding and retaining businesses in DeKalb County and TSCID is not only a powerful partner, but also a driving force in helping us accomplish that mission. TSCID's relationships, coupled with its communication with business owners, law enforcement, city and government officials, work to facilitate road improvements, increase security and improve beautification. TSCID helps make DeKalb County a thriving place to do business."

- Don Bolia, Decide DeKalb Board Chair and Peachtree Government Relations Principal

TSCID APPLIES FOR STATE OPPORTUNITY ZONE DESIGNATION

TSCID has begun the application process to designate portions of the district as a State Opportunity Zone. The CID maintains a focus on upgrading the businesses in the CID, including the Royal Atlanta Office Park and the Mountain Industrial Park, working with the approximately 120 property owners in the area to achieve these objectives. The objectives of this plan can be summarized through three strategic initiatives:

- **Economic Growth** - to provide job growth opportunities through both increased employment and wage rates and to spur additional capital investment within the Tucker Summit CID boundary and surrounding areas.
- **Responsible Growth** - to direct growth into the area through the rehabilitation and repurposing of commercial space that is no longer able to meet the needs of businesses in an effective and efficient way.
- **Redevelopment** - to stimulate redevelopment of aging properties in order to develop projects that reflect the character of Tucker and the surrounding area.

The Georgia Opportunity Zone provides employers creating 2 or more jobs a year with a \$3,500 tax credit per year for up to 5 years for all net new employees. Therefore, a company may accrue up to \$17,500 per net new employee over the 5-year period that is first applied toward the company's income tax obligation and then toward the company's withholding obligations.

The location of TSCID makes it a top location for just-in-time delivery to the Metro Atlanta region. Redevelopment of this area will impact the immediate community and will also positively impact the region through reduction of traffic congestion and increased business efficiency in the metro area. Extra state and federal support, through Opportunity Zones and other state initiatives, will speed up and enhance the redevelopment of this important geographic area for our community.

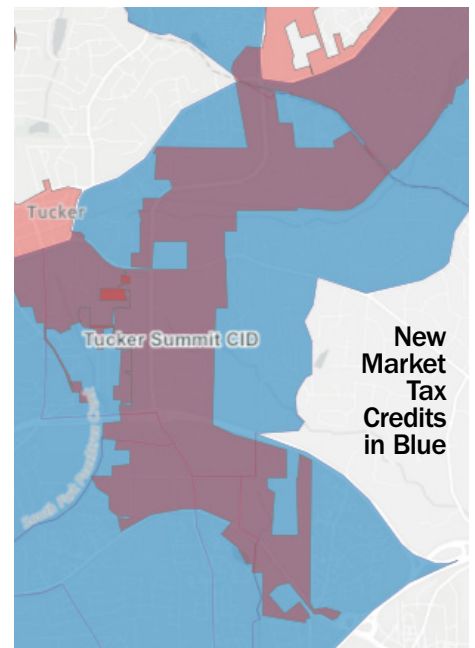
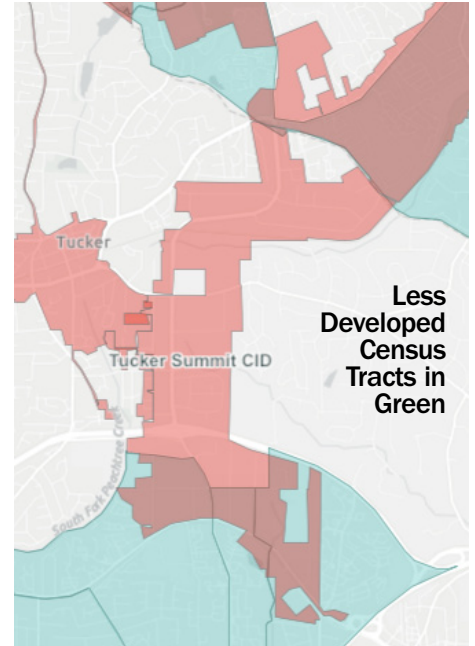
TARGET INDUSTRIES FOR GROWTH

Logistics and Distribution:

Growth areas at this time include logistics businesses such as cold food storage and delivery, short-term last mile delivery services, final assembly facilities, and companies in need of flex space with both office and industrial use.

Healthcare and Life Science:

It is also important for the CID to focus on recruitment of bio and life science businesses, lab space, and other healthcare initiatives of the State of Georgia. The area is in close proximity to both the CDC and Emory University, allowing companies to attain a real estate location with an ease of access to their top partner organizations.



**INTERESTED IN LOCATING WITHIN TUCKER SUMMIT CID,
VISIT TUCKERSUMMITCID.COM TO LEARN MORE.**



FOR MORE INFORMATION ON TUCKER SUMMIT CID, PLEASE CONTACT:
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