



2017 Economic Development Update

10/13/17

City Overview

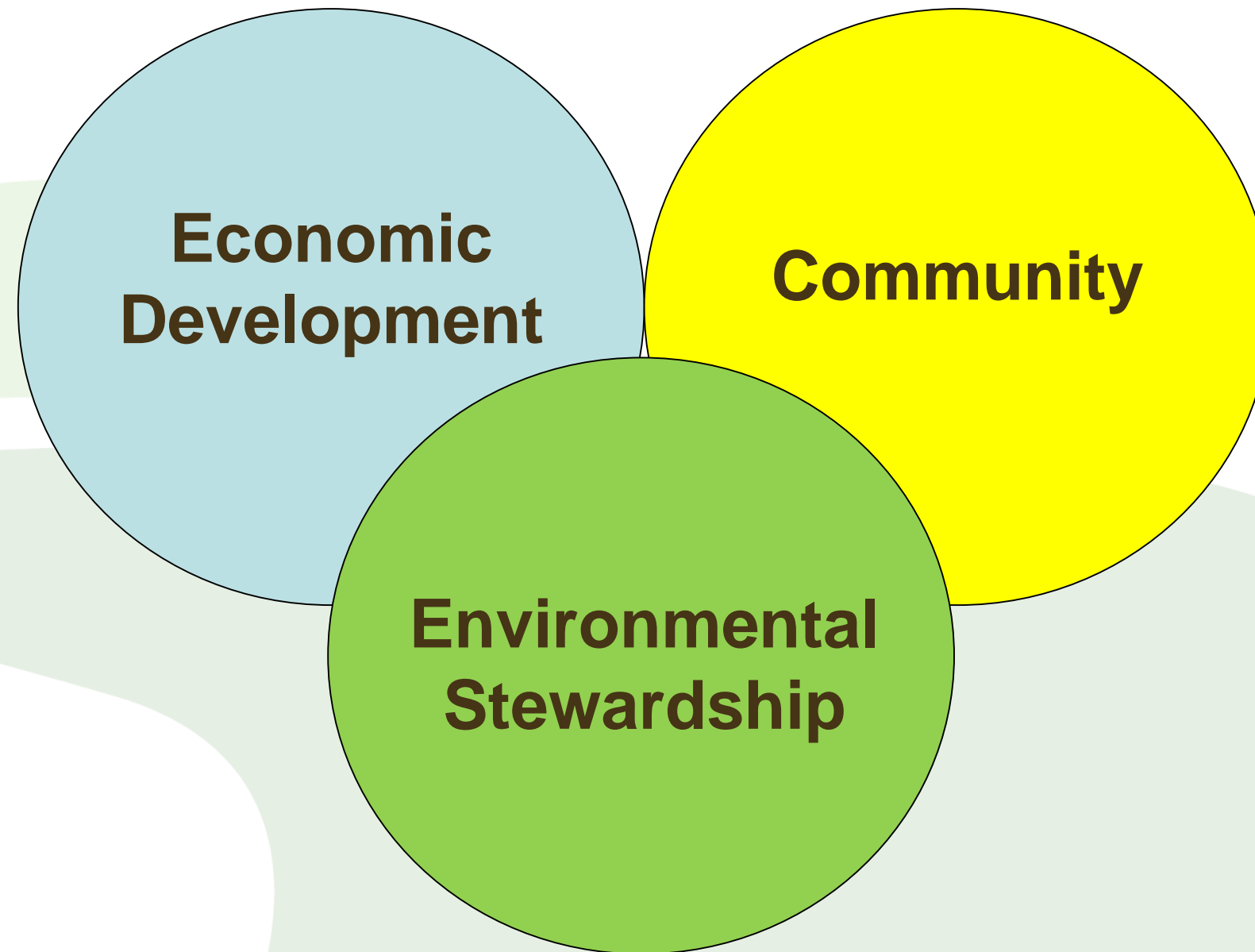
- **Population:** **3970** (2010 census) **4161** (2016 estimate)
- **Strong Tax Digest:**
 - **86%** Commercial/Industrial
 - **14%** Residential/Agricultural
- **Council-Manager Government:**
 - Stable Political Environment (Mayor has served for 40 years)
 - Consistent Vision and Direction
 - Strong Trust Relationship Between Council and Staff
- **\$4 M General Fund Budget**

Oakwood Mayor and City Council



Key to Future Success

Triple Bottom Line of Sustainability



Our goal is to balance these interests through sound governance.

Economic Development Goals

- Job Creation and Retention
- Strong Tax Base with Emphasis on Commercial and Industrial property
- Enhance Quality of Life for our Citizens
- \$\$\$\$ - Keep our Dollars Local

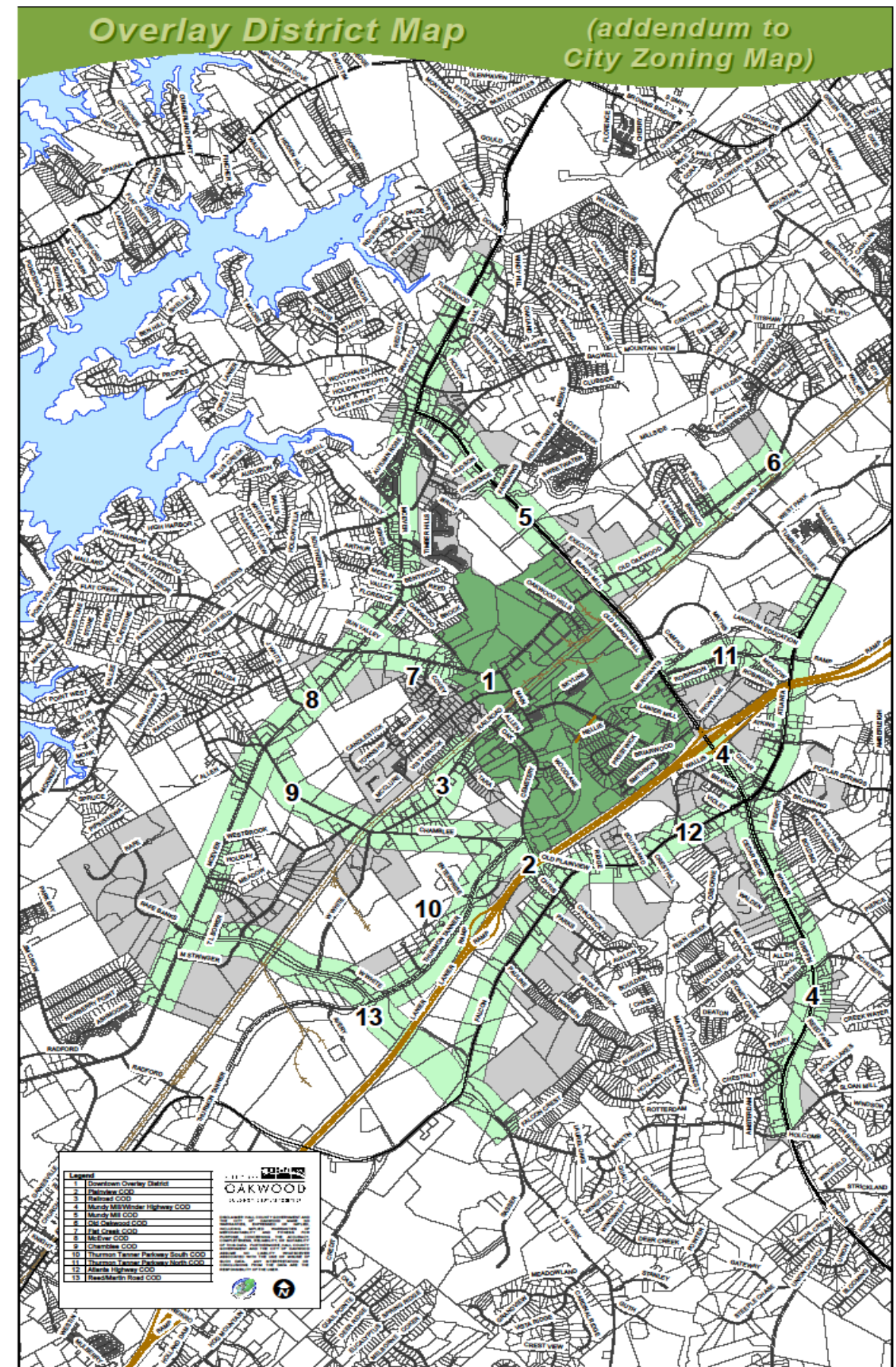
Economic Development Strategy

- Land Planning/Standards
- Land Investment
- Infrastructure Investment
(Transportation & Sewer)
- Partnerships

Downtown Overlay District Design Standards

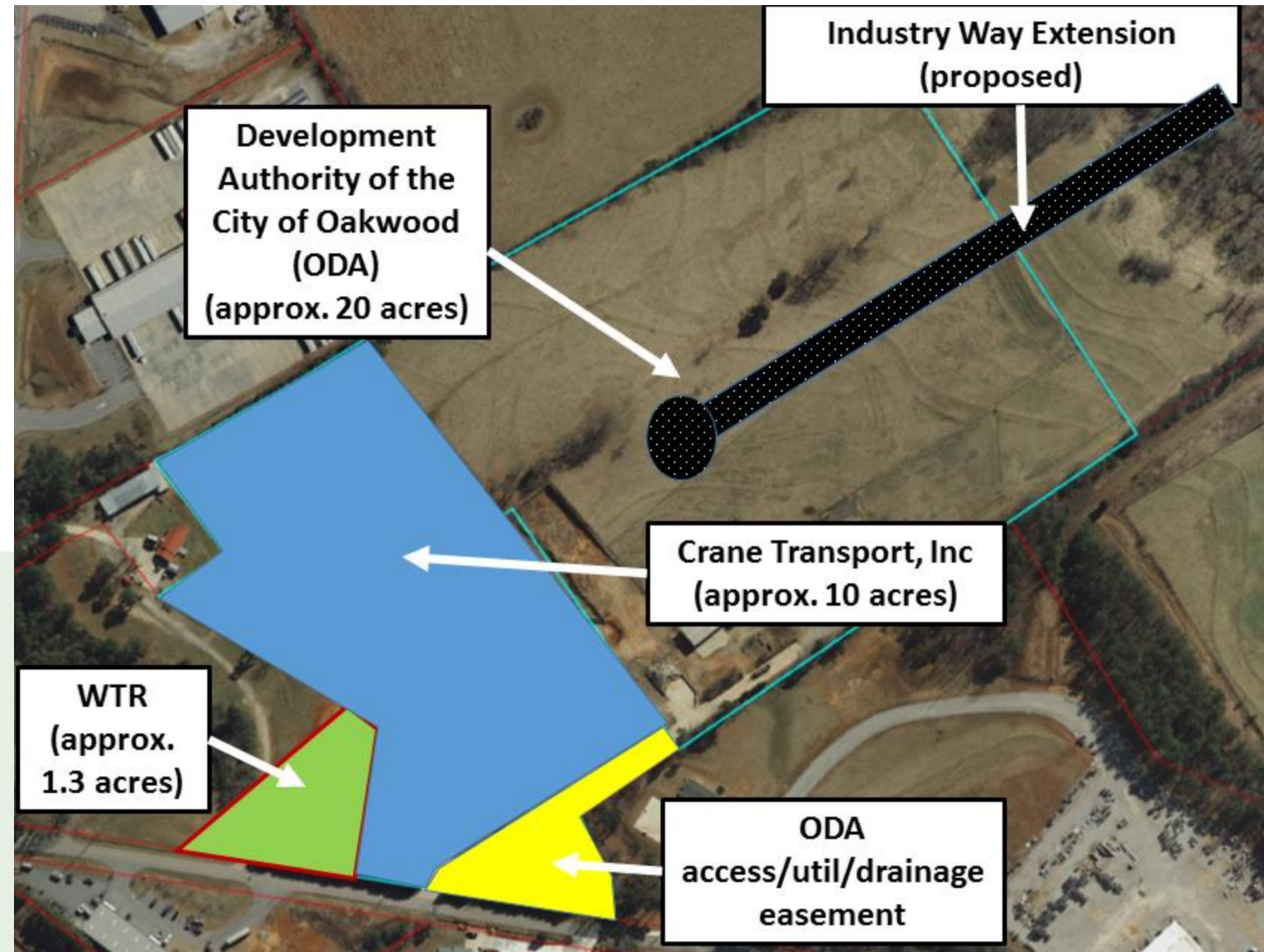


Revised August 10, 2015



Oakwood Industrial Park

- Located on W. White Road
- 20 +/- Acres Remaining
- Zoned M2 (Heavy Industrial)
- Excellent Access to I-985 via Thurmon Tanner Pkwy
- Utilities (includes water & sewer)
- Industry Way Extension under design
- Positioned as a part of Tanners Creek Business Park
- Listed with Radial Property Group



Land Investment

4515 Allen Street

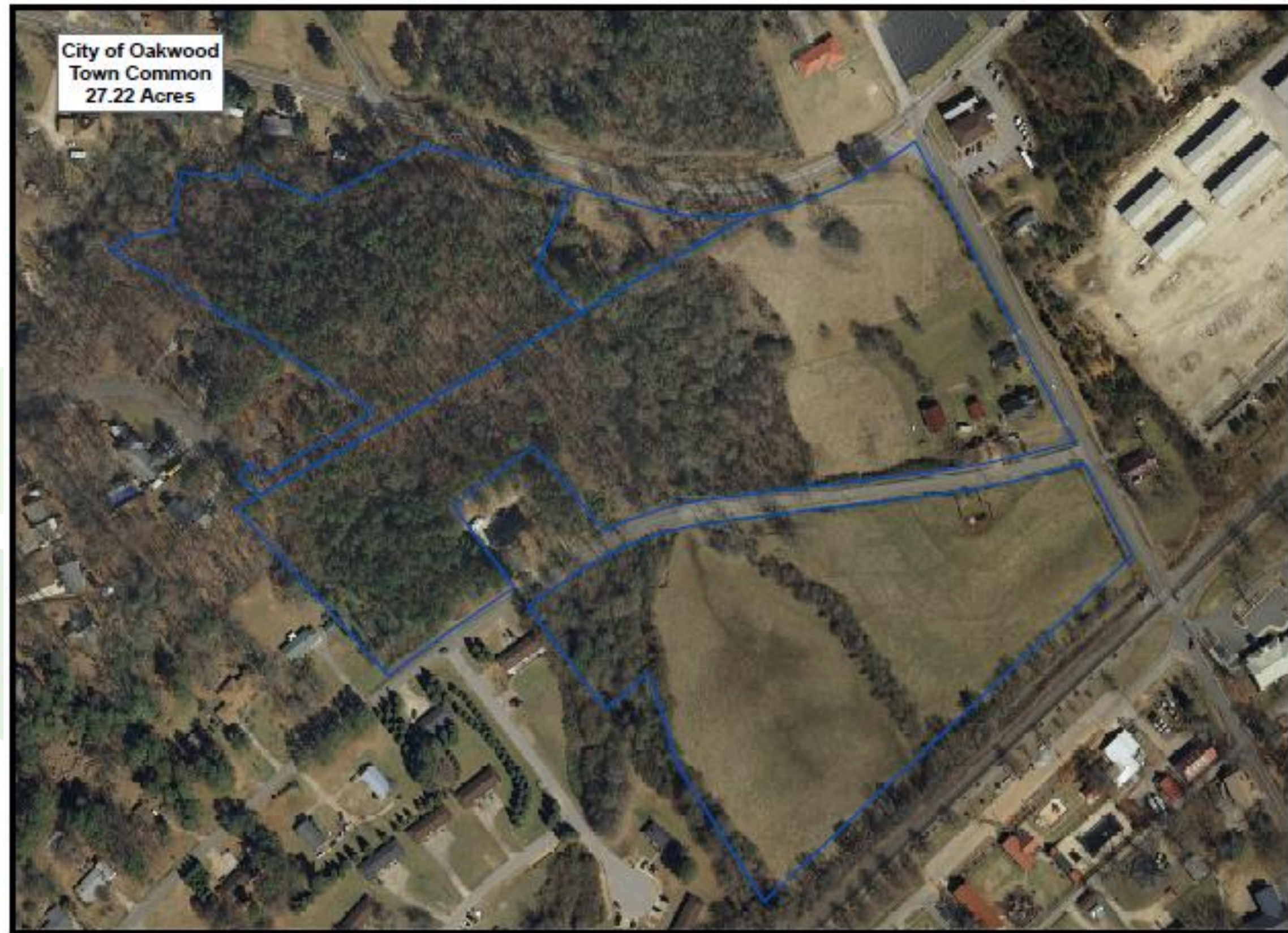
- 5.85 Acres
- Direct Access to Thurmon Tanner Parkway
- Adjacent to Oakwood Elementary School
- Utilities (includes water and sewer)
- Listed with Radial Property Group



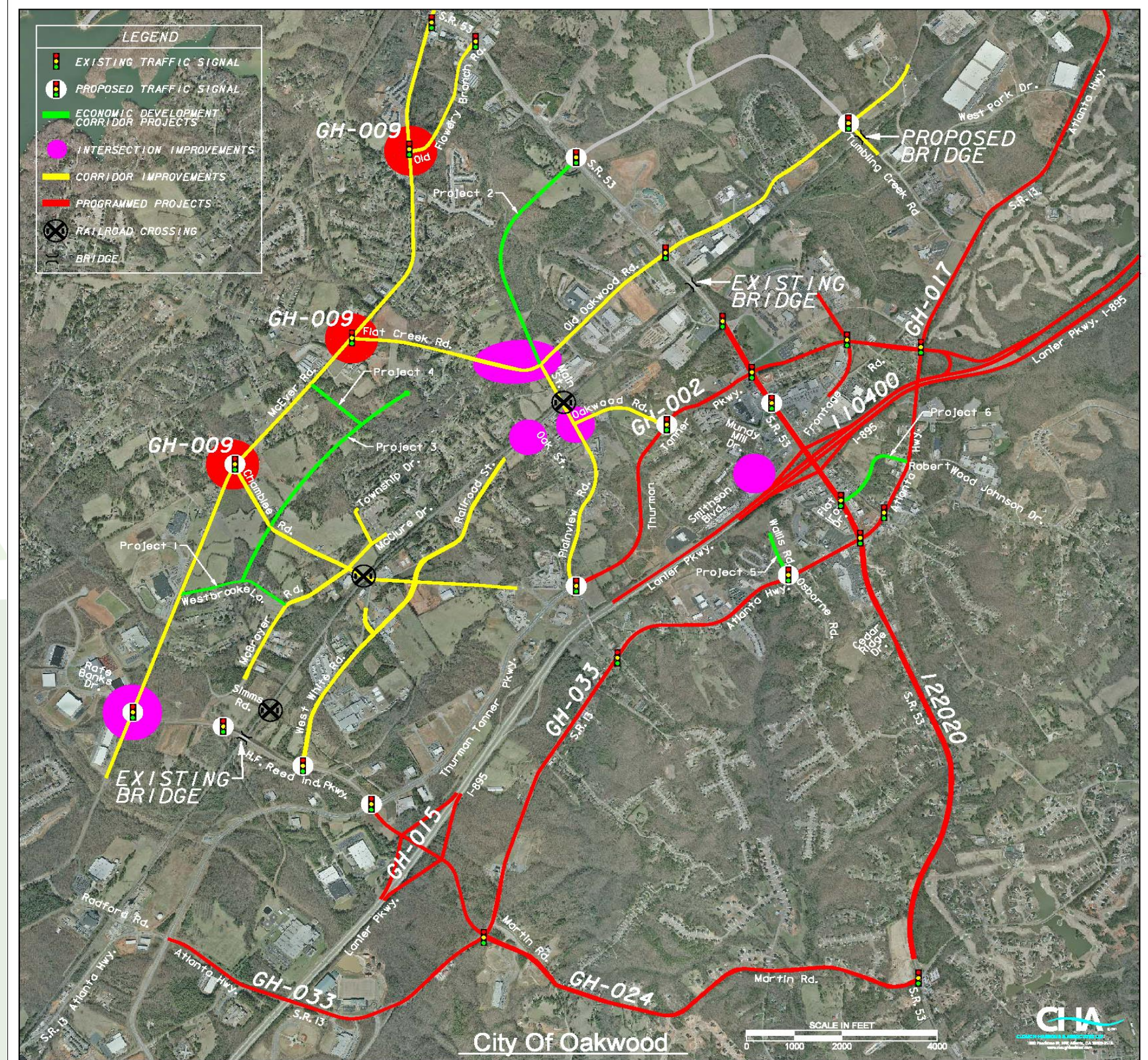
Oakwood 2030 Town Commons

- Downtown Oakwood
- 27 +/- Acres
- Zoned PCD (Planned Commercial Development)
- Utilities (includes water and sewer)
- Public Private Partnership Options

Land Investment



Infrastructure Investment Transportation



Transportation Investment

I-985 Exit 16/17



Transportation Investment

SR 53 (Winder Hwy) Widening



Transportation Investment

Thurmon Tanner Parkway



Transportation Investment



Old Oakwood Rd Improvements (In support of PFG expansion)

Other Transportation Accomplishments

(last 10 years)

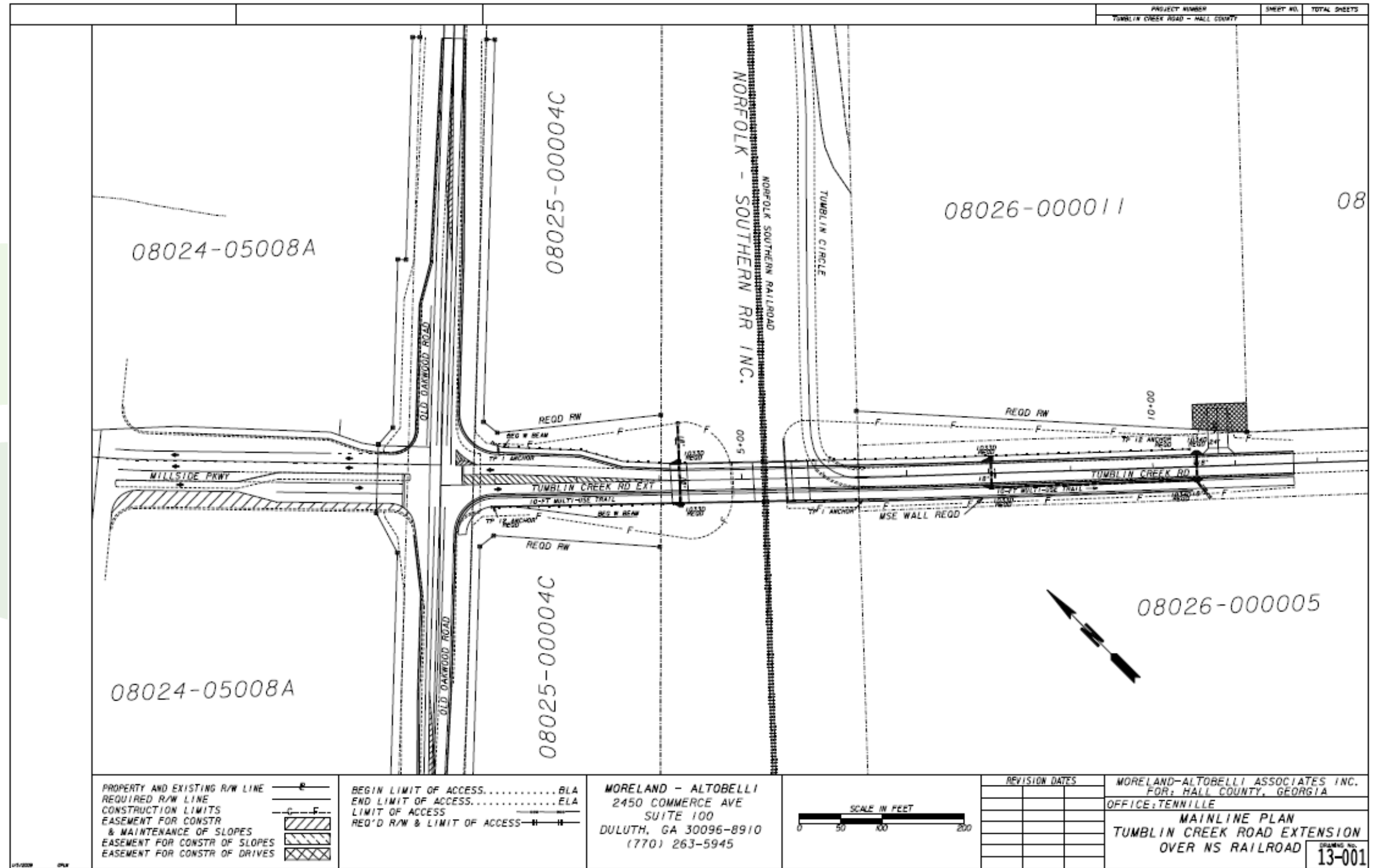
- **Pavement Management Program (Annual Project)**
- **Milton Martin Toyota Way**
- **Aloha Way Realignment**
- **McBrayer Rd Realignment**
- **Sidewalks (TTP, Mundy Mill, Winder Highway, Atlanta Hwy)**
- **Exit 17 Park & Ride/Sidewalk Initiative**
- **Neighborhood Traffic Management Program Policy**
- **Traffic Impact Assessment Guidelines**
- **Complete Streets Policy**
- **Led Streamline of GDOT LMIG Program**
- **Off System Safety Improvement Grants**
- **JMA Small Cities Paving Partnership**
- **Downtown Overlay District and Corridor Overlay District Design Standards for Streets and Rights of Way**
- **MMT Way/Johnson @ Atlanta Hwy Signal**
- **TTP @ Plainview Signal**
- **TTP @ Oakwood Rd Signal**
- **TTP @ Mundy Mill Rd Signal**
- **TTP @ Frontage Rd Signal**
- **TTP @ Atlanta Hwy Signal**
- **McEver Rd @ Chamblee Signal**
- **McEver Rd @ H.F. Reed Signal & Improvements**
- **Mundy Mill @ Old Mundy Mill Dr (Walmart/UNG) Signal & Improvements**

Transportation In Progress – Exit 14



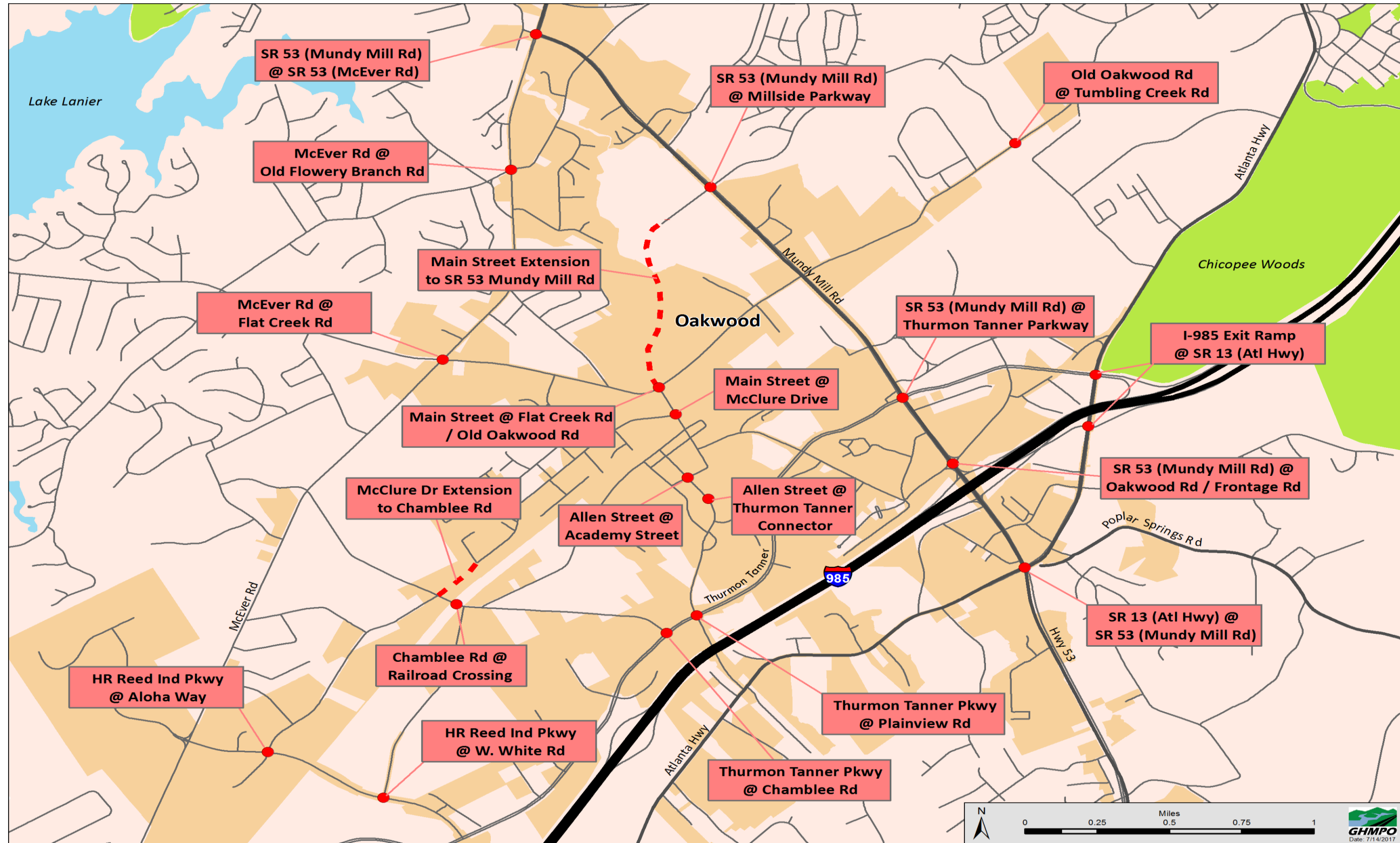
Transportation In Progress

Tumbling Creek Rd Bridge



Transportation In Progress

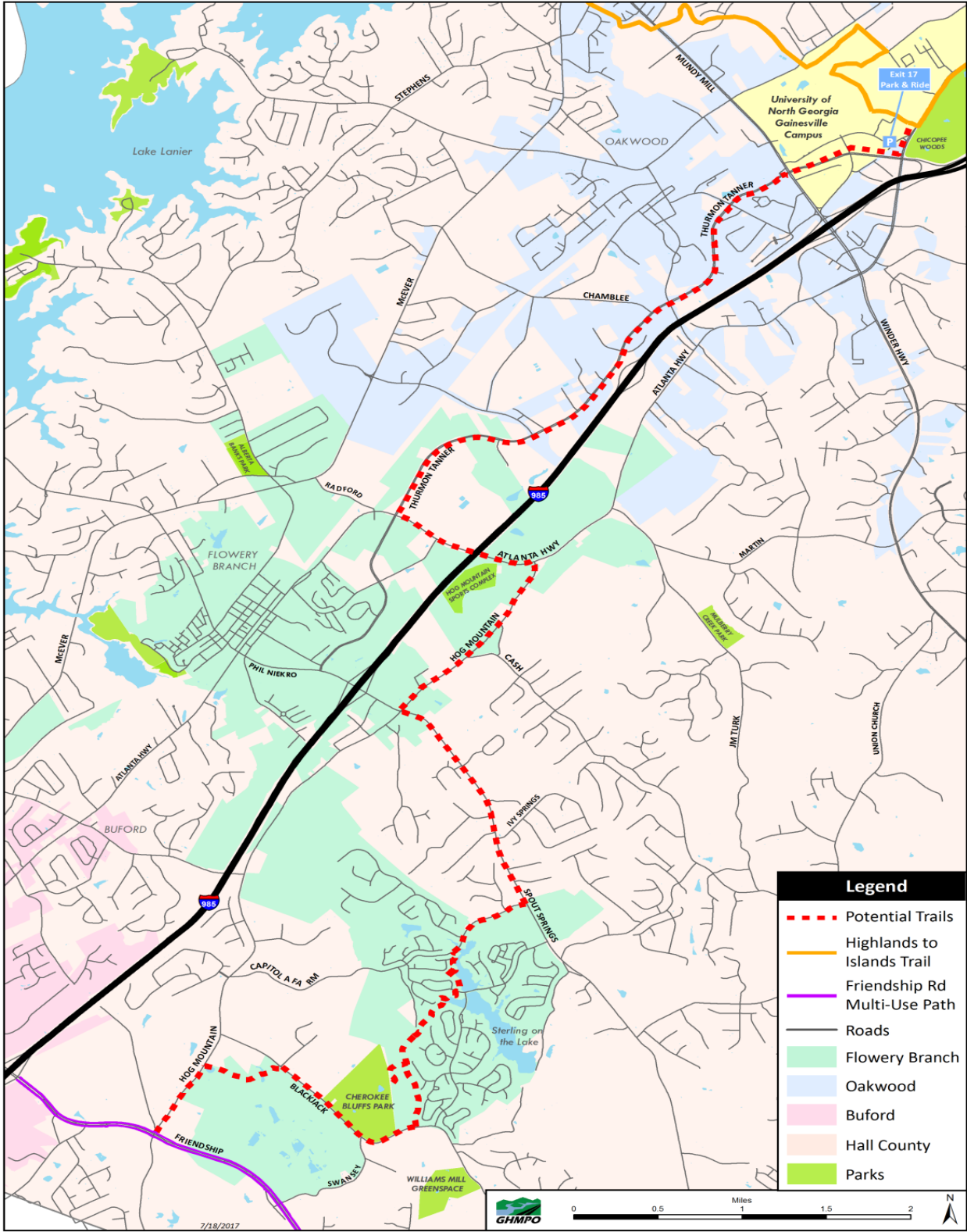
Oakwood Traffic Study - Intersections Map



Transportation In Progress

Joint Highlands to Islands Trail Connection Study

Potential Trail Connections
Friendship Rd - Spout Springs Rd - Thurmon Tanner - Highlands to Islands Trail



Transportation In Progress

**Hall Area
Transit
Expansion
Into
Oakwood**



Infrastructure Investment

Oakwood Sewer Strategy...

Providing Sewer Service Without
Operating a Wastewater Plant!!

Oakwood Wastewater Treatment Summary

Area	Build-out Capacity (gpd)	Current Capacity (gpd)	Capacity Shortfall (gpd)	Oakwood's Shortfall Strategy
Oakwood North	1,200,000	650,000	550,000	Gainesville
Oakwood South	600,000	262,000	338,000	Flowery Branch
Oakwood East	1,000,000	125,000	875,000	Braselton
Totals:	2,800,000	1,037,000	1,763,000	Partnerships

Infrastructure Investment - Sewer

- **Railroad Sewer**
- **Winder Hwy Sewer Extension Project**
- **Upper Mulberry Sewer System**
- **Oakwood-Braselton Sewer Pump Station and Force Main**



Economic Development Results

Oakwood is an Economic Engine for Hall County

- Tax base of **86% commercial/industrial** property
- Solid revenue generator for the County Government and County School District
- More Jobs than Population!!

Mundy Mill Rd Openings/Renovations



Legacy Link



Economic Development Partnerships

- Gainesville-Hall County Development Authority
- Oakwood Development Authority
- TAD (Tax Allocation District) – special taxing district authorized financing of public facilities and infrastructure.
- CID (Community Improvement District) – special taxing district authorized to enhance infrastructure within the district.
- Economic Incentives (case by case basis)
- Partnerships with:
 - Cities, County (Government and Schools), State Agencies (Lanier Technical College & University of North Georgia)
 - Greater Hall Chamber Economic Development Council and South Hall Business Coalition, Lake Lanier Convention and Visitors Bureau
 - Private Sector (Pattillo, Tanners Creek Business Park, and others)

“Together We’re Better!!!”

TANNERS CREEK

A MASTER-PLANNED BUSINESS PARK




CONCEPTUAL PLAN
TANNERS CREEK EXPANSION
LAND LOT 113
3RD DISTRICT
HALL COUNTY, GEORGIA

SPAWN BY:	TJR
CHECKED BY:	JFD
LAND LOT:	113
DISTRICT:	IND
CITY:	FLOWERY BRANCH
COUNTY:	HALL
DATE:	8/26/17

SHEET NO.
1 of 1

PROJECT NO.
2017-250

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

GEORGIA811
www.Georgia811.com



OAKWOOD 2030
THE SHAPE OF LIFE TO COME
GEORGIA



OFFICE/WAREHOUSE FOR LEASE

4034 Enterprise Way
Flowery Branch, GA
30542

CONTACT:
Alex Wayne
770-364-1888
alex@wayne-trading.com



ABOUT THE PROPERTY

- 9,706 SF space available, within a 50,000 SF Office/Warehouse building
- High quality brick and block construction
- High speed internet available

LOCATION INFORMATION

- In the Tanners Creek Business Park, a mixed use office and industrial development
- Strong covenants protect the future of the development
- Easy access to Thurmon Tanner Pkwy and I-985

- New Interchange (Exit 14) Coming Soon

PRICE

- Lease rate varies based on size of unit and build-out

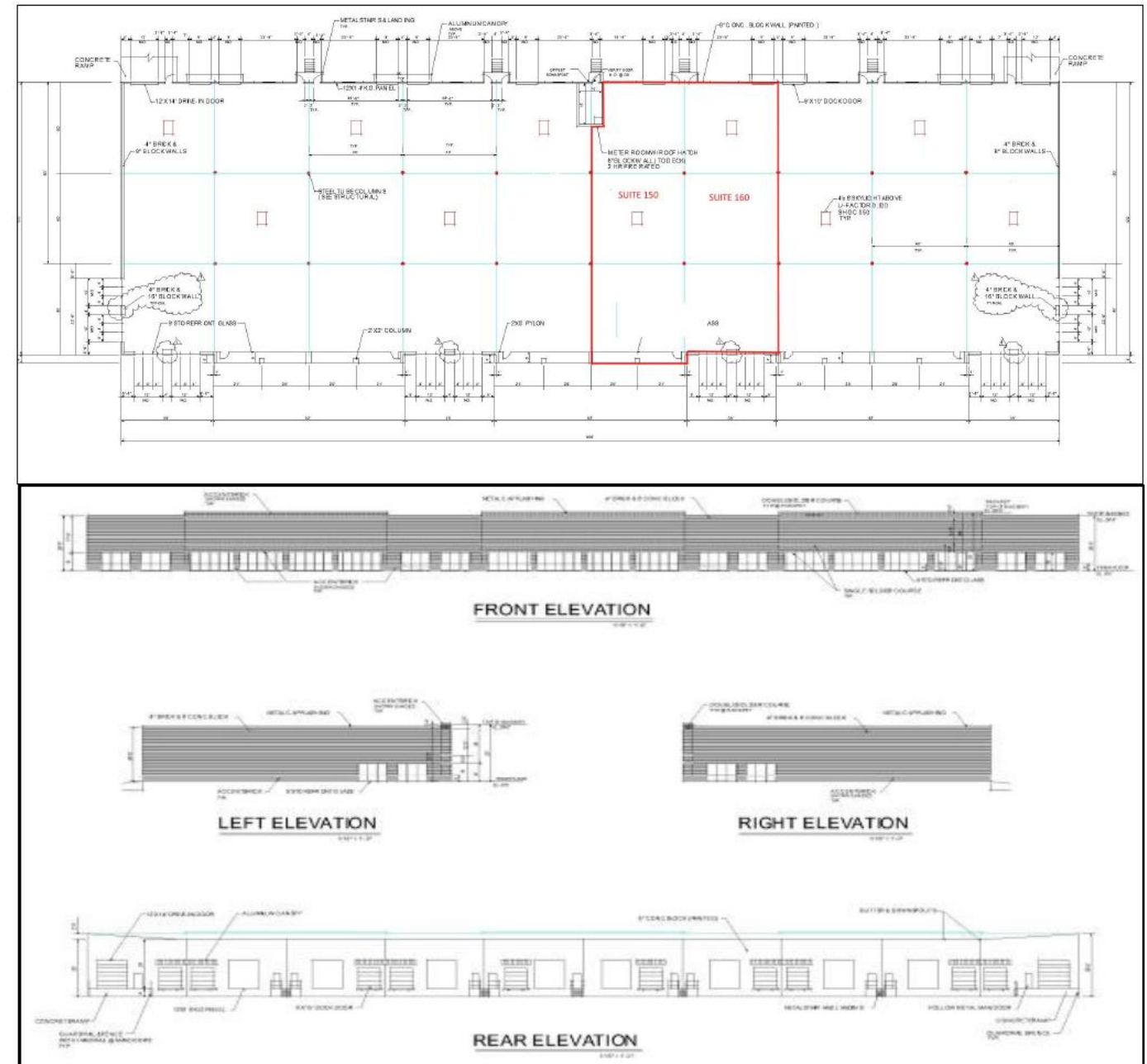
Radial Property Group. LLC

Office: 770-967-4625 www.RPG-CRE.com

The information contained herein is believed to be accurate; however, no liability is assumed for errors or omissions. The offering is subject to change or withdrawal without notice, and to approval by owner.

4034 Enterprise Way
Flowery Branch, GA 30542

BUILDING LAYOUT



Radial Property Group. LLC

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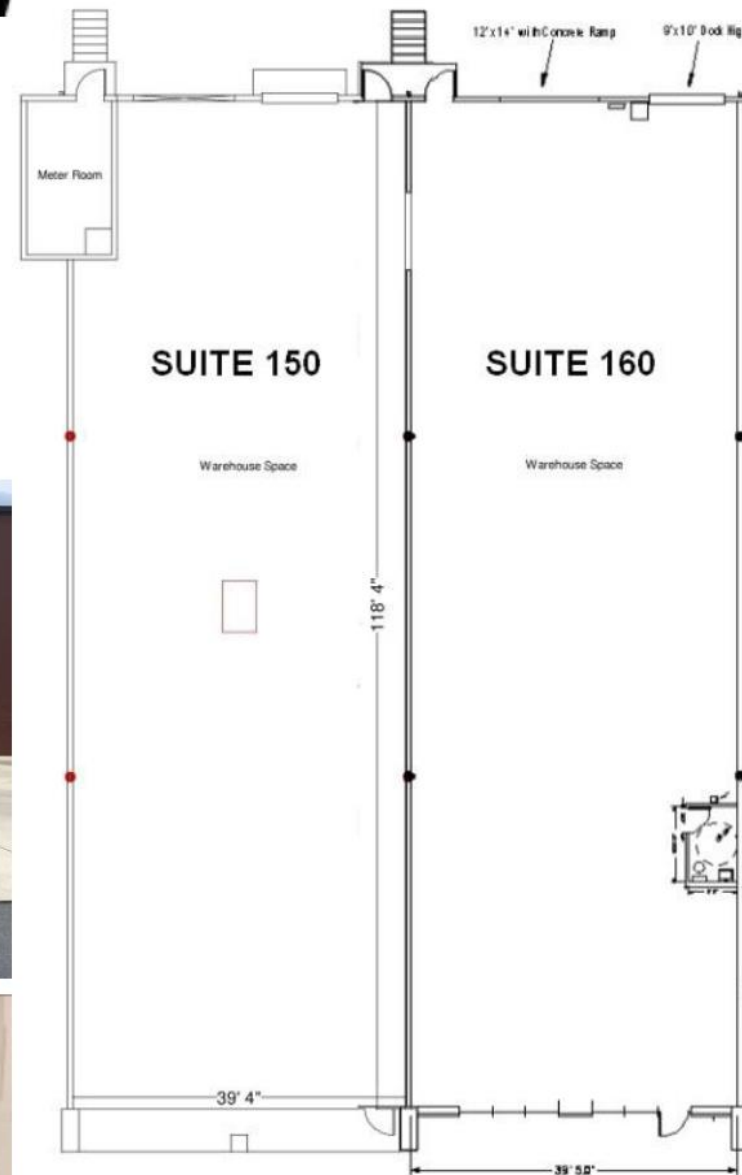
4034 Enterprise Way Flowery Branch, GA 30542

SUITE 150-160 DETAILS

- Approximately 9,706 SF, can be divided
- Open warehouse. Office could be built-to-suite
- 1 bathroom, T-5 warehouse lighting, 2 - 9' by 10' Dock High doors and 1 - 12' x 14' Drive In door
- Heated warehouse area with 22' clear ceiling
- Fully Sprinklered
- Call for Price



FLOOR PLAN



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BUILDING THE FUTURE TOGETHER

Stan Brown, P.E.

City Manager

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