

COVINGTON TOWN CENTER

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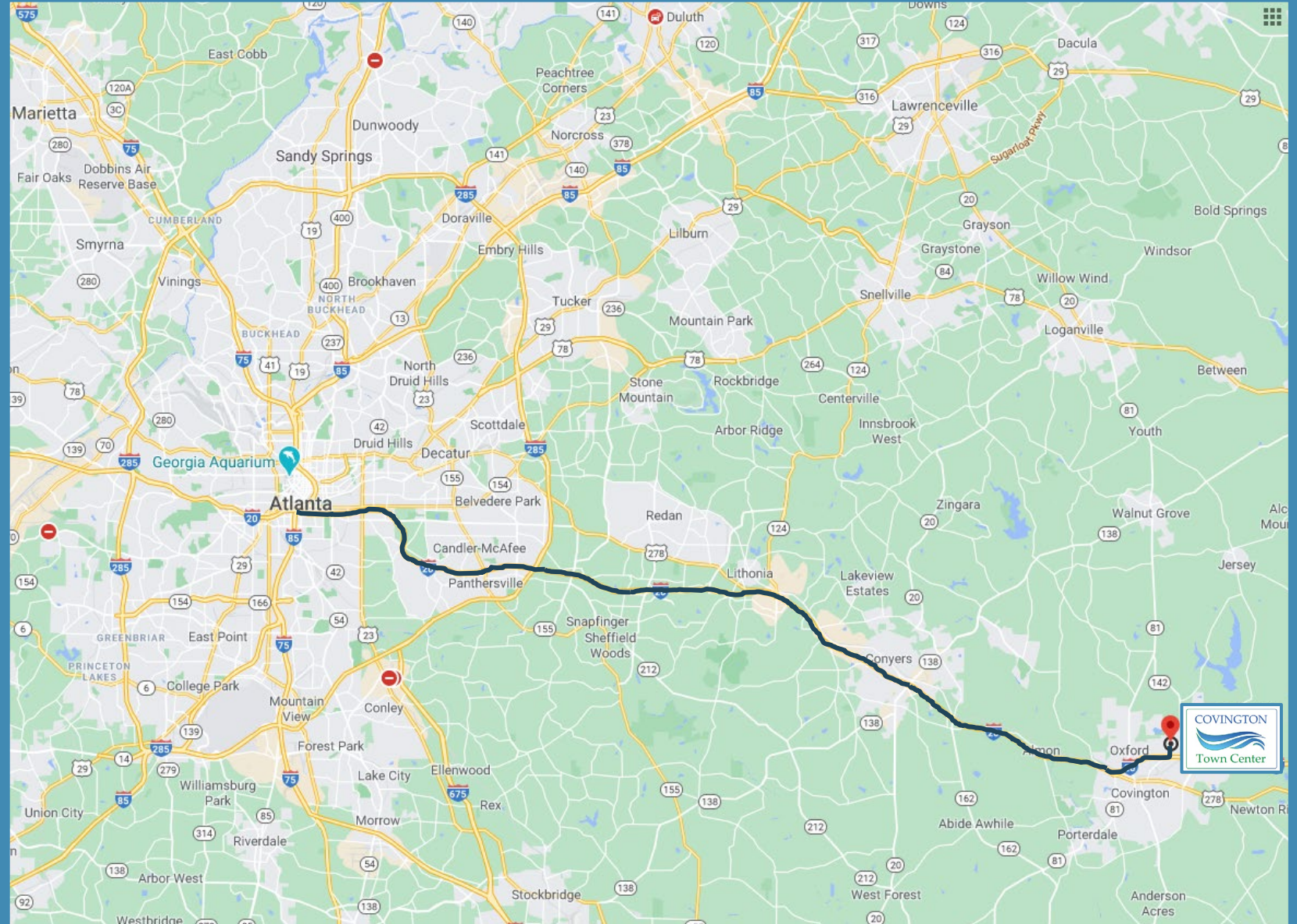
COVINGTON TOWN CENTER

PROJECT

Covington Town Center is a 180-acre Commercial Mixed-Use Project being developed by The Foxfield Company. The mixture of tenants will include retail, hotels, restaurants and Class A office space.

LOCATION

Off Interstate 20 at City Pond Road & Alcovy Road & Highway 142, Newton County, Covington, Georgia approximately 38 miles from the heart of Atlanta





SITE PLAN

Zoning

Corridor Mixed Use and Overlay Zoning District



SIGN 3 - COVINGTON TOWN CENTER MONUMENT SIGN

SIGN 2 - COVINGTON TOWN CENTER MONUMENT SIGN

SIGN 1 - COVINGTON TOWN CENTER MONUMENT SIGN

LEGEND

USE	PARCEL	ACREAGE
RETAIL CENTER		
	6-A	12.2
	6-B	9.8
	6-C	10.8
HOTEL SITES		
	5	5.7
	16	2.9
OUT PARCELS		
	2	3.0
	3	2.9
	4	4.0
	7-A	2.5
	7-B	1.3
	8	5.4
	9	4.3
	15	2.0
RESIDENTIAL		
	1-A/1-B	25.8
	TOWNHOMES - 207 UNITS	
	10	24.0
	MULTIFAMILY - 350 UNITS	
	11	9.7
	TOWNHOMES - 60 UNITS	
COMMON AREA		
	12,13,14,17	29.2
BUFFER AREA		
	1-C	5.1
	BUFFER	

PARKING SUMMARY

TYPE OF USE	MAX # OFF-STREET PARKING SPACES
COMMERCIAL	5 PER 1,000 GROSS S.F.
OFFICE (ALL)	4 PER 1,000 GROSS S.F.

CALLOWAY TRACT (396 UNITS)
NOT INCLUDED IN SUMMARY

DEVELOPMENT PAD
+/- 2.77 ACRES

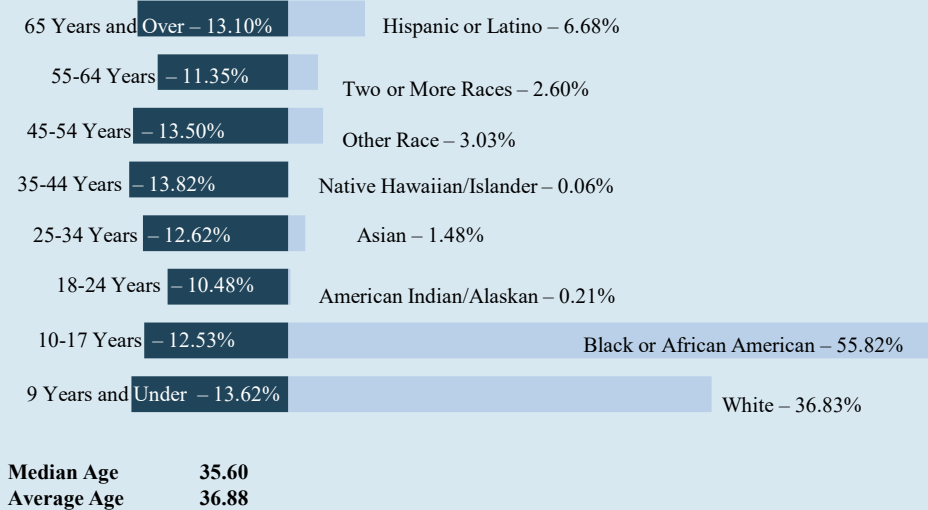


DEMOGRAPHICS

HOUSEHOLD INCOME

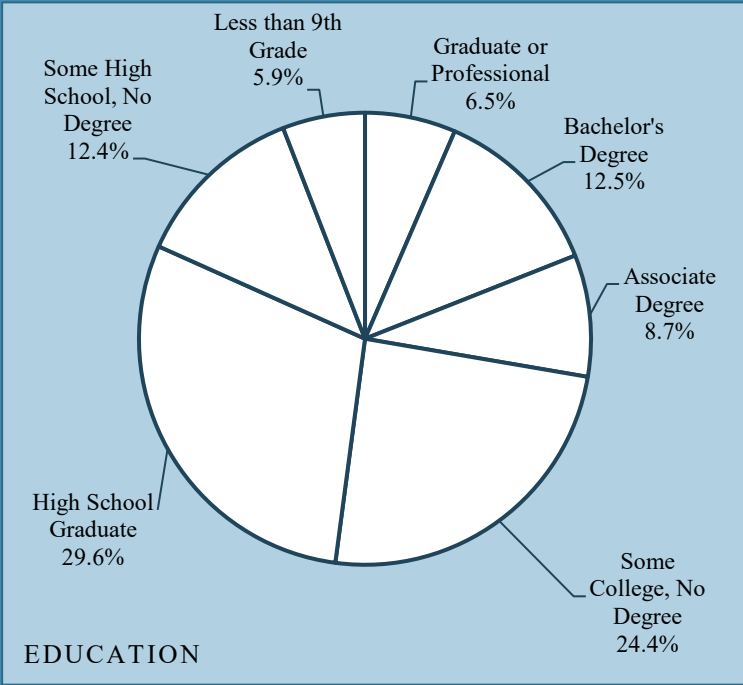
Average Household Income
\$ 63,595
 Median Household Income
\$ 49,036
 Per Capita Income
\$ 22,300

AGE AND RACE DISTRIBUTION



TRAFFIC COUNT

I-20:
 43,000 Average Daily Traffic Count (ADTV)
 Alcovy Rd. & City Pond Road:
 12,060 ADTV



COMMUNITY PROFILE

	<u>5 Minute Drive Time</u>	<u>15 Minute Drive Time</u>	<u>30 Minute Drive Time</u>
2021 Estimated Total Population	3,001	93,452	512,498
2021 Estimated Households	943	32,449	179,310
2021 Estimated Families	651	23,803	131,102

OPPORTUNITY IN COVINGTON

Clothing & Accessories Stores Sales Leakage
\$ 27,433,046
 Sporting Goods Stores Sales Leakage
\$ 1,316,901
 Food Service & Drinking Places Sales Leakage
\$ 17,593,783
 Potential Retail Sales =
\$ 819,106,748
 Actual Sales =
\$ 428,837,886
 Sales Leakage =
\$ 394,268,862

POPULATION

66,797

2019 Estimated Primary Retail Trade Area Population

ARCHER AVIATION PLANS TO BUILD ITS AIR TAXIS IN COVINGTON, INVEST \$118M

The Atlanta Business Chronicle announced on November 14, 2022, that Archer Aviation Inc. intends to start construction in early 2024 on a manufacturing plant that will initially have the capacity to build up to 650 aircraft a year



Archer plans to locate the 350,000 square-foot facility on a 96-acre site in Covington, Georgia

The company plans to invest \$118 million over 10 years on the project and ultimately plans to expand the facility by 550,000 square feet

At that point, the plant would be able to produce 2,300 aircraft per year

Archer expects the facility to create more than 1,000 jobs over the long term



CAR GIANT STELLANTIS TO BUILD
ARCHER'S AIR TAXIS, PLEDGES
\$150M TO GEORGIA PLANT



STELLANTIS

The Atlanta Business Chronicle gave an update on the Archer Aviation site on January 4, 2023, by stating the auto manufacturing giant Stellantis NV has agreed to a deal that could make it the exclusive contract manufacturer of Archer Aviation Inc.'s air taxis

“We’ve been working closely with Archer for the past two years, and I am continually impressed by their ingenuity and unwavering commitment to deliver,” Stellantis CEO Carlos Tavares said in the announcement

Stellantis is also pledging up to \$150 million in funding to help Archer build its manufacturing plant in Covington, Georgia

RIVIAN AUTOMOTIVE IS THE SINGLE-LARGEST ECONOMIC DEVELOPMENT PROJECT IN STATE HISTORY

On December 16, 2021, Governor Kemp announced that electric vehicle manufacturer, Rivian Inc. would expand its manufacturing operations with a second U.S. plant in the State of Georgia

The company will invest \$5 billion in a carbon conscious campus in Georgia in the Stanton Springs industrial complex

The 7,500-job project will also include technology centers to support company research and development

Once manufacturing operations are fully ramped up, the Georgia facility will be capable of producing up to 400,000 vehicles per year





RIVIAN AUTOMOTIVE IS THE SINGLE-LARGEST ECONOMIC DEVELOPMENT PROJECT IN STATE HISTORY



Rivian's strategic location off of I-20 will enable the company to access resources and speed its products to market

Construction is planned to begin in the summer of 2022, with production anticipated in 2024

The site will include abundant natural space at Stanton Springs



The site is just under 2,000 acres, formerly known as the East Atlanta Megasite, represented by the Joint Development Authority of Jasper, Morgan, Newton and Walton Counties

Georgia is well-placed as a logistics and distribution hub, which allows them to scale rapidly, while maintaining their high standards for facilities and products

Georgia is seen as a sustainable place to do business with dedicated siting for minimal environmental impact and ample sunshine

Georgia's workforce is educated, diverse, and keenly interested in technology and paired with the ability to meet Rivian's unique manufacturing, sales, and logistics needs was a "gamechanger" for the company



GEORGIA LANDS NORTH AMERICA'S LARGEST LITHIUM-ION BATTERY RECYCLING PLANT



BATTERY RESOURCES



Battery Resources will invest \$43 million to open its first commercial-scale battery recycling plant in an existing facility in Covington, GA

The company's processing facility will become the largest of its kind in North America when fully operational in August 2022, and create at least 150 jobs in Newton County

Its innovative recycling process will return battery grade lithium, cobalt, and nickel back into the battery supply chain

The strategically located facility will have the capacity to process 30,000 metric tons of discarded lithium-ion batteries and scrap annually, the equivalent of 70,000 vehicle batteries per year

"As the electric vehicle industry continues its rapid growth, battery recycling has become a vital part of the supply chain, and cutting reliance on unstable parts of the globe has never been more crucial for the future," said GDEcD Commissioner Pat Wilson

"Battery Resources is an outstanding addition to our business ecosystem and will complement many regional businesses in Georgia." –Mayor, Steve Horton

FACEBOOK'S NEWTON DATA CENTER

- Facebook initially invested \$750 million into a 970,000 sq. ft. facility that is expected to create 100 tech jobs
- In April 2020, Facebook opened administrative offices with 50 employees with the remainder of this phase to come online sometime in 2021
- Facebook recently announced that they will be investing \$250 million more in the area to bring the total investment to \$1 billion and will be adding three new buildings to its data center campus bringing in another 100 tech jobs upon completion
- In a January 24, 2018, Atlanta Business Chronicle article, the 416-acre data center campus was described as having the potential to be the biggest economic development project in Georgia's history



facebook

FACEBOOK'S NEWTON DATA CENTER



On March 27, 2020, the Atlanta Business Chronicle referenced in the previous slide updated the original article, outlining that Facebook expects to spend more than \$42 billion over the next two decades and create nearly 500 jobs, which substantially surpasses the initial investment estimates



The campus is to be powered completely by renewable energy and has invested in six solar projects in Georgia that will provide nearly 2,500 temporary construction jobs



In addition to the construction work, Facebook invested \$1.5 million into the community in the spring of 2020 through grants to local schools, businesses, and nonprofits that were impacted through COVID-19

FACEBOOK CONFIRMED AS COMPANY BEHIND \$42 BILLION EXPANSION OF ATLANTA AREA DATA CENTER

- An article was released by the Atlanta Business Chronicle on March 5, 2021, announcing that the nearly 630-acre project in Stanton Springs will be additional Facebook data centers
- The Joint Development authority of Jasper, Morgan, Newton, and Walton counties have a bond agreement dated Feb. 23 valuing the project at \$42 billion
- This deal is very similar to the bond structure of the first Facebook Data Centers deal and will provide at least 300 jobs for the community
- For the data center campus, Facebook will receive 20 years of tax abatements worth about \$71 million and in exchange, the company will make annual rent payments of \$88 million over the same period



FACEBOOK CONFIRMED AS COMPANY BEHIND \$42 BILLION EXPANSION OF ATLANTA AREA DATA CENTER

The development will be broken down into various phases, with the first phase expected to be completed by the end of 2026, and estimated at \$750 million

There are also three additional phases, each with an estimated cost of \$550 million each, that are planned with a target completion by 2032

The project will be in Stanton Springs industrial complex, making this the third project that is in the development that is over \$1 billion investment

The complex creates about 1,900 jobs currently and projects that over the next five years there will be 2,400 jobs in the industrial park



TAKEDA PHARMACEUTICALS

- Takeda Pharmaceuticals in Covington, GA is a 10 building, 100-acre, \$1.2 billion manufacturing site of plasma-derived products essential for patients battling a range of rare, life-threatening, severe and genetic diseases



- The project was originally announced in 2012 by Baxter International, who spun off their drug unit into Baxalta in 2014
- In 2016 Baxalta was bought by Shire to expand their offerings who was then bought in a \$62 million deal by Takeda

SK GROUP TO LOCATE FIRST OF ITS KIND GLASS-BASED SEMICONDUCTOR-PART VENTURE IN COVINGTON



The company established itself in Newton County in 1996 and since then, the facility has become one of the major polyester films producers in North America, providing high-quality, environmentally friendly services as a base-film market leader

During the COVID-19 pandemic, the facility also pivoted manufacturing to produce face shields and other PPE safety products

On October 28, 2021, Governor Kemp announced SK Group subsidiary company, SKC, and several business partners will manufacture glass-based substrates for semiconductor chips in Covington

The company will invest more than \$473 million in this unprecedented venture and will create more than 400 new jobs in Newton County



SK GROUP TO LOCATE FIRST OF ITS KIND GLASS-BASED SEMICONDUCTOR-PART VENTURE IN COVINGTON



- The new facility will be developed on the SKC property and will primarily be hiring high-tech engineers, skilled technicians, and other semiconductor field-experienced talent
 - The company expects to ramp up production by late summer 2023
- Georgia Department of Economic Development Commissioner Pat Wilson said “SKC’s investment in Newton County, Georgia, will directly support the desperately needed domestic manufacturing of semiconductors”
- SK Group is one of the largest conglomerates in South Korea, and this facility will be the third major investment by SK Group in the State of Georgia



TAKEDA PHARMACEUTICALS

The campus has over 1 million sq. ft. of space, including a water treatment facility, manufacturing, laboratories, administrative buildings, and a central utility building

Opening in late 2018, there are over 1,000 employees in place with a ramp up plan targeting a capacity of 1,500 employees

The FDA approved Takeda's first submission for the manufacturing of Gammagard Liquid in June 2018 and approved the second submission for manufacturing Flexbumin, each is a therapy from plasma proteins

The site expects to only continue to grow and expand in the future and is positioned well to do so

GENERAL MILLS EXPANSION

- On September 8, 2020, the Georgia Governor announced that General Mills is expanding their production operations which is expected to create 40 jobs with the site currently employing around 400 people
- The expansion will allow General Mills to increase capacity and efficiency for one of their best-selling cereals in the United States, Cinnamon Toast Crunch
- Cinnamon Toast Crunch is currently the number two cereal in the United States and the company believes that there is still room for the product to continue to grow



GENERAL MILLS EXPANSION

One communications employee described the expansion project as “one of the largest capital projects in General Mills history”



In the press release announcing the expansion, Roxie Simon, plant manager for the General Mills Covington site said, “We are proud to partner with the state to create new jobs, tap into some great local talent, and expand our capacity to make even more of this family favorite in Covington”

General Mills partners with the community on several initiatives and has also helped support local families in need with the Covington Hometown Grant Program



LIDL REGIONAL DISTRIBUTION CENTER

- On January 3, 2020, Governor Kemp announced that Lidl US, a leading German grocery retailer will be building a regional distribution center in Covington

- The company had originally looked at Cartersville as a potential location for the facility, but decided that due to Covington's location to I-20 it would better meet the needs of the current stores in the area as well as cater to possible future expansions

- The 925,000 sq. ft. site is going to serve as a regional headquarters with a \$100 million investment into the project, creating 270 full-time



LIDL REGIONAL DISTRIBUTION CENTER



Lidl currently has four stores in Georgia with over 150 employees and with the new distribution center will be able to further grow and penetrate the metro Atlanta market



Serra P. Hall of the Newton County Industrial Development Authority speaks on the positive impact to the area stating that “Newton County and Covington have a rich history of multinational businesses and industries locating in the community, and we are proud to add our first German company, Lidl, to our community”

CINELEASE STUDIOS - THREE RING

- Covington is known as “Hollywood of the South” with several well-known films and shows being filmed throughout the area including Sweet Magnolias, Sweet Home Alabama, The Vampire Diaries, Remember the Titans, Selma, Miracles from Heaven, and many more
- With all this traction in Covington for filming, the more than \$100 million, 160-acre media campus will be a major asset for the creation of television and film content
- On July 8, 2020, Three Ring Studios announced they were partnering with Cinelease, one of the film industry leaders in quality lighting and equipment rentals



CINELEASE STUDIOS - THREE RING



The project includes 4 sound stages with a combined 110,000 sq. ft., 30,000 sq. ft. of office space, 3 mill buildings, and 3 stage support spaces

The plan is to the add post-production, recording studios, viewing rooms, and Class A office space to further enhance the offerings and meet the needs of those coming to film in Covington

Three Ring Studios broke ground in the 2017 and is less than a mile from Covington Town Center



CINELEASE STUDIOS TO EXPAND GEORGIA OPERATIONS

CINELEASE
STUDIOS

On January 31, 2022, Governor Kemp announced Cinelease Studios will expand its Georgia operations, Three Ring Studio in Covington with the expansion including eight new stages

CINELEASE
STUDIOS

This will enhance the campus to a total of 14 purpose-built sound stages and providing a total of 276,000 SF of stage space, 100,000 SF of office space, and an additional 72,800 SF of flex space, upon its completion in 2023

CINELEASE
STUDIOS

The 90-acre, \$144 million facility will be one of the largest film studios in the country when complete and the only public-private partnership that has developed infrastructure for the film and TV industry in Georgia



FIBERVISIONS EXPANSION

- FiberVisions, acquired in 2012 by the Thailand based chemical company Indorama Ventures, is a world leader in supplying bicomponent and performance polyolefin fibers
 - Supplies innovative products to customers in industries such as hygiene, textiles, automotive, and construction
- In a November 24, 2020, article, the Atlanta Business Chronicle reported that FiberVisions would be investing \$48 million in a Newton County expansion to increase their polyolefin fiber manufacturing operations



FIBERVISIONS EXPANSION

The expansion is expected to add 21 jobs in advanced manufacturing and is targeting completion for the first half of 2021

- The company has been in Covington for over 50 years and is making plans for additional capacity expansions in the near future

The expansion was prompted by the recent rapid increase in demand for hygiene products made with biocomponent fibers such as face masks and baby wipes



FiberVisions[®]
An Indorama Ventures Company

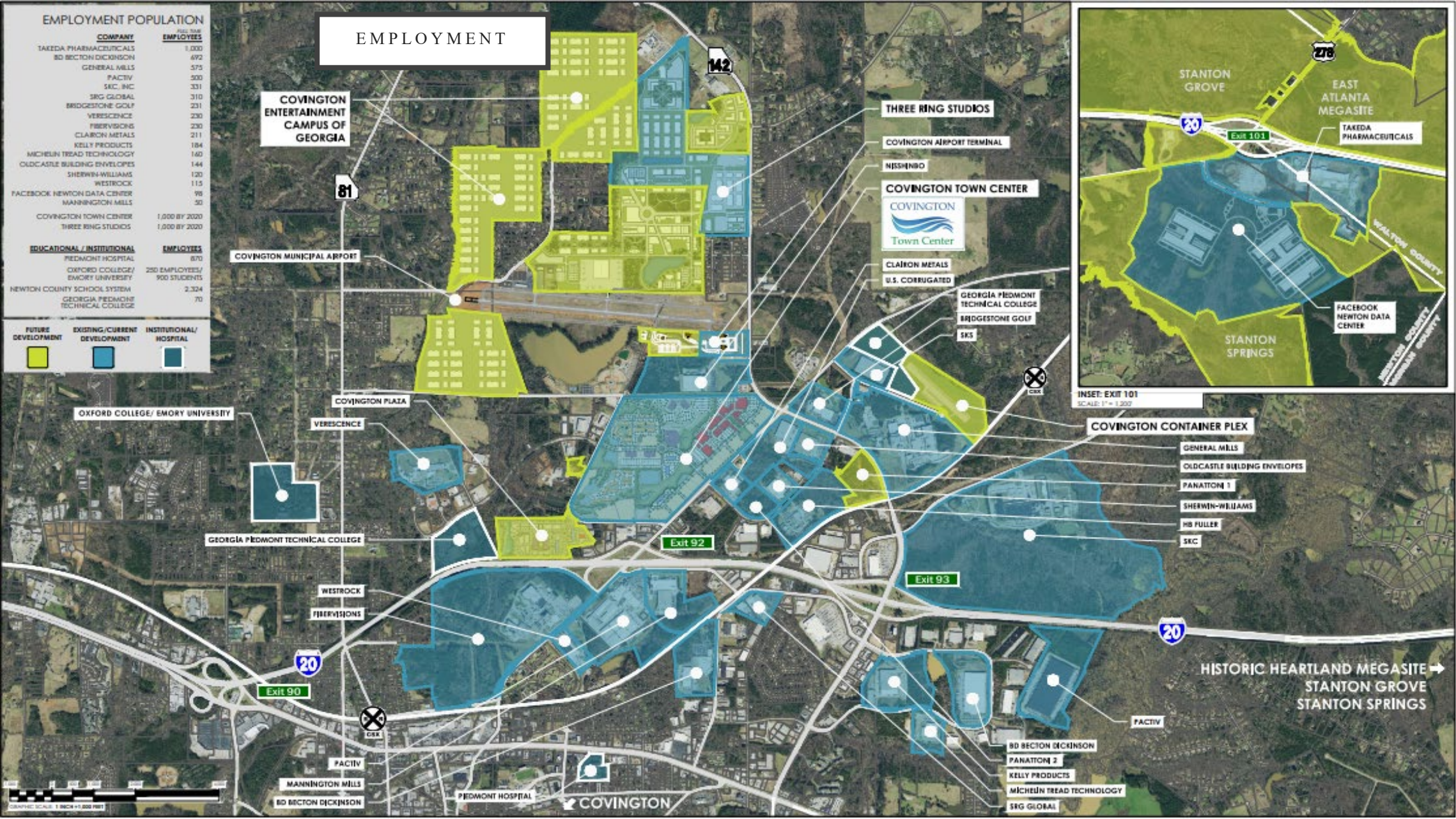
EMPLOYMENT POPULATION

COMPANY	EMPLOYEES
TAKEDA PHARMACEUTICALS	1,000
BD SECTION DICKINSON	692
GENERAL MILLS	575
FACTIV	500
SEC, INC	331
SRG GLOBAL	310
BRIDGESTONE GOLF	231
VERESCENCE	230
FIBERVISIONS	230
CLAIRON METALS	211
KELLY PRODUCTS	184
MICHELIN TREAD TECHNOLOGY	144
OLDCASTLE BUILDING ENVELOPES	130
SHERWIN-WILLIAMS	115
WESTROCK	98
FACEBOOK NEWTON DATA CENTER	98
MANNINGTON MILLS	50
COVINGTON TOWN CENTER	1,000 BY 2020
THREE RING STUDIOS	1,000 BY 2020

EDUCATIONAL / INSTITUTIONAL	EMPLOYEES
PEDMONT HOSPITAL	870
OXFORD COLLEGE/ EMORY UNIVERSITY	250 EMPLOYEES/ 900 STUDENTS
NEWTON COUNTY SCHOOL SYSTEM	2,324
GEORGIA PEDMONT TECHNICAL COLLEGE	70

FUTURE DEVELOPMENT	EXISTING / CURRENT DEVELOPMENT	INSTITUTIONAL / HOSPITAL

EMPLOYMENT



COVINGTON ENTERTAINMENT CAMPUS OF GEORGIA

THREE RING STUDIOS

COVINGTON AIRPORT TERMINAL

NISHINBO

COVINGTON TOWN CENTER



CLAIRON METALS

U.S. CORRUGATED

GEORGIA PEDMONT TECHNICAL COLLEGE

BRIDGESTONE GOLF

SKS

INSET: EXIT 101
SCALE: 1" = 1,200'

COVINGTON CONTAINER PLEX

GENERAL MILLS

OLDCASTLE BUILDING ENVELOPES

PANATTON 1

SHERWIN-WILLIAMS

HS FULLER

SEC

HISTORIC HEARTLAND MEGASITE
STANTON GROVE
STANTON SPRINGS

FACTIV

BD SECTION DICKINSON

PANATTON 2

KELLY PRODUCTS

MICHELIN TREAD TECHNOLOGY

SRG GLOBAL

MANNINGTON MILLS

BD SECTION DICKINSON

WESTROCK

FIBERVISIONS

GEORGIA PEDMONT TECHNICAL COLLEGE

VERESCENCE

COVINGTON PLAZA

OXFORD COLLEGE/ EMORY UNIVERSITY

COVINGTON

PEDMONT HOSPITAL

VICINITY MAP

NEWTON COUNTY
GEORGIA

SEPTEMBER 2019



ECONOMIC DEVELOPMENT



www.thomasgroup.com

THOMAS GROUP

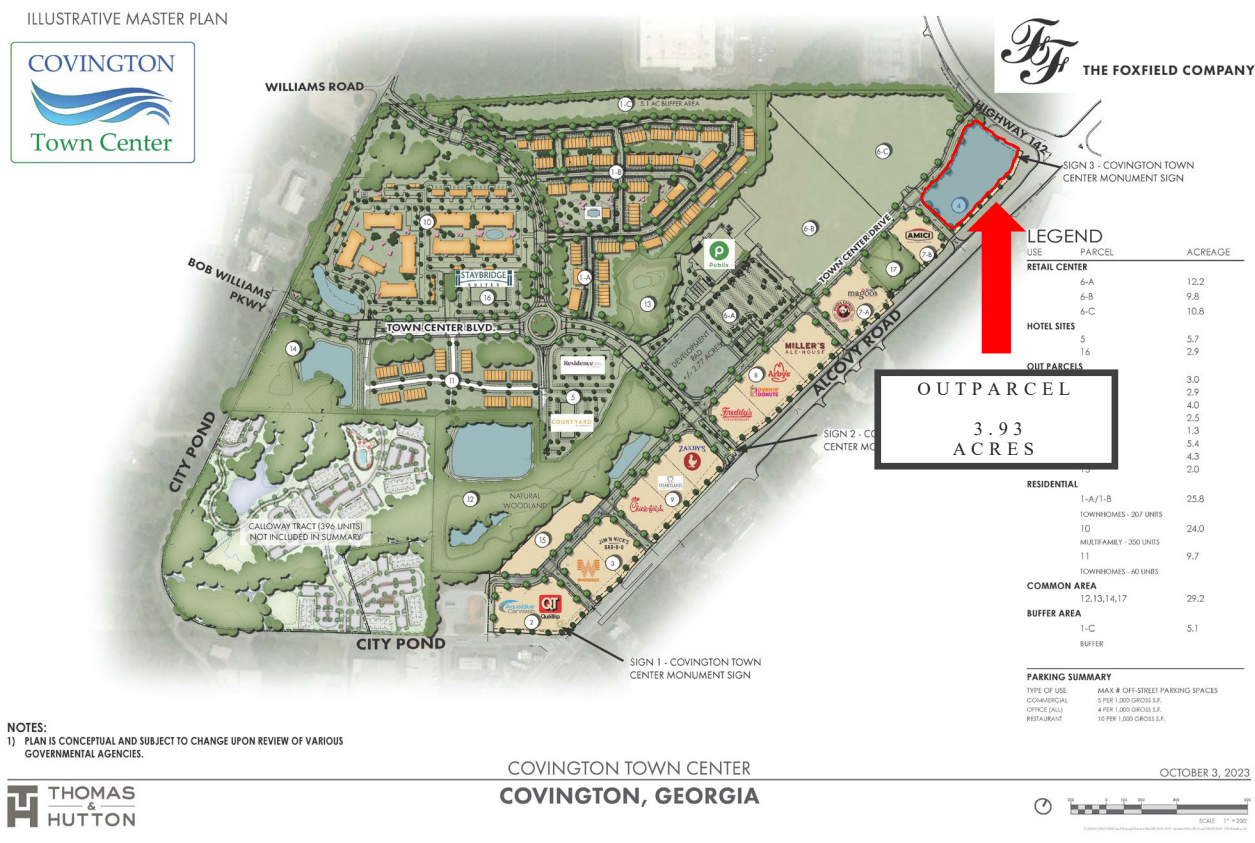


MANUFACTURING MOMENTUM IN COVINGTON

Covington has a hot manufacturing presence, and the temperatures are just heating up. Not only are all the companies listed operating in Covington, but several have recently expanded or are positioned to expand and grow over the next few years.



AVAILABLE COMMERCIAL OUTPARCEL 3.93 ACRES



AVAILABLE COMMERCIAL OUTPARCEL 9.91 ACRES



ILLUSTRATIVE MASTER PLAN
COVINGTON
 Town Center



THE FOXFIELD COMPANY

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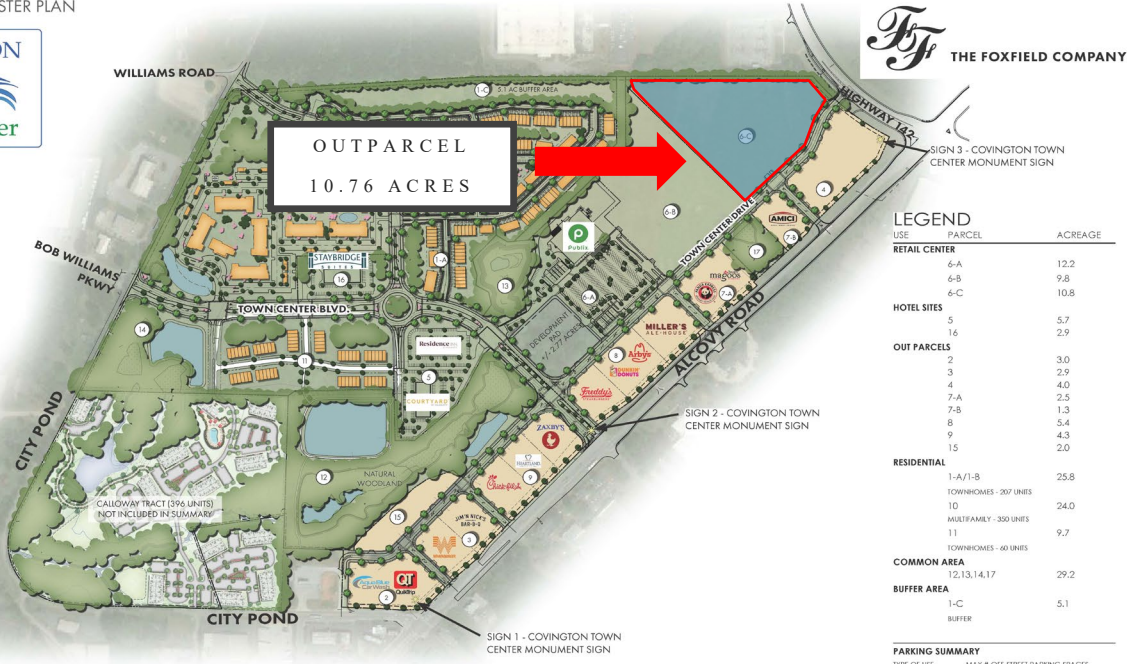
NOTES:
 1) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.

THOMAS & HUTTON

COVINGTON TOWN CENTER
 COVINGTON, GEORGIA

OCTOBER 3, 2023
 SCALE 1"=200'

AVAILABLE COMMERCIAL OUTPARCEL 10.76 ACRES



LEGEND

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COVINGTON TOWN CENTER
COVINGTON, GEORGIA



OCTOBER 3, 2023

THANK YOU



TJ