

Atlanta will continue to grow as a cultural and economic hub throughout the 2020s. It enjoys an educated workforce and a favorable location, which has attracted new businesses and professionals. Businesses will need offices, retail spaces, and warehouses, while new residents will need a place to live and a way to get to work. The flat land around the city has given new developments space and this has kept the cost of living from rising too high. City officials are hoping to combat urban sprawl as new residents move in and are instead investing in high-density, mixed-income developments around the downtown core. This can be seen in the city's footprint, which first grew outwards but is now growing upwards.

Growth in Atlanta's construction industry is expected to come primarily from the residential sector. New residents need somewhere to live and older ones will need more modern homes. The manufacturing sector, meanwhile, has proven surprisingly robust. Thanks to its cheap land, educated workforce, and access to the rest of the country, Atlanta is an attractive option for businesses looking to relocate operations to the United States.

Atlanta, GA

CONTACT: Jarrod Ross, Director, CM
jarrod@cumming-group.com

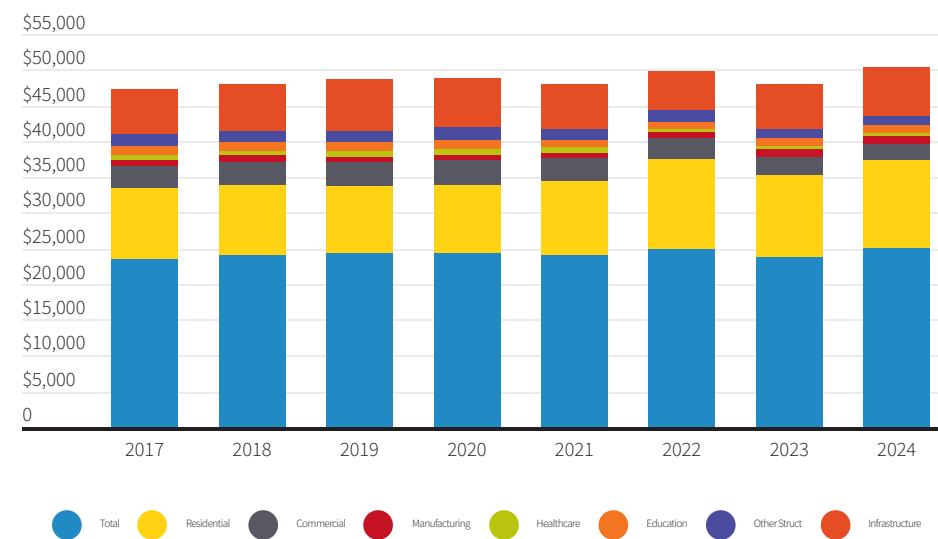
Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

	2017	2018	2019	2020	2021	2022	2023	2024
Total Increase	0.5%	1.4%	1.5%	0.0%	-1.4%	3.7%	-3.6%	4.8%
Residential	4.2%	2.4%	-6.1%	4.0%	9.0%	19.1%	-10.7%	8.3%
Commercial	4.6%	3.5%	2.1%	1.2%	-9.4%	-7.5%	-5.3%	-8.3%
Manufacturing	-11.8%	-1.5%	6.5%	-8.9%	0.2%	7.1%	3.6%	-5.2%
Healthcare	6.3%	-2.6%	5.5%	-1.5%	-3.0%	-5.5%	-3.9%	2.0%
Education	6.4%	4.1%	4.5%	1.4%	-14.4%	-15.9%	0.2%	6.6%
Other Structure*	8.6%	0.0%	-2.4%	8.5%	-6.5%	-10.1%	-1.6%	-0.7%
Infrastructure	-7.8%	-0.4%	12.3%	-6.6%	-8.7%	-9.6%	11.1%	6.7%

◀ HISTORIC FORECAST ▶

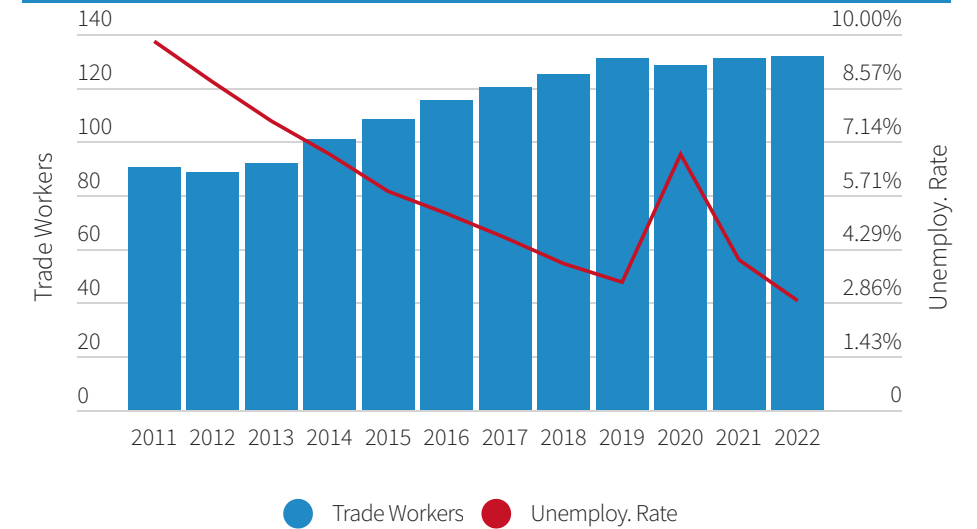
* This includes religious buildings, amusement, government communications, and public recreation projects.

Annual Volume (x\$1M, 2012\$)



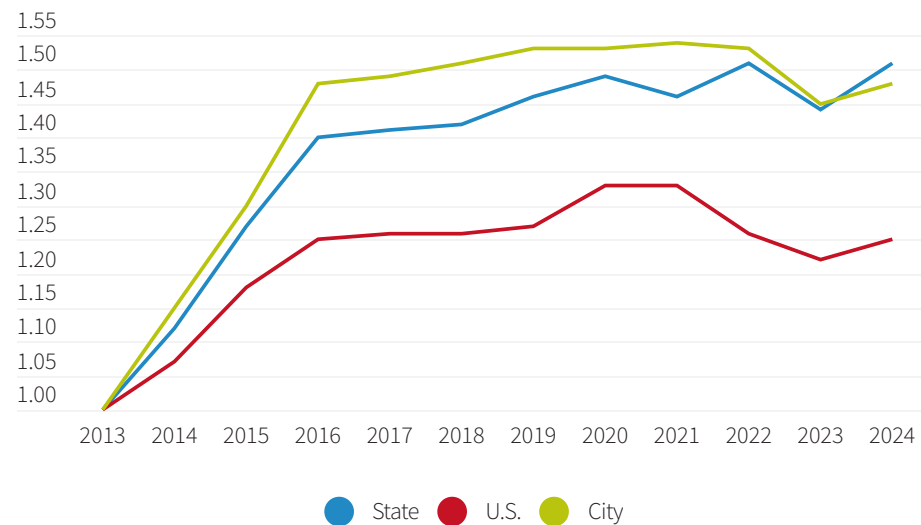
SOURCE: IHS-Market

Regional Construction Employment



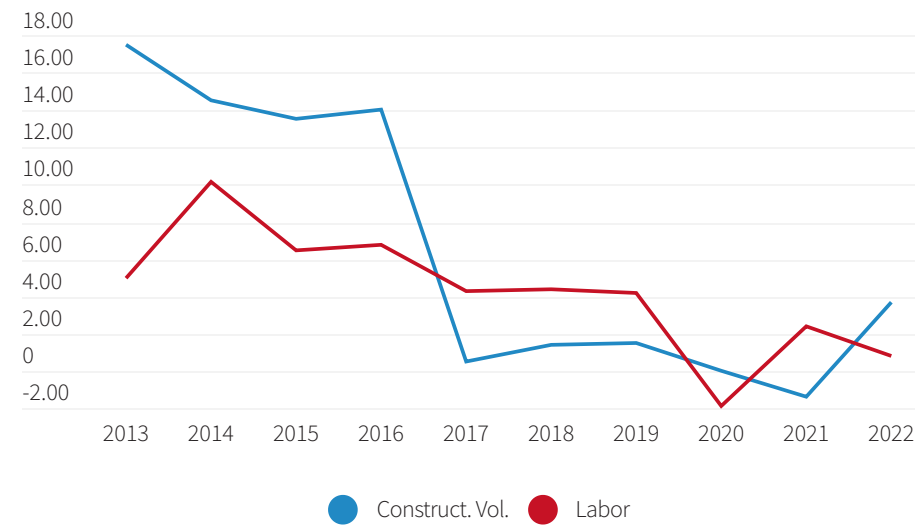
SOURCE: U.S. Bureau of Labor Statistics

Construction Spending Index 2013-2024 (2013=1.0)



SOURCE: IHS-Market

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

Top Regional Projects Sorted by Construction Value

Project Name	Location	Value
Project Tera	Atlanta	5.00B
Design-Build-Finance-Maintain for the SR400 Express Lanes P3 Project	Atlanta	2.40B
Forge Atlanta	Atlanta	1.30B
Science Square	Atlanta	0.75B
The Stitch	Atlanta	0.71B
SMS: RFQ - Veterans Integrated Service Network 7 Construction	Augusta	0.70B
Danimer Scientific Addition	Bainbridge	0.70B
NGMC-South Hall Campus Expansion	Braselton	0.57B
Continuum Alpharetta	Alpharetta	0.52B
Intuitive Surgical Georgia Campus Expansion	Atlanta	0.50B

SOURCE: ReedConnect