The name Rowen refers to a “second harvest” or second cutting of a field. The Rowen project will embrace best-in-design practices to create a knowledge community remaining true to its natural beauty while creating opportunities for all Georgians.
Rowen will include research facilities, offices, labs, public spaces and supporting amenities to enable collaboration and knowledge exchange among entrepreneurs, Fortune 1000 companies and researchers from more than 50 nearby research institutions.

Rowen is a campus where natural beauty is woven into life and design. It offers an unforgettable sense of place. An accessible, networked community, Rowen is anchored by three industry sectors: medical, environmental and agricultural — and the many enabling technologies.

**What is Rowen?**

**PEOPLE + IDEAS + INSPIRATION**

Rowen is a campus where natural beauty is woven into life and design. It offers an unforgettable sense of place. An accessible, networked community, Rowen is anchored by three industry sectors: medical, environmental and agricultural — and the many enabling technologies.

**PEOPLE**

- Top research institutions & 75K+ ANNUAL GRADUATES
- Workforce of the future with over 80K DIVERSE JOBS at full buildout

**PLACE**

- 2000+ PLANNED ACRES with flexible site options
- More than 22 MILLION SF OF DEVELOPMENT

**BIG STATS, BOLD VISION.**

- Commitment to GREEN ENERGY & ESG* GOALS
  *Environmental, Social, and Corporate Governance
- 30% SMWBE* participation goal
  *Small, Minority, and Women-Owned Business Enterprises
ANNUAL GDP IN THE ATLANTA, ATHENS & GAINESVILLE MSAs

RESEARCH & EDUCATIONAL INSTITUTIONS WITHIN AN HOUR DRIVE

NEARBY FORTUNE 500 & FORTUNE 1000 COMPANY HQs

MOST POPULOUS ATLANTA REGION COUNTY BY 2050

$448B
50+
31
1
Financing

Backed by the full credit and funding of Gwinnett County.
• $60M+ in land acquisition completed
• $3.5M in annual operating funding and $5.0M in annual capital funding committed for 15 years
• Additional funds committed for internal roadway development

Gwinnett County Total Commitment: $243,000,000

Over $125 million invested by Gwinnett County to expand water & sewer infrastructure to Eastern Gwinnett, connecting Rowen.
OUR LOCATION & REGIONAL CONNECTIVITY

- Gainesville Hartsfield-Jackson Atlanta International Airport
- Future Gwinnett Transit Center
- Sugarloaf Connector
- Barrow County Airport
- Briscoe Field
- Athens Ben Epps Field Airport
- Future Atlanta to Athens Transit Connection
- Hartsfield-Jackson Atlanta International Airport
- Athens Ben Epps Field Airport
ROWEN VISION: purpose-driven real estate

Mission Statement
To be a catalyst for education, research, innovation and transformation through the creation of a global destination which recognizes stewardship of the land as the cornerstone of an inspired community.
MULTIGENERATIONAL
OUR VISION

Low Density
Bayer CropScience Campus - RTP

Low Density
HudsonAlpha Institute for Biotechnology

Medium Density
LakePointe Corporate Center, Charlotte, NC

35 miles to Atlanta

33 miles to Athens

KEY LEGEND
COLOR
USAGE TYPE

MIXED USE VILLAGE
LOW DENSITY RESEARCH / OFFICE
MEDIUM DENSITY RESEARCH / OFFICE
OPEN SPACE
NON-ADJACENT PROPERTIES
PHASE 1 SITES

Multi-Tenant Office/Lab

2 – 50+ Acre Sites

Amenities & Supporting Uses
ROWEN PHASE 1 WILL BE DELIVERED BY 1Q 2024

8M SF
APPROVED IN PHASE 1 VIA DRI PROCESS

800
ACRES OF LAND UNLOCKED FOR DEVELOPMENT

2
MILES OF ROADWAY, WATER, SEWER & TELECOM INFRASTRUCTURE

60M+
SF OF TOTAL DEVELOPMENT ENTITLED ACROSS THE ENTIRE SITE
SITES establishes a common framework to define sustainable development.

SITES offers a comprehensive rating system designed to distinguish sustainable landscapes, measure their performance and elevate their value. SITES is used by landscape architects, designers, engineers, planners, ecologists, architects, developers, and policy-makers to align land development and management with innovative sustainable design.
Bringing Phase I to Life

**PHASE I INFRASTRUCTURE**

- Targeting SITES Certification
- Containing 100% Native Plant Material
- Opening 800 Acres of Land
Programmatic Drivers

- Microelectronics
- Artificial Intelligence
- Drone Technology
- Robotics
- Medical Devices
- Precision Agriculture
- Technology

AGRICULTURE
- Biotechnology
- Drug Discovery
- Advanced Manufacturing
- Sensors
- Life Sciences
- Advanced Materials
- FinTech

ENVIRONMENT

MEDICINE
ROWEN PROGRAMMATIC DRIVERS AND ENABLING TECHNOLOGIES

- Microelectronics
- Artificial Intelligence
- Drone Technology
- Robotics
- Medical Devices
- Precision Agriculture
- Technology
- Biotechnology
- Drug Discovery
- Advanced Manufacturing
- Sensors
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- Life Sciences
- Advanced Materials
- FinTech
ROWEN PROGRAMMATIC DRIVERS AND ENABLING TECHNOLOGIES

Drone Technology

Artificial Intelligence
Robotics

Medical Devices
Precision Agriculture
Technology

Microelectronics

Biotechnology
Drug Discovery
Advanced Manufacturing
Sensors
Life Sciences
Advanced Materials
FinTech
Building on the exceptional strengths of anchor institutions, Rowen serves as a neutral connector, catalyst and convener for research and innovation.

#1 Most Engineering Bachelor’s Degrees Awarded

Georgia Tech

#2 In Reliability and Quality Engineering (Based on Research Performance) in the World

#5 Agricultural Engineering (Based on Research Performance) in North America

#1 Most Agriculture, Agricultural Operations, and Related Science Masters Degrees Awarded

#1 Producer of Black Women with Ph.Ds in STEM

Spelman College

#1 Historically Black College & University

#4 Top Performer in Social Mobility

Rowen

#2 Most Public Health Master’s Degrees Awarded to Minorities

#2 Graduate Nursing School for Master’s Degrees

#1 Ethnic Diversity in Public Regional Colleges

#1 Georgia Gwinnett College

#5 Most Business/Commerce, General Bachelor’s Degrees awarded to African Americans

Source: 2021 Higher Education Rankings
### Ongoing Economic Impact – State of Georgia*

<table>
<thead>
<tr>
<th>Economic Activity</th>
<th>By 2035</th>
<th>By 2050 Direct Economic Impact – 50% Build-Out</th>
<th>Full Build-Out Potential**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Activity</td>
<td>$3.8 Billion</td>
<td>$6.6 Billion</td>
<td>$11.3 Billion</td>
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<tr>
<td>Construction Value</td>
<td>$1.1 Billion</td>
<td>$3.4 Billion</td>
<td>$6.9 Billion</td>
</tr>
<tr>
<td>Ongoing Jobs Supported</td>
<td>18,500 Jobs</td>
<td>55,000 Jobs</td>
<td>80,000 to 100,000 Jobs</td>
</tr>
<tr>
<td>Ongoing Labor Income</td>
<td>$1.7 Billion</td>
<td>$5.0 Billion</td>
<td>$8.0 - $10.0 Billion</td>
</tr>
</tbody>
</table>
To be a catalyst for EDUCATION, RESEARCH, INNOVATION, and TRANSFORMATION through the creation of a global destination which recognizes STEWARDSHIP OF THE LAND as the cornerstone of an inspired community.