

Wal-Mart Outparcels Available

G.A. Hwy 515



- * Shadow to Wal-Mart Super Center
- * Adjacent to Kroger & Ingles
- * Zoned C-2, City of Jasper
- * 8 outparcels available
- * Detention provided
- * Graded, all utilities available
- * 2020 - 26,194 AADT on Hwy 515
- * Visibility & pylon signage on Hwy 515
- * 2 signalized access points

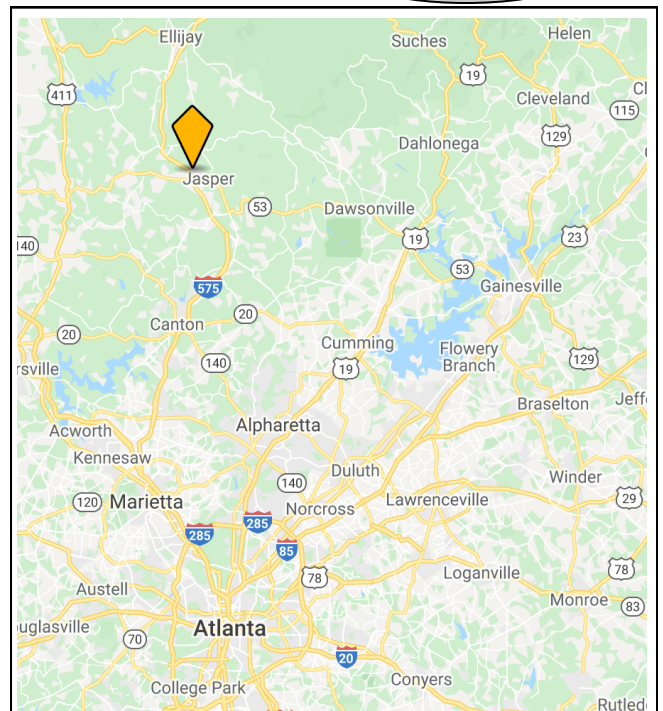
Highlights

Demographics:

*Esri
**CoStar

Miles	3	5	7	10	15
2021 Total Pop	10,071**	16,373*	25,695*	40,292*	85,783*
Daytime Pop	7,885**	17,743*	25,250*	37,312*	79,397*
Households	3,819**	6,212*	9,830*	15,362*	32,426*
Avg HH Inc	\$71,910**	\$74,228*	\$79,825*	\$85,685*	\$84,978*

As of March 2022, 1,817 residential lots and 200 apartments planned or under construction. See page 5.

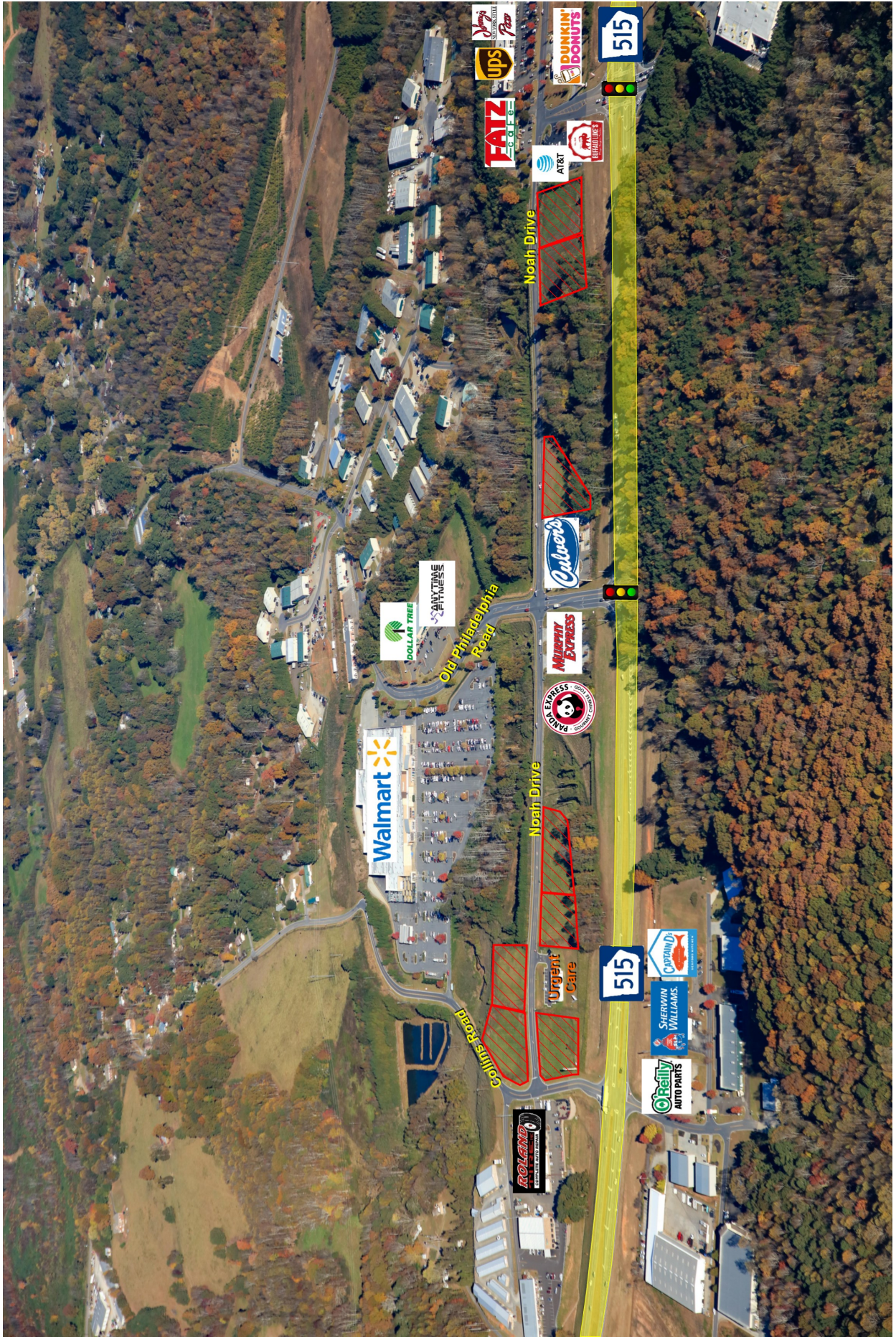


The information contained herein is believed to be accurate; however, no guarantees, warranties or representations as to the completeness and accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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INVESTMENT & DEVELOPMENT

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Jasper Crossing
 Jasper, Georgia
 Pickens County



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 Aerial: November 2021

Outlot	Acres
1	1.23
2	1.07
3	0.85
4	SOLD
5	1.16
6	0.74
7	SOLD
8	SOLD
9	SOLD
10	1.18
11	1.36
12	1.09



Jasper, Crossing
 Jasper, Georgia
 Pickens County
 Approved Subdivisions as of 3/2022

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 Aerial Imagery: 2019

Subdivision	City Limits	# of SF & TH Lots Planned	# of Apartments
Worley Preserve	Yes	124	
Pinnacle Towns	Yes	81	
Foothills Jasper Village	Yes	159	
North Brook on Main	Yes	39	
North Brook on Main	Yes	270	152
Philadelphus Road	Yes	270	
Apartments at Indian Forest	Yes	325	48
Hood Park	Yes	106 lots + 74 independent cottages	
Grandview @ Gateway	Yes	72	
Piedmont Village	Yes	40	
Other Lots	Yes	1,358	200
Jasper City Limits			
Tate Reserve	No	118	
The Village on Blackwell Creek	No	31 lots + 55 lots in future phases	
Village @ Oak Creek	No	20	
Stonewall	No	11	
Preserve	No	17	
Marabou Farms	No	17	
Minor Subdivision Plats	No	80	
Parcels not mapped on aerial			
Pickens County		462	200
Total City and County Lots		1,817	200

