

# HAYLEY FARM

JASPER, GA

11+/- ACRES PAD READY RETAIL OUTPARCELS



MACALLAN  
REAL ESTATE

**HEATH MILLIGAN**

PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

**BRETT BRADLEY**

DIRECTOR OF RETAIL SALES

404.647.4999

brett@macallanre.com

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*Hayley Farm*  
*Jasper, Georgia*



## OPPORTUNITY

Macallan Real Estate is pleased to offer for sale the retail component of Jasper's first true mixed-use development, Hayley Farm. Jasper and Pickens County have each seen a large amount of growth in recent years, attracting some of the nation's largest and most recognizable brands to the Highway 515 corridor. Within a mile of the site, over 800 new residential units are under construction, planned, or recently delivered.

The property is a total of 11 acres at the corner of Highway 515 and Philadelphia Road and boasts long range visibility with high traffic counts on Highway 515. The sites will be delivered pad ready with all utilities and detention in place. The seller is willing to sell these pad ready sites individually or as a whole. There is some flexibility in the grading plan at this point in the development.



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## PROPERTY FEATURES

- 11 +/- Acres total
- Multiple pad ready sites available
- Zoned PUD in City of Jasper
- All drainage, detention, and utilities in place
- Great demographics
- Full due diligence package available upon request
- 800+ homes in development in immediate area
- 1st Mixed Use Community in Jasper
- High Traffic Counts (28,400 - GA DOT 2022)
- Great visibility
- Located Near Big Canoe & Bent Tree Communities
  - Bent Tree - 1,000 Homes
  - Big Canoe - 2,700 Homes

**Contact Broker for Pricing**



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**Walmart** **BUFFALO LUKE'S** **DUNKIN'**  
**ANYTIME FITNESS** **MURPHY USA** **O'Reilly**  
**CAPTAIN D'** **Whistle** **Culver's** **AT&T**

**JASPER**

**ingles** **CHEVROLET** **McDonald's**  
**Pizza Hut** **RENASANT BANK**

Coming Soon:  
**Publix**

Coming Soon:  
**QT** **WHATABURGER**

**Ford** **DODGE**  
**CHRYSLER** **Jeep**

**Starbucks** **Kroger** **DQ**  
**PAPA JOHN'S** **Bojangles** **TACO BELL** **bp**  
**POPEYES** **ZAXBY'S** **WAFFLE HOUSE**



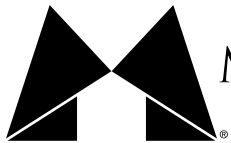
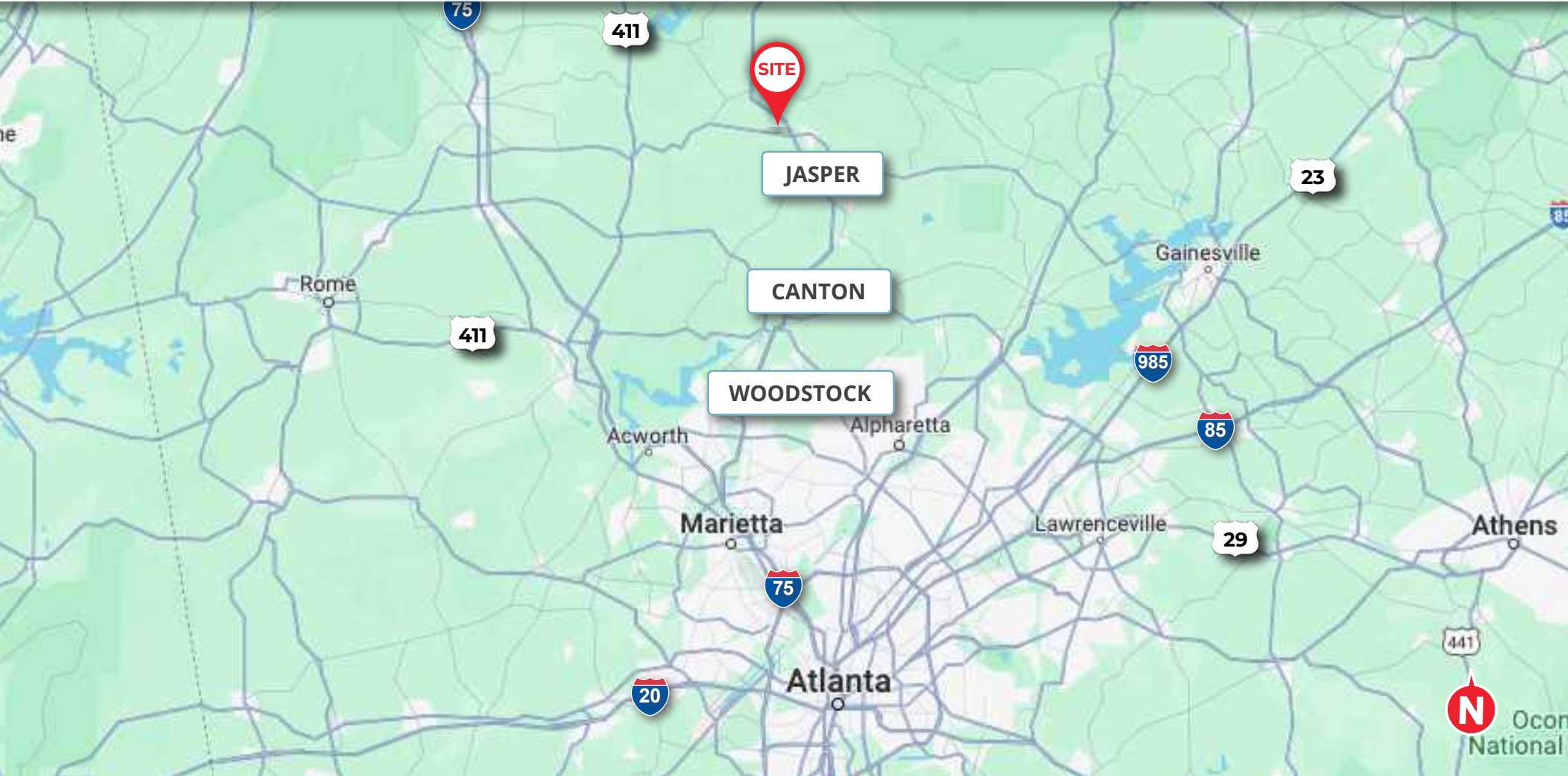
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## 11+/- ACRES PAD READY RETAIL OUTPARCELS

AREA DEVELOPMENT	
	81 Units
	277 Units
	250 Units
	102 Units
Proposed Apts: 120 Units	
TOTAL: 830 Units	



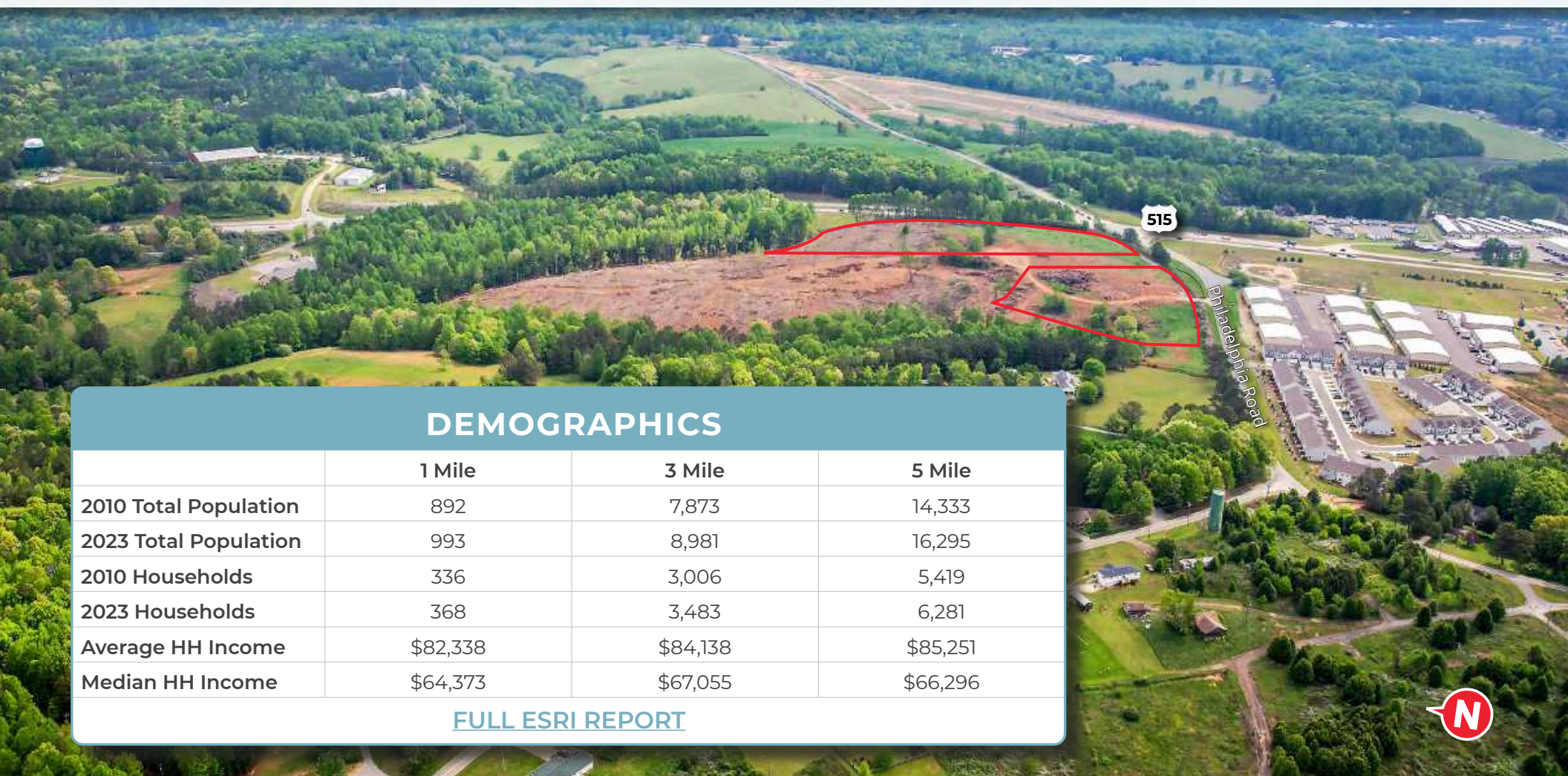
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Total Population	892	7,873	14,333
2023 Total Population	993	8,981	16,295
2010 Households	336	3,006	5,419
2023 Households	368	3,483	6,281
Average HH Income	\$82,338	\$84,138	\$85,251
Median HH Income	\$64,373	\$67,055	\$66,296

[FULL ESRI REPORT](#)



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## AREA HOME SALES

### Pickens County Residential New Construction Closings

Year	Detached		Townhome	
	Closings	Avg Price	Closings	Avg Price
2023	96	\$475,383	46	\$283,551
2022	184	\$373,720	43	\$283,623
2021	87	\$380,937	30	\$244,458



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# HAYLEY FARM JASPER, GA

## 11+/- ACRES PAD READY RETAIL OUTPARCELS

### BENT TREE & BIG CANOE

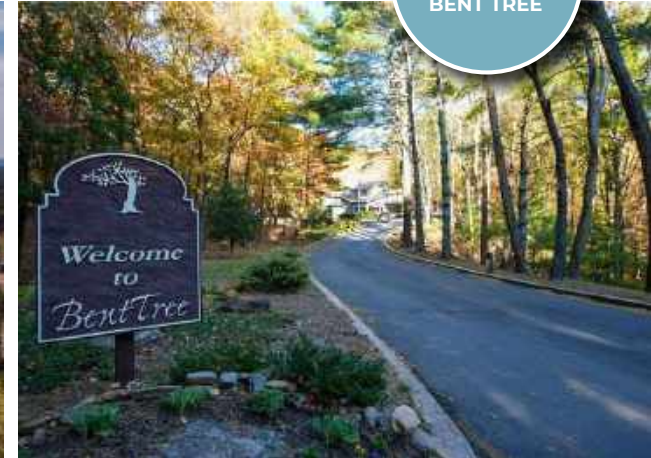
- Approximately 3,800 high-end homes across both communities
- Well-amenitized gated communities featuring golf courses, tennis and pickleball courts, hiking trails, equestrian stables and more
- Variety of dining options inside the gates
- Popular retirement destinations



[CLICK HERE FOR MORE ON BENT TREE](#)



[CLICK HERE FOR MORE ON BIG CANOE](#)



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GA HWY 515

PHILADELPHIA ROAD

*Hayley Farm*  
*Jasper, Georgia*



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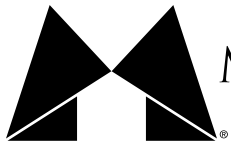
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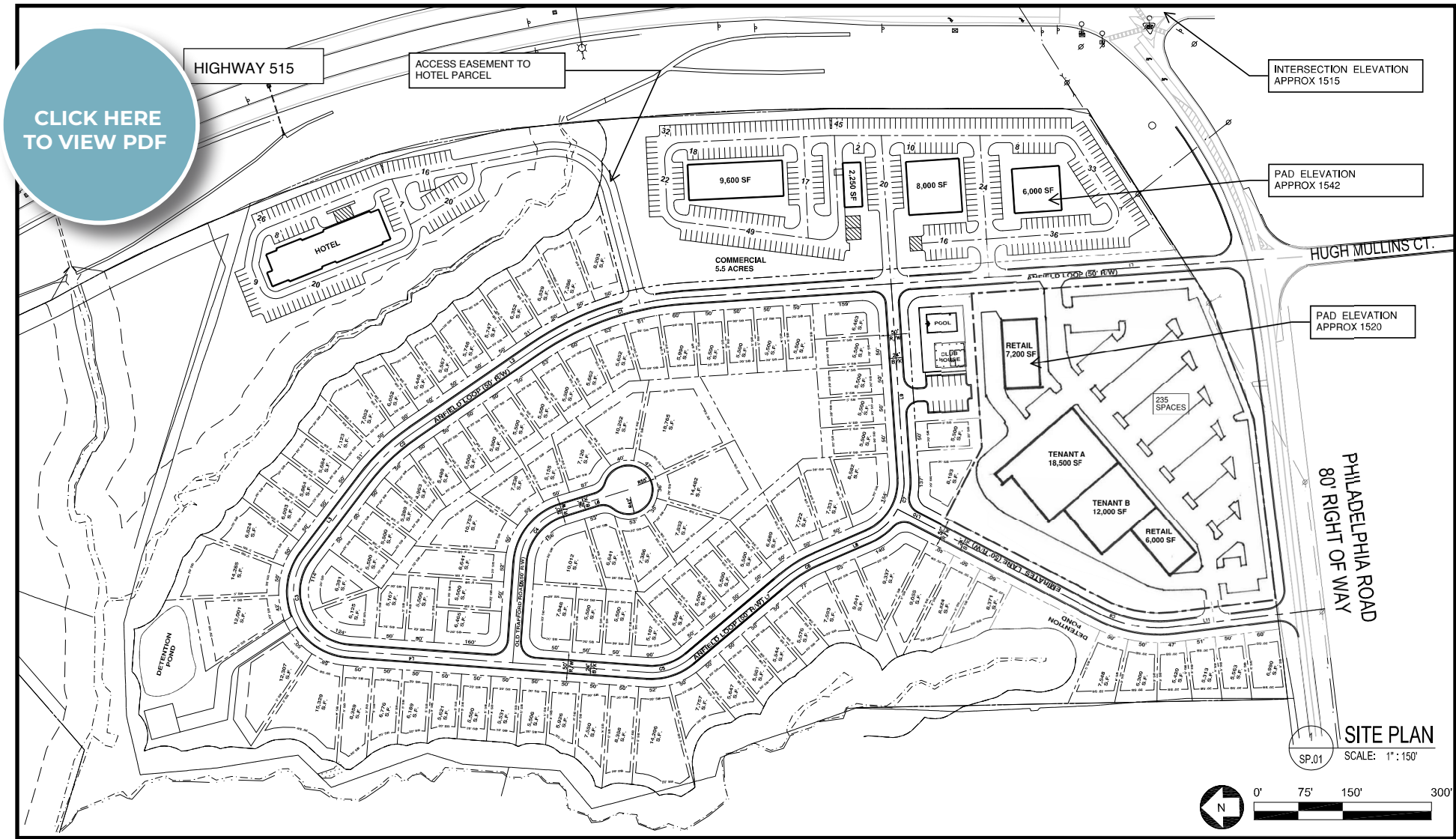
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HIGHWAY 515

ACCESS EASEMENT TO HOTEL PARCEL

INTERSECTION ELEVATION APPROX 1515

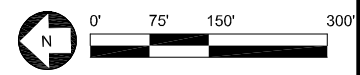
PAD ELEVATION APPROX 1542

HUGH MULLINS CT.

PAD ELEVATION APPROX 1520

PHILADELPHIA ROAD  
80' RIGHT OF WAY

SITE PLAN  
SP.01 SCALE: 1" = 150'



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# FOR SALE

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### ADDITIONAL INFORMATION

Click the links below for additional information:

- [Phase 1 ESA](#)
- [Plat](#)
- [Site Plan](#)
- [Grading Plan](#)
- [ESRI Demographics Report](#)
- [Traffic Impact Study](#)
- [Restrictive Covenants](#)



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