

# Wal-Mart Outparcels Available

G.A. Hwy 515  
Jasper, Pickens County, Georgia



- \* Shadow to Wal-Mart Super Center
- \* Adjacent to Kroger & Ingles
- \* Zoned C-2, City of Jasper
- \* 5 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

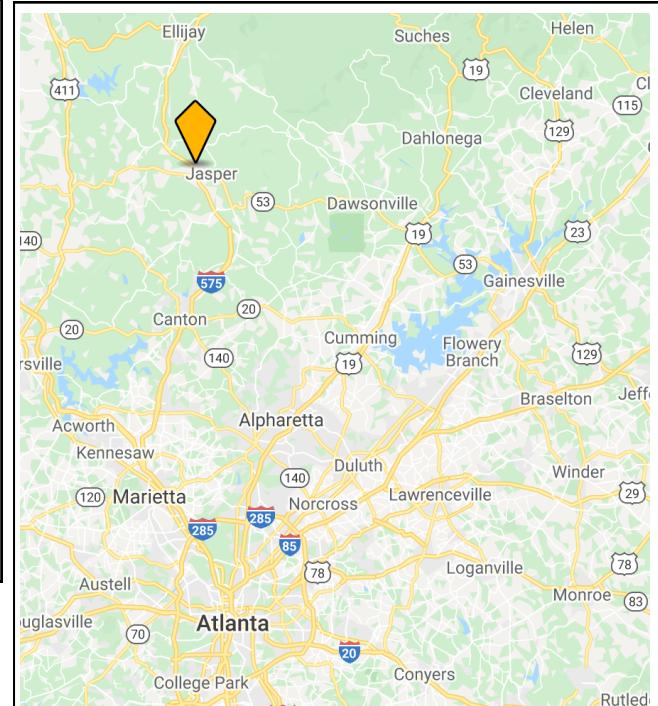
## Highlights

### 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.

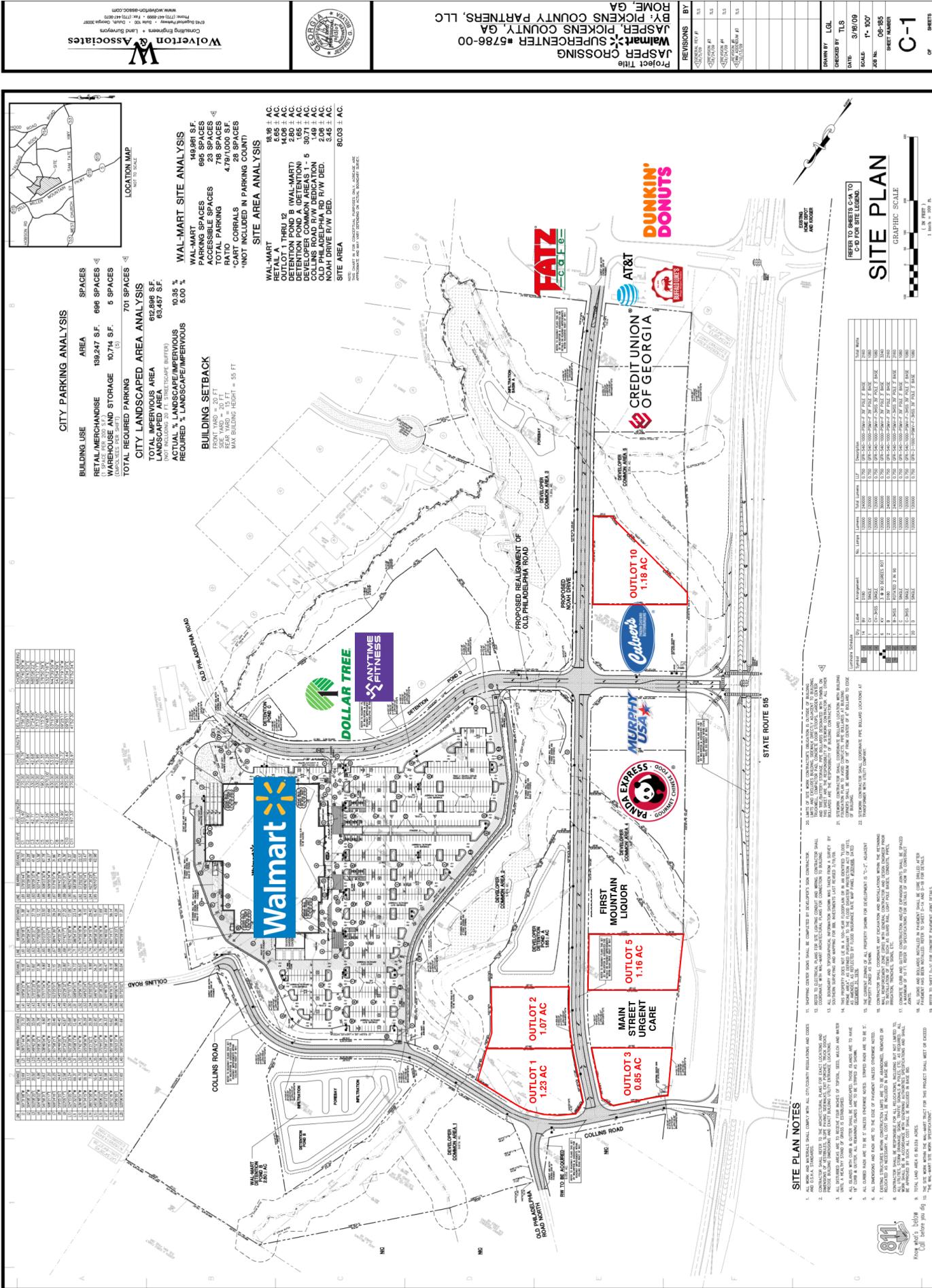


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INVESTMENT & DEVELOPMENT

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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.





Jasper Crossing  
Jasper, Georgia  
Pickens County

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Aerial: November 2021

Outlet	Acres
1	1.23
2	1.07
3	0.85
4	SOLD
5	1.16
6	SOLD
7	SOLD
8	SOLD
9	SOLD
10	1.18
11	SOLD
12	SOLD



Subdivision	CPLA limits	# of SF & TH Lots Planned	# of Apartments
Vietnam Veterans	Yes	724	
Dimonie Farms	Yes	81	
Foothillsister Village	Yes	199	
North Brook on Main	Yes	39	
Mountain View Village	Yes	25	152
Philadelphia Road	Yes	270	
Apartments at Indian Forest	Yes		48
Hood Park	Yes	325	
Grandview @ Gateway	Yes	106 lots + 74 independent cottages	
Piedmont Village	Yes	40+ Phase 2	
Towne Villas		1,355	200
<b>Jasper CPLA limits</b>			
Tale Reserve	No	118	
The Village on Blackwater Creek	No	311 lots + 55 lots in Future Phases	
Southgate @ Oak Creek	No	20	
Preserve at Spring Hill	No	1	
Mountain View Ford	No	130	
Marcel Subdivision Pats		17	
Parcels not mapped on aerial	No	80	
<b>Pickens County</b>		462	
<b>Total City and County Lots</b>			1,817
			200

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Jasper Crossing  
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Approved Subdivisions as of 3/2010