

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

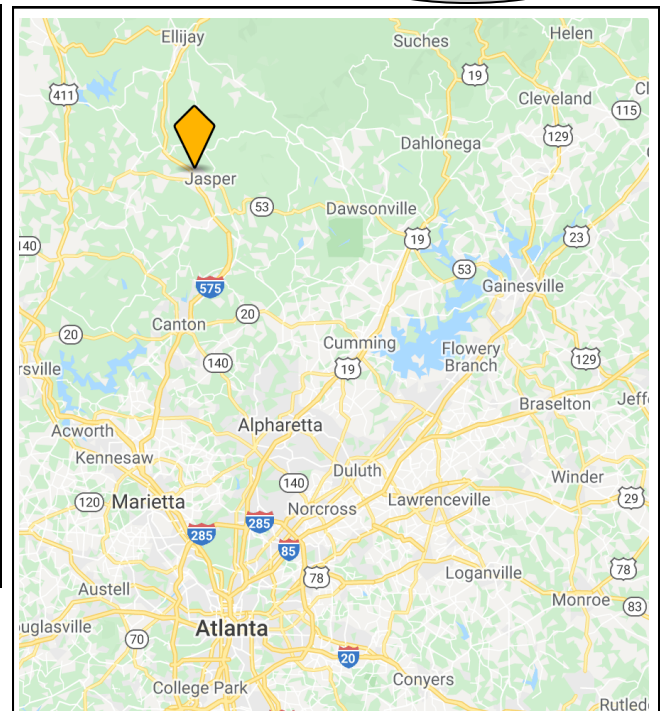
Highlights

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.



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.

CONNOLLY

INVESTMENT & DEVELOPMENT

Dave Connolly, 770-277-6085
dc@connollyrealty.com



CITY PARKING ANALYSIS

BUILDING USE	AREA	SPACES
RETAIL/MERCHANDISE	139,247 S.F.	696 SPACES
1 SPACE PER 200 S.F.		
WAREHOUSE AND STORAGE	10,714 S.F.	5 SPACES
(5) EMPLOYEES PER SHIFT		
TOTAL REQUIRED PARKING		701 SPACES

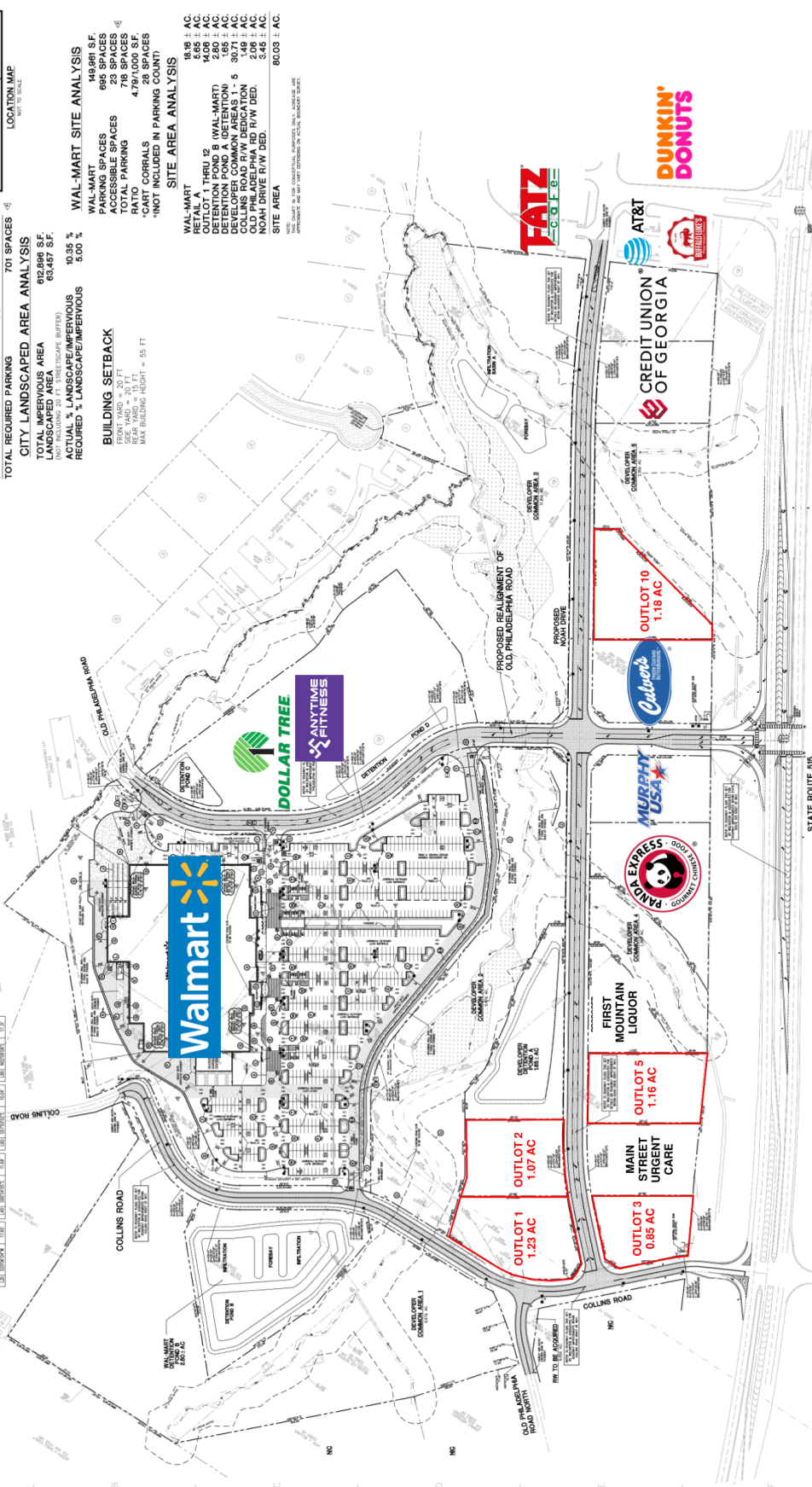
ALL REQUIRED PARKING
CITY | LANDSCAPED AREA ANALYSIS
701 SPACES

TOTAL IMPERVIOUS AREA	612,896 S.F.
LANDSCAPED AREA	63,457 S.F.
(NOT INCLUDING 20 FT. STREETSCAPE BUFFER)	
ACTUAL % LANDSCAPE/IMPERVIOUS	10.35 %
REQUIRED % LANDSCAPE/IMPERVIOUS	5.00 %

WAL-MART SITE ANALYSIS	
WAL-MART	149,961 S.F.
PARKING SPACES	695 SPACES
ACCESSIBLE SPACES	23 SPACES
TOTAL PARKING	718 SPACES
RATIO	4.79/1,000 S.F.
*CART CORRAL	28 SPACES
*NOT INCLUDED IN PARKING COUNT	

SITE AREA ANALYSIS	
WAL-MART	18.16 ± AC
RETAIL A	5.65 ± AC
OUTLOT 1 THRU 12	2.06 ± AC
DETENTION POND B (WAL-MART)	14.80 ± AC
DETENTION POND A (DETENTION)	2.80 ± AC
DEVELOPER COMMON AREAS 1 - 5	1.65 ± AC
COLLINS ROAD R/W DEDICATION	30.71 ± AC
THE PHILADELPHIA R/W DED.	1.49 ± AC
NOAH DRIVE R/W DED.	2.06 ± AC
SITE AREA	3.45 ± AC
	80.03 ± AC

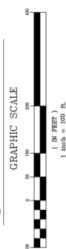
Figure 1



SITE PLAN NOTES

- [illegible]

SITE PLAN



Study	Year	Location	Sample Size	Study Design	Follow-up Time	Outcome
1	1980	USA	1000	Case-control	10 years	10% increase in risk
2	1985	USA	2000	Cohort	5 years	5% increase in risk
3	1990	USA	3000	Cohort	10 years	15% increase in risk
4	1995	USA	4000	Cohort	15 years	20% increase in risk
5	2000	USA	5000	Cohort	20 years	25% increase in risk
6	2005	USA	6000	Cohort	25 years	30% increase in risk
7	2010	USA	7000	Cohort	30 years	35% increase in risk
8	2015	USA	8000	Cohort	35 years	40% increase in risk
9	2020	USA	9000	Cohort	40 years	45% increase in risk
10	2025	USA	10000	Cohort	45 years	50% increase in risk

Jasper Crossing
Jasper, Georgia
Pickens County



770-277-8000
www.connolly.co.com
Aerial: November 2021

Outlot	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



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

CONNOLLY
INVESTMENT & DEVELOPMENT

772-277-8000
www.connolly.com
Aerial Imagery: 2019

Subdivision	City Limits	# of SF & TH Lots Planned	# of Apartments
Worley Preserve	Yes	124	
Pinecreek Towns	Yes	81	
Foothills Jasper Village	Yes	199	
North Brook on Main	Yes	39	
Maple Ridge	Yes	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	72	
Lowrise at Main	Yes	40 + Phase 2	
Jasper City Limits		1,359	200
Tate Reserve	No	118	
The Village on Blackwell Creek	No	31 lots + 55 lots in Future Phases	
Village @ Oak Creek	No	20	
Stoneledge	No	11	
Preserve at Jasper	No	10	
Mountain Farms	No	17	
Minor Subdivision Plats	No	80	
Piedmont County		462	
Total City and County Lots		1,817	200

