



OFFERING MEMORANDUM

SCHOOL CAMPUS

339 W Church Street
Jasper, Georgia 30143

Diana Campbell, CCIM
Senior Brokerage Partner
diana.campbell@dtspade.com
O: 404.939.9509
D: 610.703.5074

Latoya Gainey
Senior Brokerage Partner
latoya.gainey@dtspade.com
O: 404.939.9500
D: 804.869.9836

DTSPADE[®]
SPECIALIZED REAL ESTATE

www.dtspade.com

IMPORTANT DISCLOSURES

Dudley Thomas Spade SRE, LLC (“DTSpade”) has been retained as the exclusive listing broker to arrange the sale of the property described herein (the “Property”).

This Offering Memorandum (the “Memorandum”) contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all information that a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, DTSpade and the Owner/Seller make no representations or warranties, express or implied, as to the accuracy or completeness of such information.

This Memorandum is subject to prior sale, withdrawal, change, correction of errors or omissions, and is provided for informational purposes only. It does not constitute an offer, recommendation, or advice as to the value of the Property or any investment decision.

Prospective purchasers must conduct their own independent investigation and analysis of the Property and rely solely on such investigation in evaluating a potential transaction. The Owner/Seller expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers regarding the Property and to terminate discussions with any party at any time without notice. No legal commitment or obligation shall arise unless and until a written purchase and sale agreement has been fully executed, delivered, and approved by all parties.

This Memorandum is a confidential document provided exclusively to approved parties. By accepting receipt, the recipient agrees to treat its contents as confidential, not to reproduce or distribute it in whole or in part without prior written consent from DTSpade, and to return it upon request.



TABLE OF CONTENTS

- 03 INVESTMENT OVERVIEW
- 05 SITE PLANS
- 06 FLOOR PLANS
- 07 PROPERTY PHOTOS
- 09 AREA OVERVIEW
- 13 AERIALS & MAPS

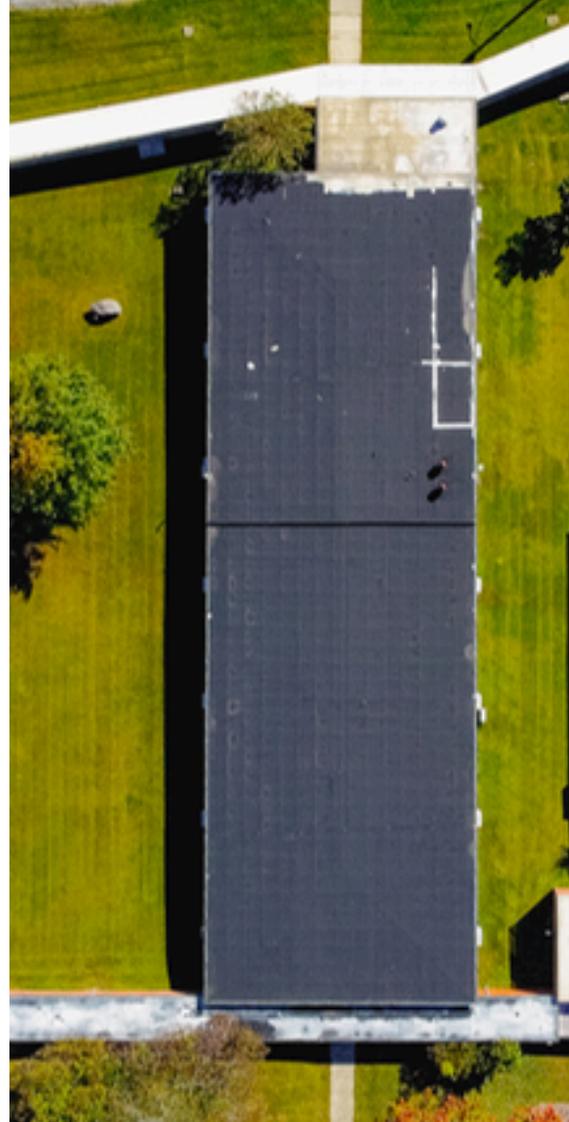


THE OFFERING

DTSpade is proud to present 339 W Church Street, a former school campus located in Jasper, Georgia. This institutional property offers a rare opportunity to reimagine a multi-building site in a market defined by steady growth and a high quality of life.

Located just minutes from downtown Jasper and Highway 515, 339 W Church Street provides accessibility, established infrastructure, and proximity to one of North Georgia's most desirable growth corridors.

PROPERTY ADDRESS	339 W Church Street Jasper, Georgia 30143
LOT SIZE	±19.43 AC
PARCEL NUMBER	JA11 012
ASKING PRICE	Price available upon request
ZONING	R1



OFFERING MEMORANDUM

PROPERTY SUMMARY

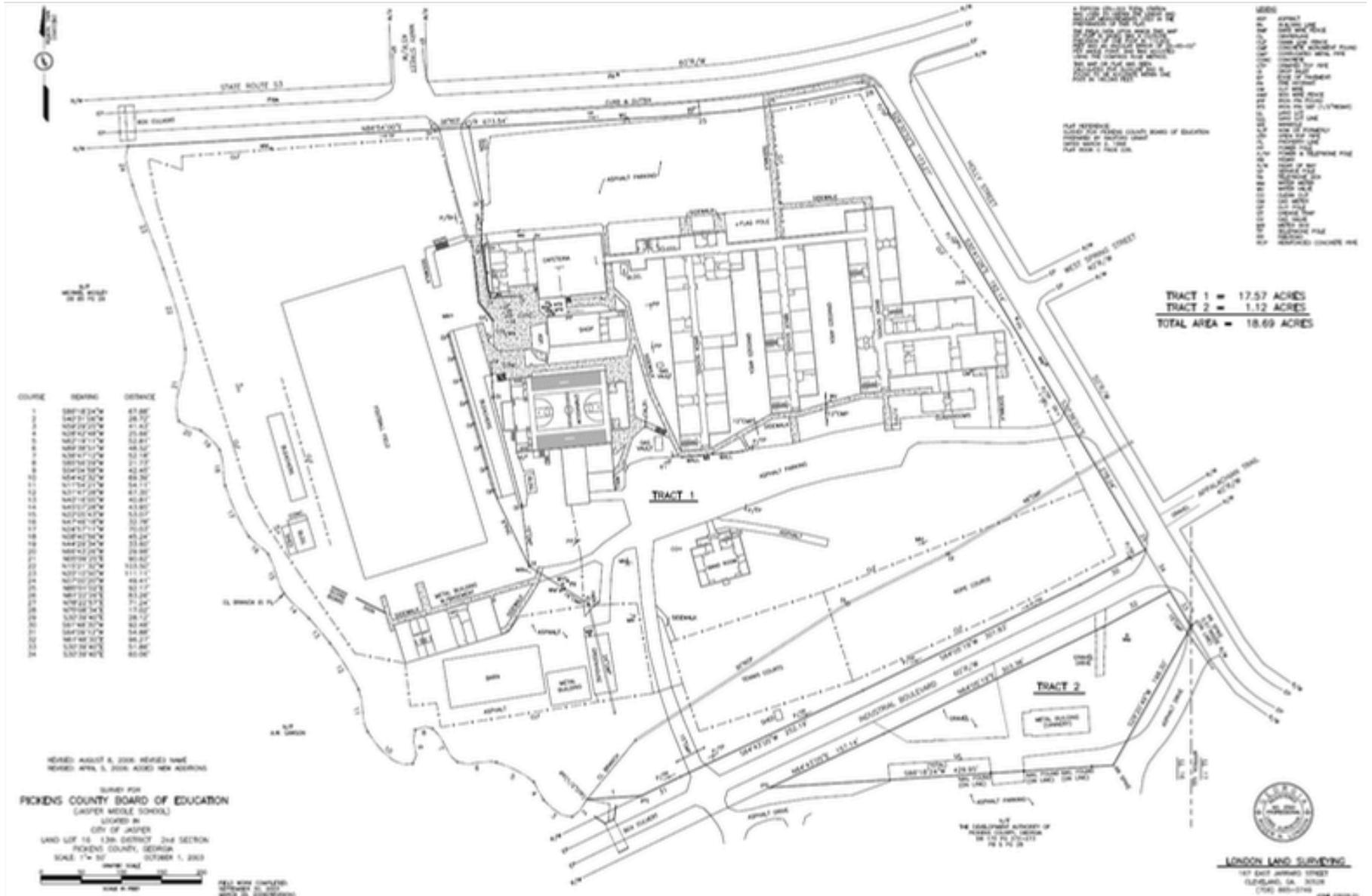
- ±19.43-acre former school campus in Jasper, GA
- Zoned R1 with existing infrastructure in place
- Main building includes classrooms, gymnasium, cafeteria, and auxiliary spaces
- Cafeteria includes functional industrial kitchen with cold storage
- All major utilities available on site
- Parcel ID: JA11 012
- Open road access allows for flexible site planning and development
- Located just minutes from Downtown Jasper and Highway 515
- Positioned in a high-quality-of-life market with strong demographic indicators
- Ideal for: housing, restaurant, religious facility, education, event venue, senior care, veterinary, experiential retail, or training facility
- Part of Pickens County's desirable North Georgia growth corridor
- Surrounded by low-density mountain living and an active, outdoors-oriented population
- Median household income: \$78,700
- Median home value: \$337,100
- Unemployment: 3.7%

Note: The city is actively modernizing its infrastructure, with major water and sewer upgrades already in progress. At the same time, the Georgia Department of Transportation is advancing improvements to Church Street (Highway 53), a project that will create walkable connectivity from the former school site to downtown Jasper's amenities. Together, these investments strengthen future redevelopment and demonstrate the city's commitment to long-term, sustainable growth.

For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.



SITE PLANS



FLOOR PLANS



SCHOOL BUILDING LAYOUT
JASPER MIDDLE SCHOOL
PICKENS COUNTY BOARD OF EDUCATION

PROPERTY PHOTOS





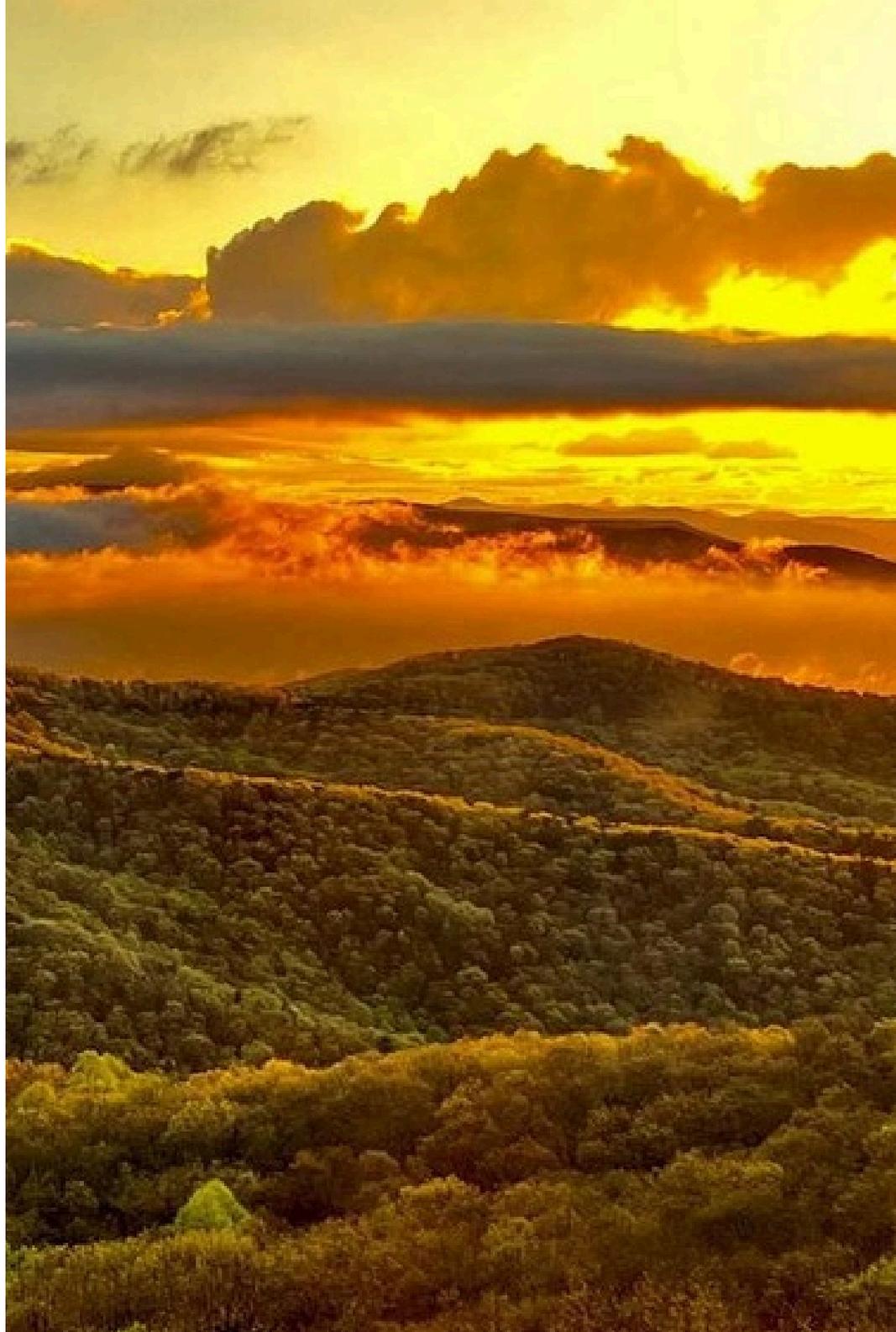
JASPER, GEORGIA

Nestled in the foothills of the North Georgia mountains, Pickens County offers a unique blend of small-town charm, natural beauty, and economic opportunity. With its close proximity to the Atlanta metro—just an hour north via I-575—Pickens is increasingly attractive to businesses and residents seeking room to grow without sacrificing connectivity.

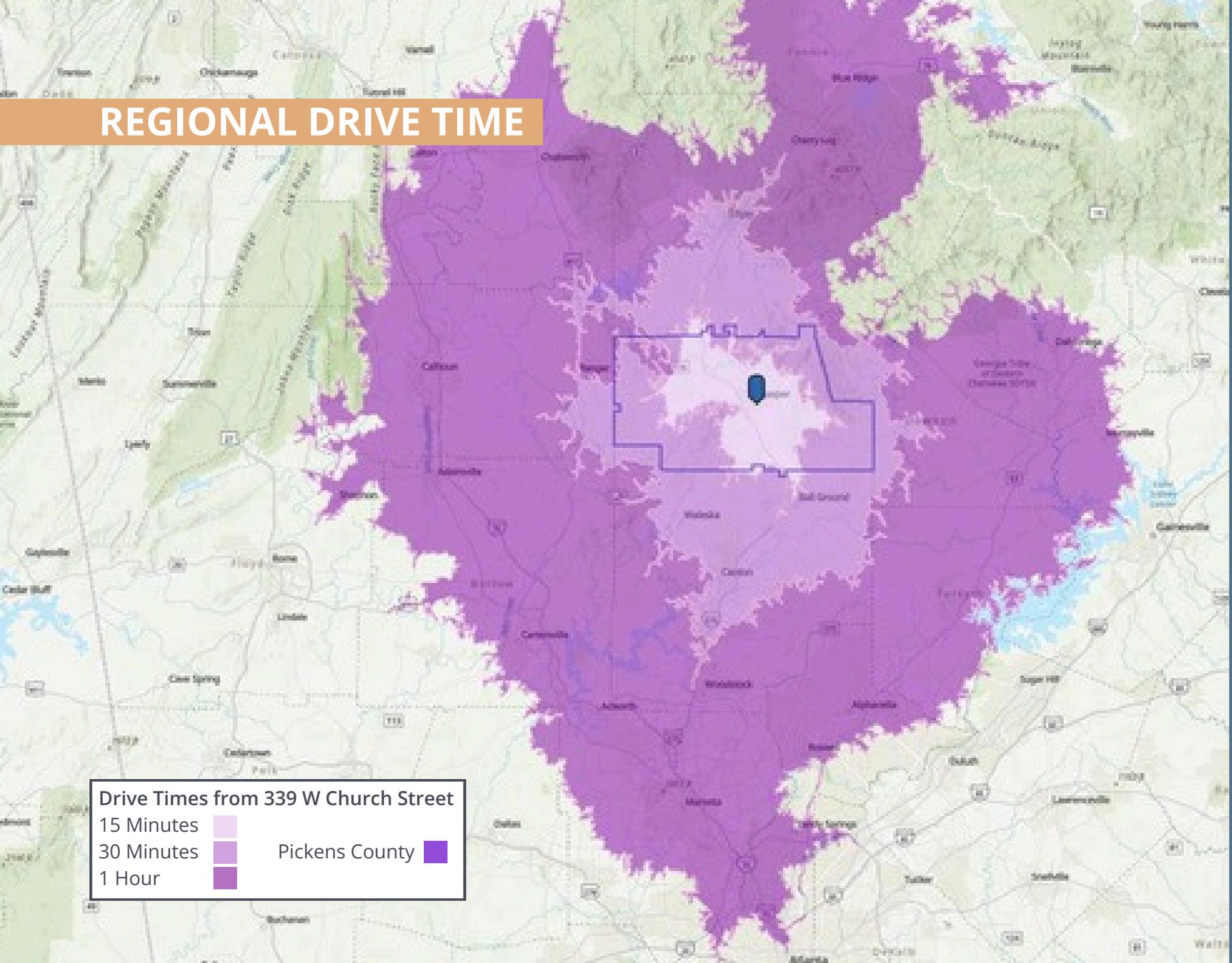
The county is known for its rich marble heritage, strong school systems, and active business community. From medical and professional services to light industrial and retail, Pickens supports a range of commercial real estate development. Outdoor recreation, historic downtowns, and a growing population make it a strategic location for investment in North Georgia.

Jasper, the county seat of Pickens County, is often referred to as “The First Mountain City.” With a thriving downtown district, community-focused leadership, and a mix of heritage and growth, Jasper plays a central role in the region’s economic and cultural landscape.

As home to county government, major healthcare services, and an array of local businesses, Jasper continues to expand its infrastructure to support future development. Its welcoming atmosphere and business-friendly approach make it a smart location for commercial investment in Georgia’s growing Appalachian corridor.



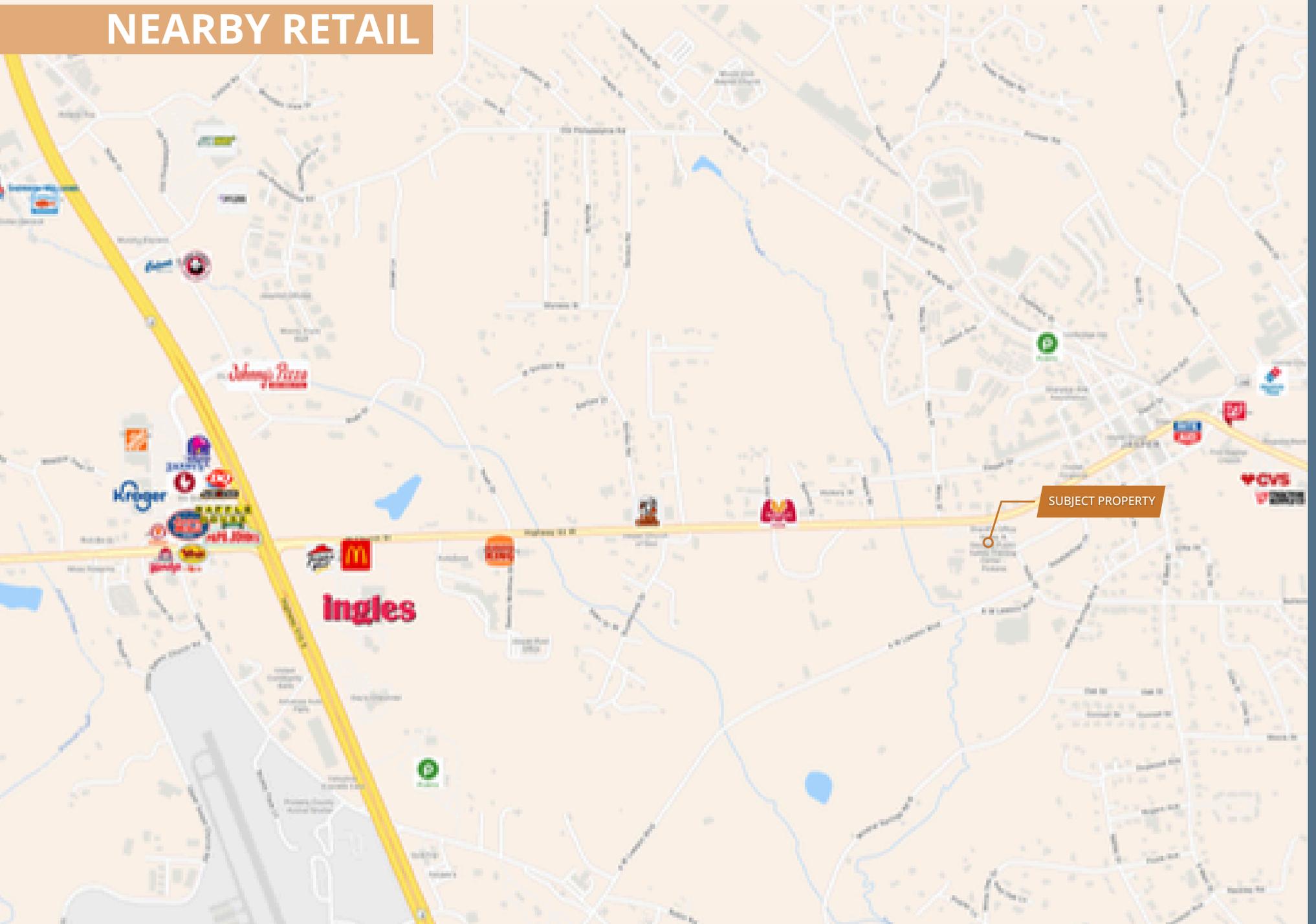
REGIONAL DRIVE TIME



Drive Times from 339 W Church Street
15 Minutes
30 Minutes
1 Hour

Pickens County

NEARBY RETAIL



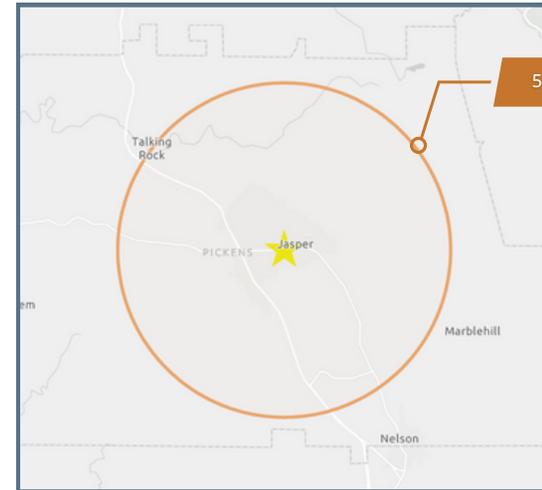
DEMOGRAPHIC INFO


\$74,810
 Median Household
 Income


\$37,903
 Per Capita
 Income


\$246,833
 Median Net
 Worth

HOUSEHOLD INCOME



19,170
 Population


7,697
 Households

45.2
 Median Age

\$59,697
 Median Disposable Income

9.8%
 No High School
 Diploma

35.1%
 High School
 Graduate

31.6%
 Some College/
 Associate's
 Degree

23.5%
 Bachelor's/Grad/
 Prof Degree

 **56.3%**
 White Collar

 **30.7%**
 Blue Collar

 **16.7%**
 Services

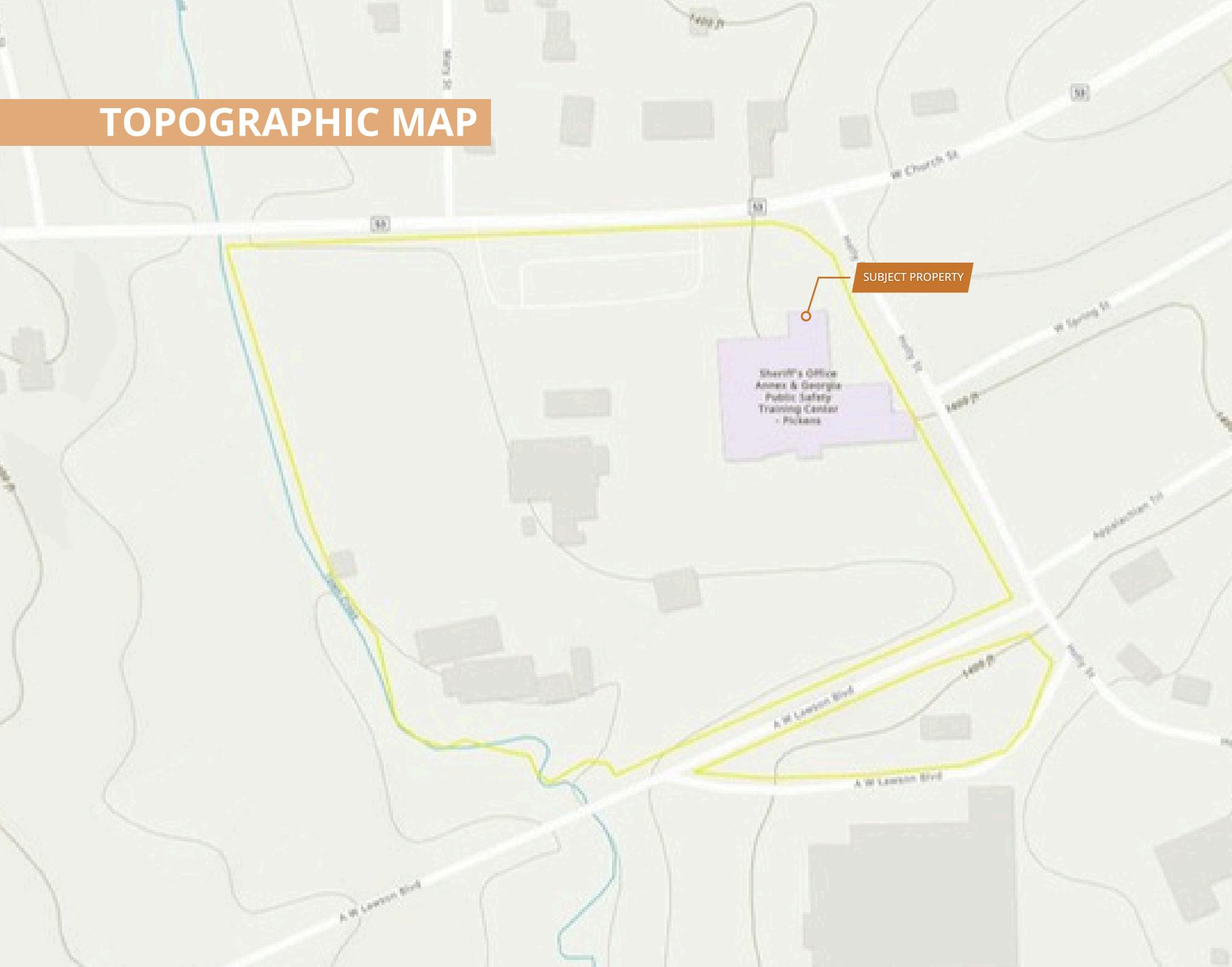
3.1%
 Unemployment
 Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

AERIAL



TOPOGRAPHIC MAP



FLOODPLAIN MAP

USA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway



CONTACT

Diana Campbell, CCIM
Senior Brokerage Partner
diana.campbell@dtspade.com
O: 404.939.9509
D: 610.703.5074

Latoya Gainey
Senior Brokerage Partner
latoya.gainey@dtspade.com
O: 404.939.9500
D: 804.869.9836

DTSPADE
SPECIALIZED REAL ESTATE

1950 N Park Place SE, Bldg 500 | Atlanta, GA 30339 | 404.939.9500 | dtspade.com