

Pad Ready Commercial Sites
Interstate Drive South, Jasper, GA 30143



Site & Location Highlights

- Four Pad Ready Sites - Zoned C2 City of Jasper
- Area Retailers: RaceTrac, Dollar General, Waffle House, Nelson Tractor
- All Utilities On-Site
- Owners Will Consider Subdividing

For Additional Information,
please contact:

Ben Key

Cell: 404.644.8909
key.benjamin@gmail.com

Mount Vernon Realty, LLC
121 E. Main Street
Suite 201
Canton, GA 30114

Mount Vernon Realty, LLC

EXECUTIVE SUMMARY

LOCATION

GA Highway 515 and Interstate Drive South, Jasper, GA 30142

PROPERTY SPECIFICATIONS

Property Type:	Fully developed, Pad Ready Sites
Zoning:	C2 - City of Jasper
Acreage:	Tract A: 2.42 acres Tract B: 1.17 acres Tract C: 2.59 acres Tract D: 7.31 acres

ASKING PRICE

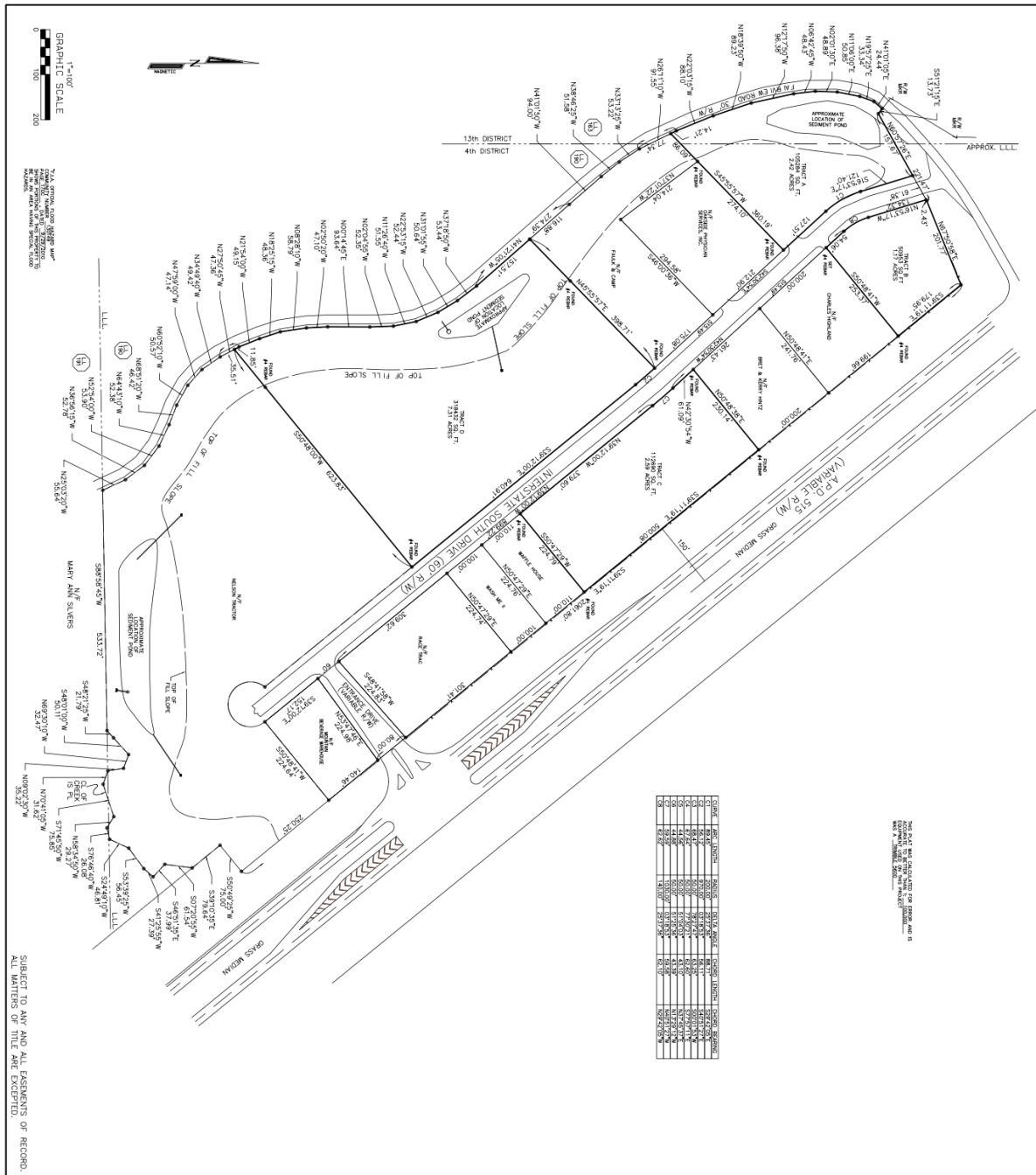
Tract A:	\$275,000 (\$113,636 per acre)
Tract B:	\$395,000 (\$337,606 per acre)
Tract C:	\$777,000 (\$300,000 per acre)
Tract D:	\$1,462,000 (\$200,000 per acre)

HIGHLIGHTS

- Pad Ready Sites
- Excellent Visibility and Access to GA 515
- All Utilities On Site (Including Sewer)
- Zoned C-2, City of Jasper
- Owners Will Consider Subdividing
- Priced to Sell

Mount Vernon Realty, LLC

SURVEY



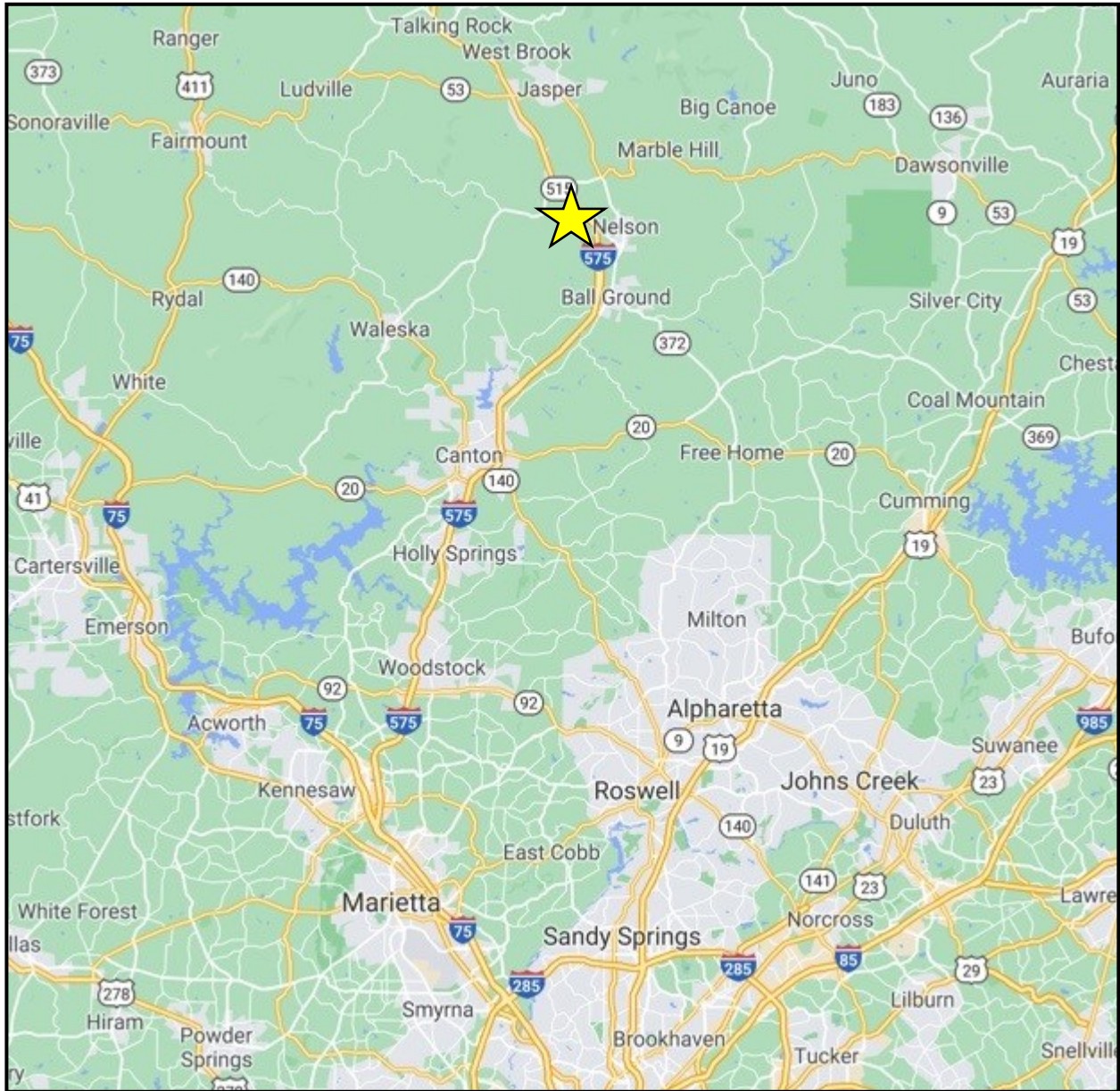
SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
ALL MATTERS OF TITLE ARE EXCEPTED.

SOUTH JASPER INVESTMENTS, LLC
 SURVEY FOR
SOUTHERN SURVEYING & MAPPING COMPANY, INC.
 4076 EBENEZER ROAD, E. WARETTA, GA. 30086
 PHONE: (770) 328-7799
 DATE: 5/19/2007
 BY: 7/29/2004
 SCALE: 1"=100'
 E 183-08

RECORDED 2/16/10 TO CHANGE CORPORATION TO SOUTH JASPER INVESTMENTS, LLC.
 LOCATED IN:
 L.L. 100 & 101, 4TH DISTRICT, 2ND SECTION AND
 PLATS 131 AND 132, DISTRICT 2ND SECTION

Mount Vernon Realty, LLC

LOCATION MAP



Mount Vernon Realty, LLC

PHOTOS

