

Commercial Development Land | Business Park
Adjacent to Pickens County Airport
+/- 46.44 Acres | Jasper, Georgia



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+/- 46.44 Acres in Jasper, Georgia

We are pleased to offer a unique investment opportunity to purchase property next to the Pickens County Airport in Jasper, Georgia. Located just north of the Atlanta Class B airspace in Pickens County, this is the air gateway to the North Georgia mountains. The field benefits from being located within the middle of Jasper's retail shopping. Hotels, restaurants, fast food, sporting goods are all, literally, closer than the end of the runway.

Originally designed to capitalize on the proposed airport expansion, this development is mostly cleared and rough graded, having had extensive blasting and engineering. Some infrastructure is in, including water, power and sewer. A detention area has been constructed and has served the site since 2006.

Prospective end users include airplane owners that need hanger space and businesses that want to have direct access to the airport. There is current demand for hanger space for investors to lease. Light industrial users and distributors looking to take advantage of the close proximity to Highway 515 and the airport itself will also have an interest in lots in the park.

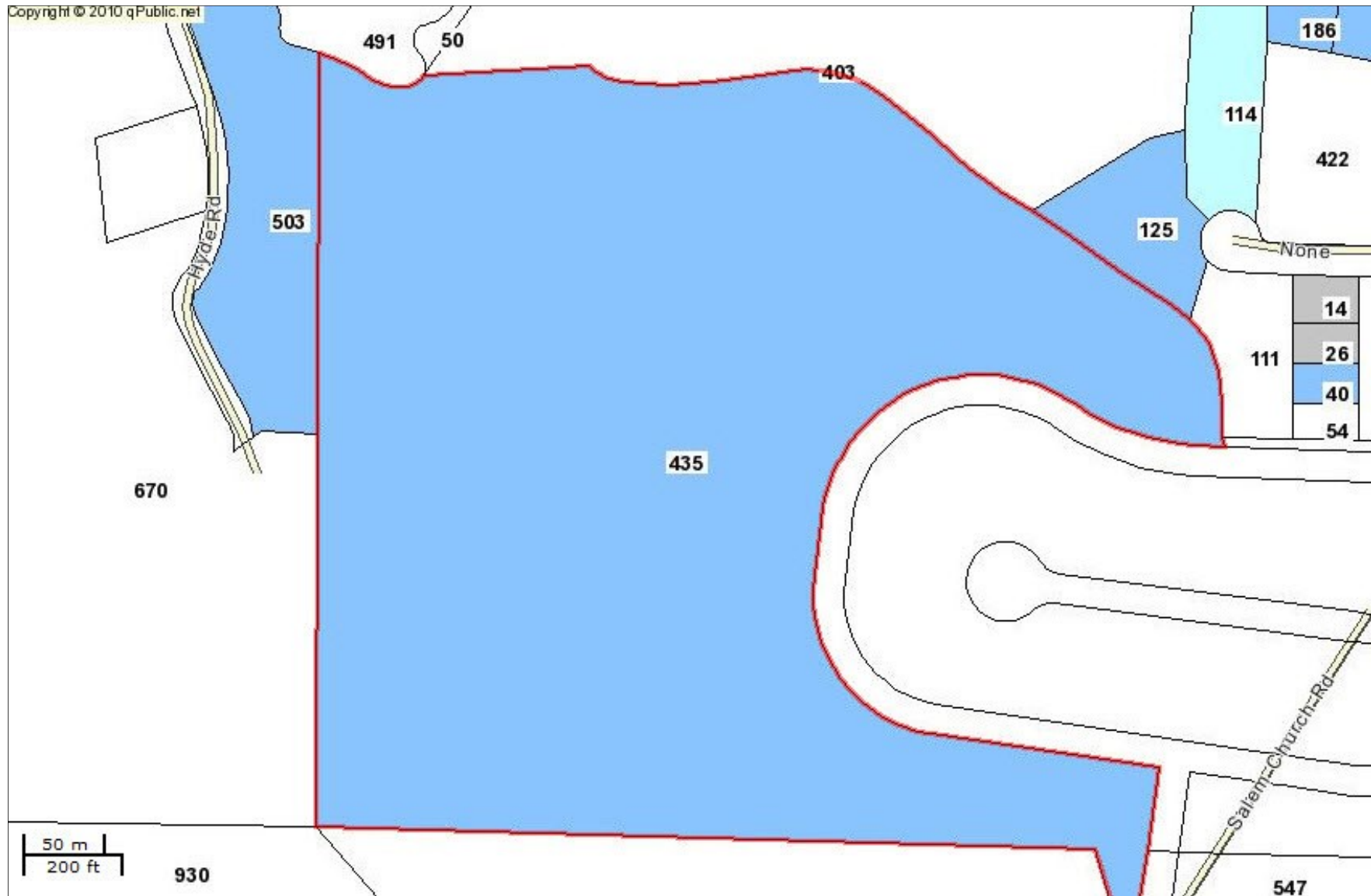
Parcels are available from 1 acre up to the entire 46.44 acres.



Property Address	435 Upper Salem Road Jasper, GA 30143
County	Pickens
Lot Sizes	+/- 1 - 46.44 acres
Zoning	Commercial
Features	Excellent access to busy Highway 515 Adjacent to the Pickens County Airport
Parcel ID	041 081
Estimated 2015 Taxes	\$13,023.63

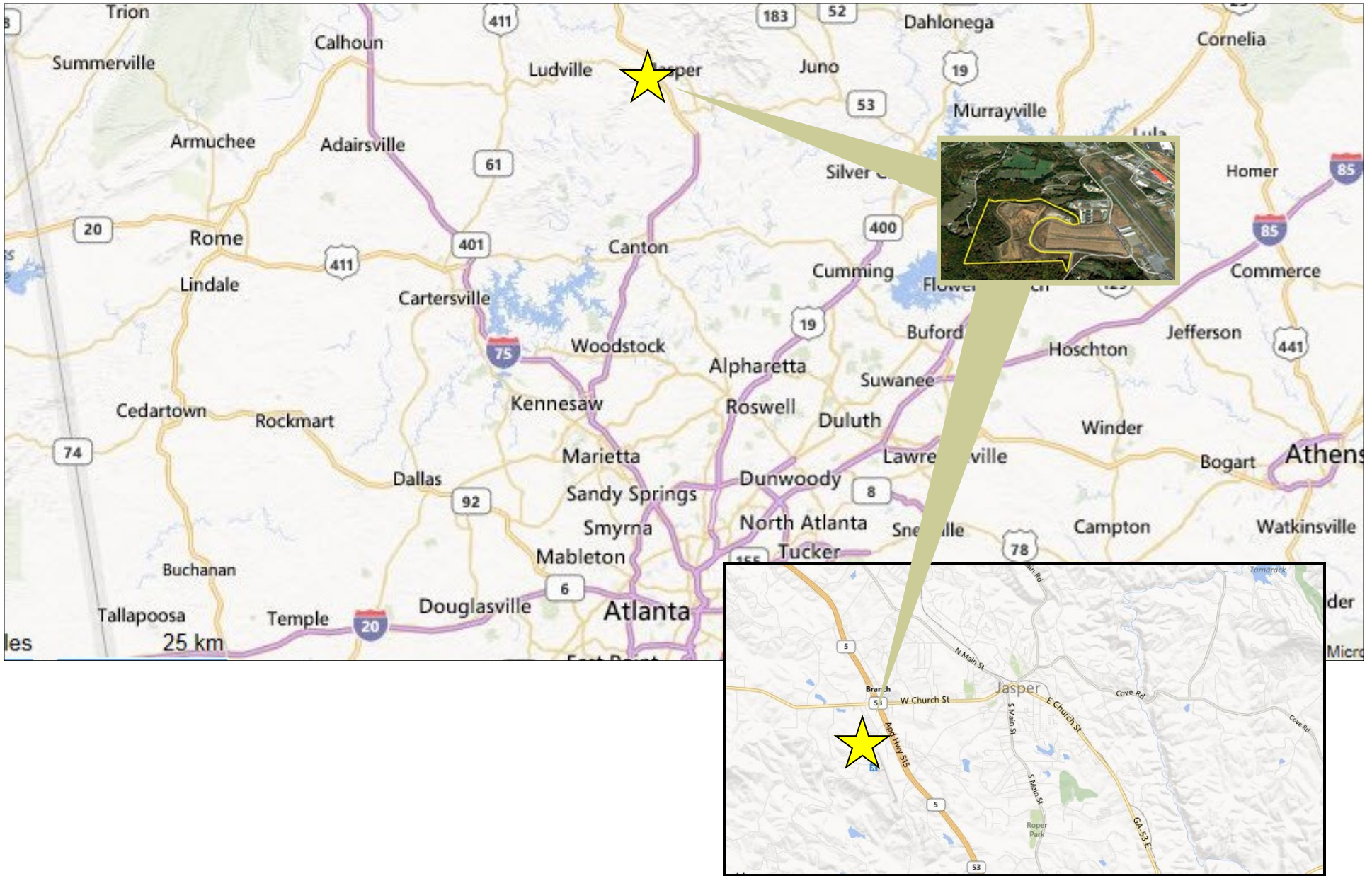






Location Maps

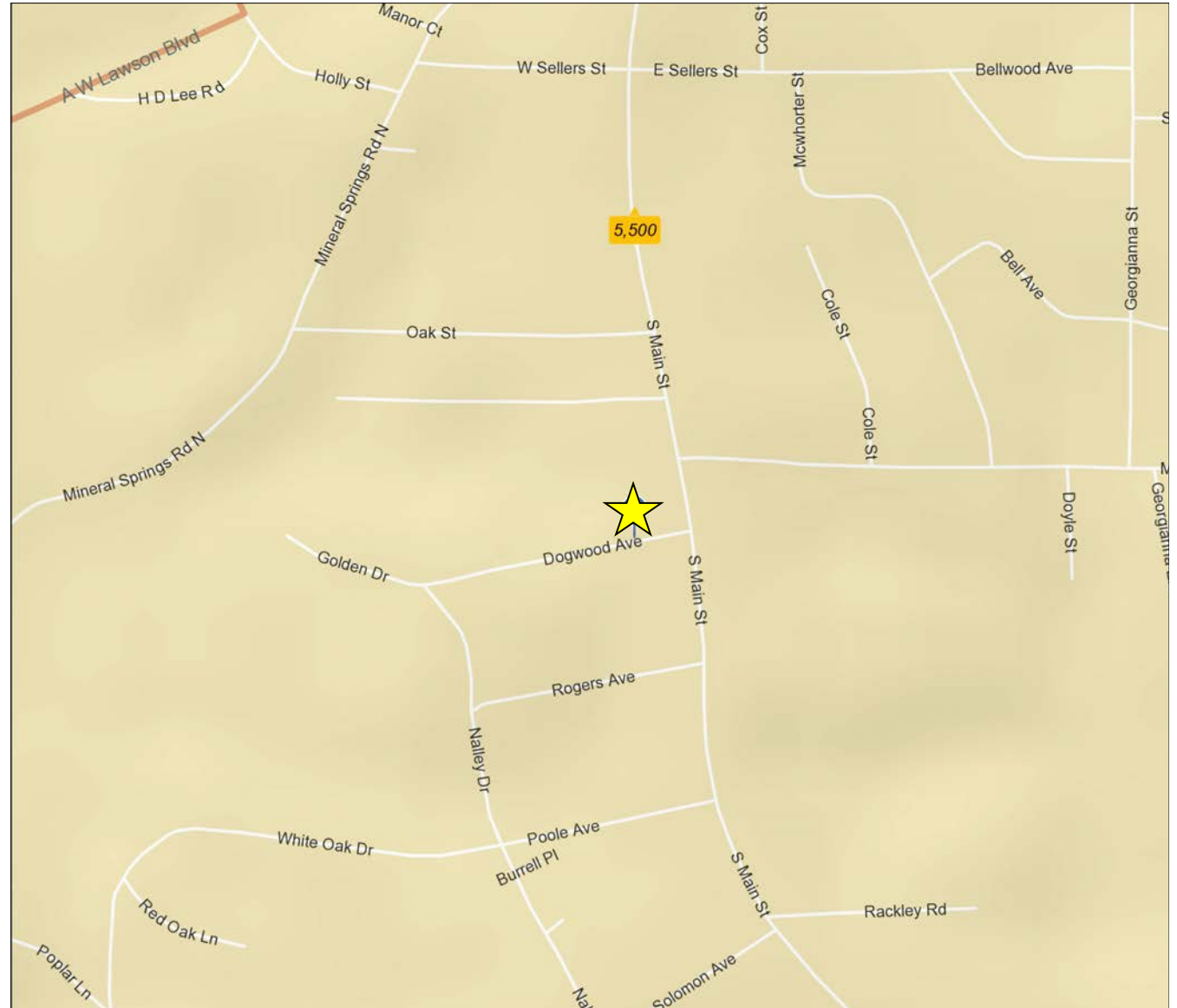
Commercial Development Land Jasper, Georgia



Demographics & Traffic Count

Commercial Development Land Jasper, Georgia

2015 Demographics (esri)	
	1 mile
Population	2,238
Households	941
Average Household Income	\$41,085
	3 mile
Population	8,359
Households	3,253
Average Household Income	\$49,870
	5 mile
Population	16,191
Households	6,215
Average Household Income	\$56,047





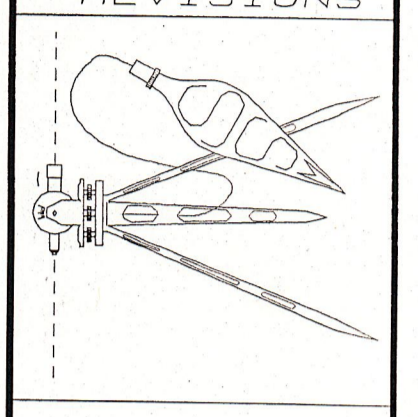
Jasper, Georgia

Nicknamed "The First Mountain City," **Jasper, Georgia** is located 50 miles north of Atlanta, Georgia. Several local attractions draw the interest of sightseers annually. The Tate House which was built by local marble baron Sam Tate in the 1920s, and sits adjacent to the current Tate Elementary. The Tate House and Tate Elementary are actually located in unincorporated Tate, GA which is located just south of Jasper, GA. Standing on an old Cherokee place of worship, the historic Woodbridge Inn is famous for its menu options and its lodging. Jasper is located near several large acreage mountain neighborhoods such as Big Canoe, Bent Tree, and the Preserve at Sharp Mountain.

The Georgia Marble Festival is held on the first weekend in October every year. It is sponsored by the Pickens County Chamber of Commerce. The festivities start with the Marble Festival Road Race. The festival is held at Lee Newton park. There are several booths with vendors from across the North Georgia area. They sell handmade crafts among other things. One of the highlights is the art show. Several of the exhibits are carved marble, but there are also many paintings, photographs, and pottery. The weekends following the festival is when the Apple Festival in Ellijay, Georgia in Gilmer County is held. It has many of the same type of events.



NO.	DATE	DESCRIPTION
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12-21-06

PREPARED BY:
SOUTHERN SURVEYING & MAPPING COMPANY, INC.
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STREET PLAN
PICKENS COUNTY AIRPORT EXPANSION
 LAND LOT 24, 13 DISTRICT, 2ND SECTION
 PICKENS COUNTY, GEORGIA

Sheet No.
 5
 E 156-05