

Wal-Mart Outparcels Available

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



Jasper Crossing
Jasper, Georgia
Pickens County
CONNOLLY
INVESTMENT & DEVELOPMENT
770-277-8000
www.connolly.co.com
Actual November 2021

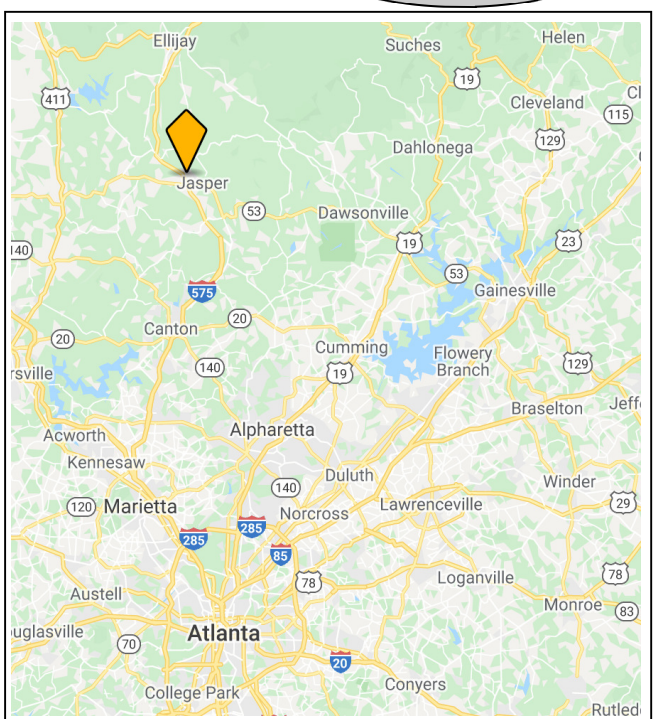
- * Shadow to Wal-Mart Super Center
- * Adjacent to Kroger & Ingles
- * Zoned C-2, City of Jasper
- * 9 outparcels available
- * Detention provided
- * Graded, all utilities available
- * 2020 - 26,194 AADT on Hwy 515
- * Visibility & dual pylon signage on Hwy 515
- * 2 signalized access points
- * Located within Jasper city limits which is Pickens County seat

Highlights

Demographics:

*Esri
**CoStar

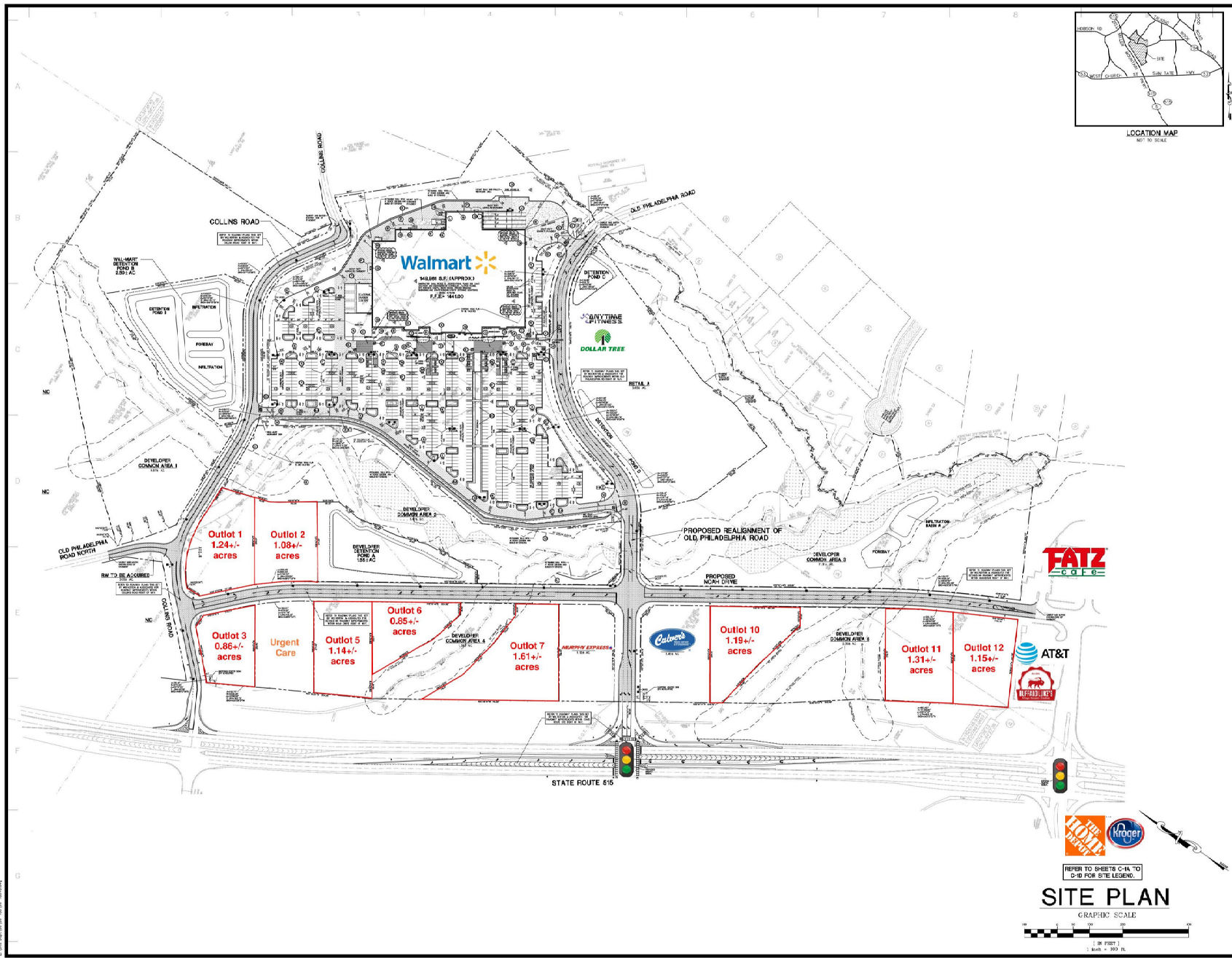
| Miles | 3 | 5 | 7 | 10 | 15 |
|----------------|------------|-----------|-----------|-----------|-----------|
| 2021 Total Pop | 10,071** | 16,373* | 25,695* | 40,292* | 85,783* |
| Daytime Pop | 7,885** | 17,743* | 25,250* | 37,312* | 79,397* |
| Households | 3,819** | 6,212* | 9,830* | 15,362* | 32,426* |
| Avg HH Inc | \$71,910** | \$74,228* | \$79,825* | \$85,685* | \$84,978* |



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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.



REFER TO SHEETS C-1A TO C-1D FOR SITE LEGEND.

SITE PLAN

GRAPHIC SCALE

1" = 100'

1" = 300'

Wolvertson & Associates
 Consulting Engineers & Land Surveyors
 6105 Peachtree Dunwoody Rd., Suite 100
 Atlanta, Georgia 30328
 www.wolvertsonassociates.com



Project Title
JASPER CROSSING
Walmart SUPERCENTER #5786-00
JASPER, PICKENS COUNTY, GA
 BY: PICKENS COUNTY PARTNERS, LLC
 ROME, GA

| REVISIONS | BY |
|----------------|-----|
| GENERAL REV #1 | TLS |
| REVISION #1 | TLS |
| REVISION #2 | TLS |
| REVISION #3 | TLS |
| REVISION #4 | TLS |

DRAWN BY: LGL
 CHECKED BY: TLS
 DATE: 3/16/09
 SCALE: 1" = 100'
 JOB NO.: 08-185
 SHEET NUMBER:
C-1
 OF SHEETS

DATE PLOTTED: 03/17/2009 11:25AM
 PLOTTER: HP DesignJet 2400



Jasper Crossing
 Jasper, Georgia
 Pickens County



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 Aerial: November 2021

| Outlot | Acres |
|--------|-------|
| 1 | 1.24 |
| 2 | 1.08 |
| 3 | 0.86 |
| 5 | 1.14 |
| 6 | 0.85 |
| 7 | 1.61 |
| 10 | 1.19 |
| 11 | 1.31 |
| 12 | 1.15 |



Downtown
 Jasper

Walmart

Ingles

Philadelphia Road

Old Philadelphia Road

North Drive

North Drive

Collins Road

515

Hwy 55

UPS

515

FATZ

Wendy's

Domino's

McDonald's

515

ZARBY'S

DO

Kroger

Wendy's

Wendy's

Wendy's

Wendy's

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