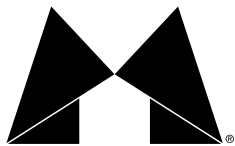


# JASPER CROSSING

9 AVAILABLE RETAIL PARCELS | PICKENS COUNTY, GA



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# JASPER CROSSING

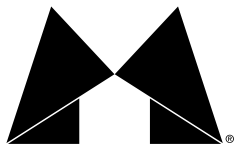
## INTRODUCTION

Macallan Real Estate is pleased to present Jasper Crossing, a collection of 10 highly desirable commercial lots ranging in size from 0.85 to 1.51 acres. Each outparcel is fully developed with all utilities, detention and signalized access provided. The exact dimensions of each parcel vary and the developer has flexibility to adjust the sizes as needed. Jasper Crossing is anchored by Walmart Supercenter and located two miles west of Jasper, GA on GA-515. The surrounding area is home to many of the most successful national fast food and retail users.

GA-515

24,000 Daily Traffic Count

GA-515



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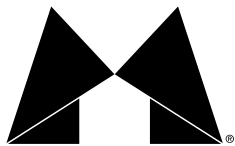
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# JASPER CROSSING

## PROPERTY FEATURES

### PROPERTY FEATURES

- 44+/- Acres of Land
- 14 Acres of Available Retail Outparcels
- 1,970 Feet of Frontage on GA-515
- Annual Average Daily traffic (AADT) on GA-515: 24,000 (Based on 2017 Numbers)
- Currently Zoned C2 Commercial in the City of Jasper, GA



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## PROPERTY FEATURES



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## PROPERTY FEATURES



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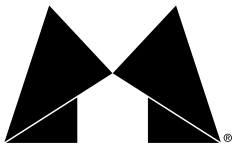
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# JASPER CROSSING

## PROPERTY FEATURES



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# JASPER CROSSING

## AREA DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	948	10,053	17,800
2019 Estimate	875	9,481	16,520
2010 Census	790	9,790	15,477
Growth 2019 - 2024	8.34%	6.03%	7.75%
Growth 2010 - 2019	10.76%	-3.16%	6.74%
<b>2019 Population by Age</b>			
	<b>875</b>	<b>9,481</b>	<b>16,520</b>
Age 0 - 4	48 5.49%	528 5.57%	908 5.50%
Age 5 - 9	50 5.71%	559 5.90%	956 5.79%
Age 10 - 14	56 6.40%	638 6.73%	1,097 6.64%
Age 15 - 19	53 6.06%	591 6.23%	1,024 6.20%
Age 20 - 24	47 5.37%	529 5.58%	920 5.57%
Age 25 - 29	62 7.09%	633 6.68%	1,081 6.54%
Age 30 - 34	55 6.29%	561 5.92%	948 5.74%
Age 35 - 39	55 6.29%	581 6.13%	982 5.94%
Age 40 - 44	57 6.51%	604 6.37%	1,021 6.18%
Age 45 - 49	61 6.97%	656 6.92%	1,121 6.79%
Age 50 - 54	64 7.31%	682 7.19%	1,198 7.25%
Age 55 - 59	65 7.43%	695 7.33%	1,245 7.54%
Age 60 - 64	53 6.06%	611 6.44%	1,112 6.73%
Age 65 - 69	46 5.26%	579 6.11%	1,060 6.42%
Age 70 - 74	37 4.23%	435 4.59%	793 4.80%
Age 75 - 79	29 3.31%	283 2.98%	510 3.09%
Age 80 - 84	19 2.17%	163 1.72%	286 1.73%
Age 85+	18 2.06%	154 1.62%	259 1.57%
Age 65+	149 17.03%	1,614 17.02%	2,908 17.60%
<b>Median Age</b>	<b>41.00</b>	<b>41.00</b>	<b>41.70</b>
<b>Average Age</b>	<b>40.30</b>	<b>40.00</b>	<b>40.40</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Population By Race</b>			
	<b>875</b>	<b>9,481</b>	<b>16,520</b>
White	804 91.89%	9,059 95.55%	15,826 95.80%
Black	44 5.03%	183 1.93%	285 1.73%
Am. Indian & Alaskan	15 1.71%	51 0.54%	72 0.44%
Asian	6 0.69%	70 0.74%	132 0.80%
Hawaiian & Pacific Island	0 0.00%	2 0.02%	3 0.02%
Other	6 0.69%	116 1.22%	202 1.22%
<b>Population by Hispanic Origin</b>			
	<b>875</b>	<b>9,481</b>	<b>16,520</b>
Non-Hispanic Origin	740 84.57%	8,941 94.30%	15,821 95.77%
Hispanic Origin	135 15.43%	540 5.70%	699 4.23%
<b>2019 Median Age, Male</b>			
	<b>39.00</b>	<b>39.50</b>	<b>40.50</b>
<b>2019 Average Age, Male</b>			
	<b>38.80</b>	<b>38.80</b>	<b>39.40</b>
<b>2019 Median Age, Female</b>			
	<b>42.70</b>	<b>42.50</b>	<b>42.80</b>
<b>2019 Average Age, Female</b>			
	<b>41.60</b>	<b>41.20</b>	<b>41.30</b>
<b>2019 Average Household Size</b>			
	<b>2.50</b>	<b>2.60</b>	<b>2.60</b>
<b>Households</b>			
2024 Projection	380	3,774	6,709
2019 Estimate	349	3,563	6,232
2010 Census	311	3,707	5,896
Growth 2019 - 2024	8.88%	5.92%	7.65%
Growth 2010 - 2019	12.22%	-3.88%	5.70%
<b>Radius</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>2019 Households by HH Income</b>			
	<b>347</b>	<b>3,564</b>	<b>6,232</b>
<\$25,000	119 34.29%	810 22.73%	1,180 18.93%
\$25,000 - \$50,000	146 42.07%	921 25.84%	1,529 24.53%
\$50,000 - \$75,000	50 14.41%	755 21.18%	1,374 22.05%
\$75,000 - \$100,000	7 2.02%	423 11.87%	738 11.84%
\$100,000 - \$125,000	19 5.48%	285 8.00%	557 8.94%
\$125,000 - \$150,000	6 1.73%	117 3.28%	219 3.51%
\$150,000 - \$200,000	0 0.00%	177 4.97%	450 7.22%
\$200,000+	0 0.00%	76 2.13%	185 2.97%
<b>2019 Avg Household Income</b>	<b>\$38,800</b>	<b>\$65,654</b>	<b>\$72,954</b>
<b>2019 Med Household Income</b>	<b>\$35,436</b>	<b>\$51,650</b>	<b>\$57,333</b>



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# JASPER CROSSING

## UTILITIES AND ZONING



**All utilities are available on site, subject to independent verification.  
The property is currently zoned C2 Commercial in the city of Jasper.**

“General commercial (C-2). The purpose of the C-2 district is to provide appropriate locations for a wide variety of commercial activities that will serve a large market area.”

[Click here for full details](#)



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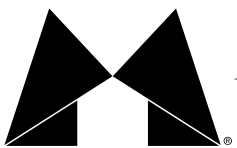
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# JASPER CROSSING

## OUTPARCELS



Outparcel	1	2	3	4	5	6	7	8	9	10	11	12	Retail Pad	Available Total
Acres	1.24	1.06	0.86	1.1	1.14	0.85	1.51	1.1	1.42	1.19	1.31	1.15	2.66	8.8
SF	54,014	46,174	37,462	Sold	49,658	37,026	65,776	Sold	Sold	51,836	57,064	50,094	Sold	383,328
Price	\$325,000	\$275,000	\$400,000	Sold	\$400,000	\$135,000	\$325,000	Sold	Sold	\$245,000	\$265,000	\$230,000	Sold	\$2,275,000
Per Acre Avg.	\$262,097	\$259,434	\$465,116	Sold	\$350,877	\$158,824	\$215,232	Sold	Sold	\$205,882	\$202,290	\$200,000	Sold	\$258,523
Per SF Avg.	\$6	\$6	\$11	Sold	\$8	\$4	\$4.94	Sold	Sold	\$4.73	\$4.64	\$4.59	Sold	\$6



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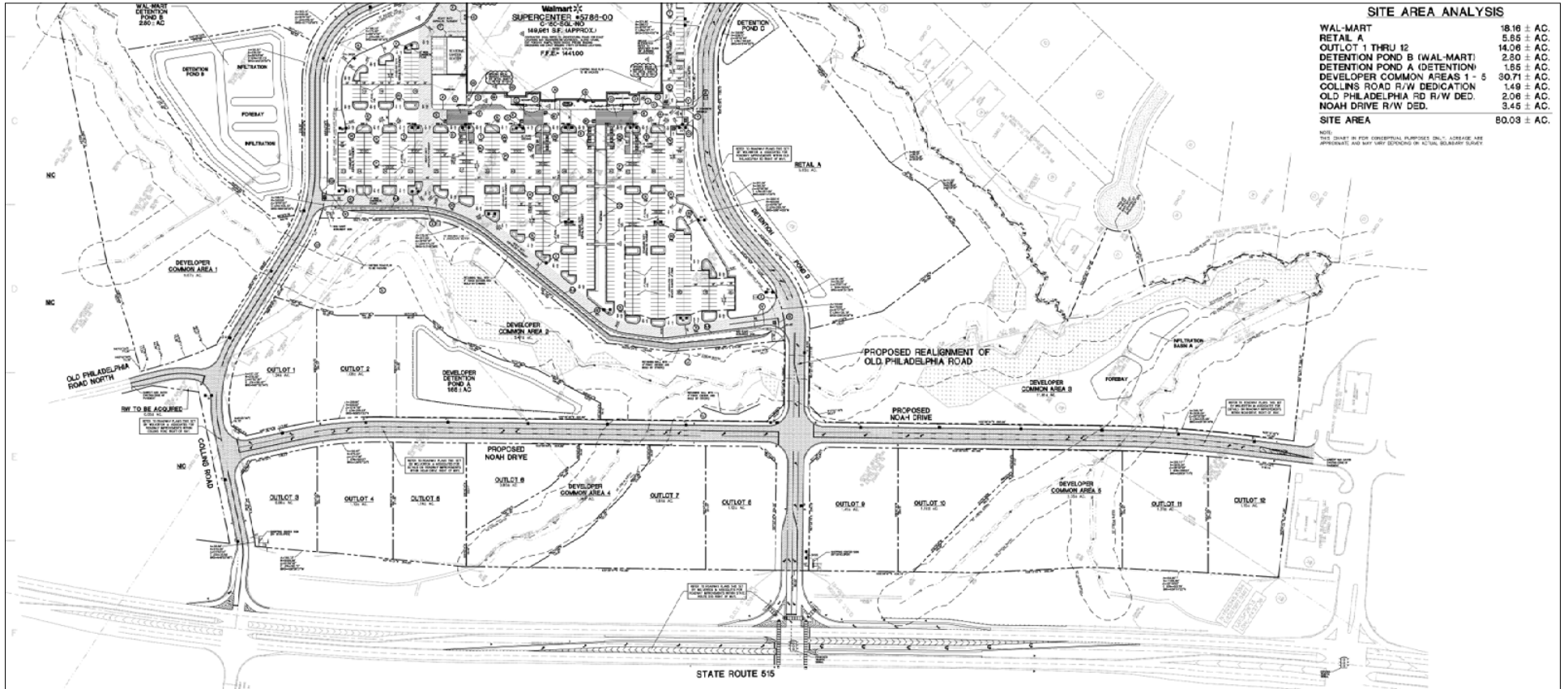
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# JASPER CROSSING

## SITE SURVEY



### SITE AREA ANALYSIS

WAL-MART	19.18 ± AC.
RETAIL A	5.85 ± AC.
OUTLOT 1 THRU 12	14.06 ± AC.
DETOXIFICATION POND B (WAL-MART)	2.80 ± AC.
DETOXIFICATION POND A (DETOXIFICATION)	1.85 ± AC.
DEVELOPER COMMON AREAS 1 - 5	30.71 ± AC.
COLLINS ROAD R/W DEDICATION	1.49 ± AC.
OLD PHILADELPHIA RD R/W DED.	2.06 ± AC.
NOAH DRIVE R/W DED.	3.45 ± AC.
<b>SITE AREA</b>	<b>80.03 ± AC.</b>

NOTE:  
THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. AREAS ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL SURVEY DATA.

[Click here  
for full  
survey](#)



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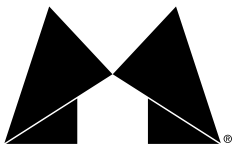
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