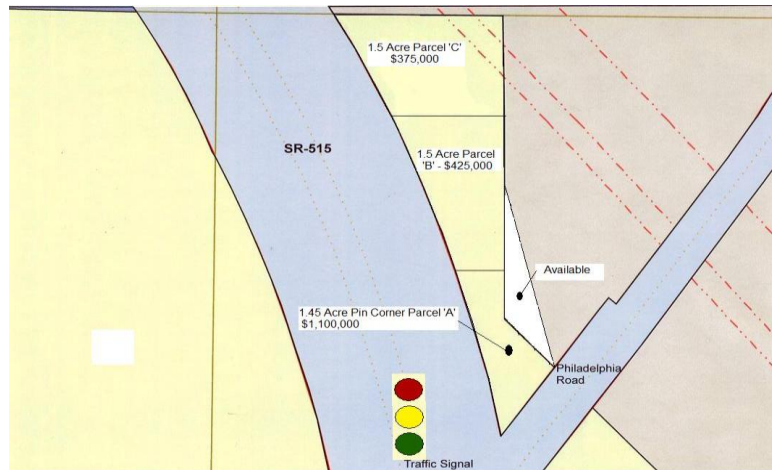


4.45 +/- ACRES – NE CORNER SR 515 & PHILADELPHIA ROAD

Jasper, Georgia
Pickens County

Currently Zoned 'HB'
(Highway Business)



- Site 'A' **1.45 ACRE PIN CORNER:** \$1,100,000 or \$758,000 per Acre
- Site 'B' **1.5 ACRE SITE MID PARCEL:** \$425,000 or \$283,333 per Acre
- Site 'C' **1.5 ACRE SITE OFF CORNER:** \$375,000 or \$250,000 per Acre
- **ADDITIONAL ACREAGE AVAILABLE**
- 1,000+ FEET FRONTAGE ON SR-515
- .8 MILE NORTH OF HOME DEPOT
- 1.2 MILES NORTH OF HIGHWAY SR-53
- FULLY SIGNALIZED INTERSECTION
- POTENTIAL ANNEXATION INTO THE CITY OF JASPER
- SEWERABLE
- GREAT DEMOGRAPHICS IN RAPIDLY-DEVELOPING JASPER
- TRAFFIC COUNT: 18,750 (GDOT 2007)
- GOING HOME SIDE OF SR-515
- NEW Wal★Mart™ SLATED to OPEN SUMMER of 2010

\$1,900,000 Total



770-888-8889