Wal-Mart Outparcels Available

G.A. Hwy 515



- * Shadow to Wal-Mart Super Center
- * Adjacent to Kroger & Ingles
- * Zoned C-2, City of Jasper
- * 8 outparcels available
- * Detention provided
- * Graded, all utilities available
- * 2020 26,194 AADT on Hwy 515
- Visibility & pylon signage on Hwy 515
- * 2 signalized access points

Highlights

Demographics:

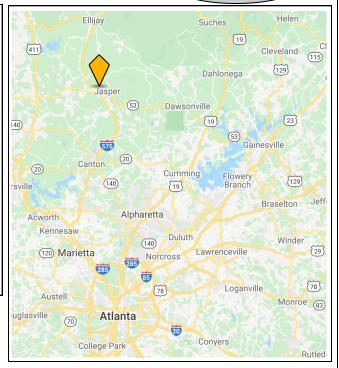
*Esri **CoStar

Cocia					
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*
House- holds	3,819**	6,212*	9,830*	15,362*	32,426*
Avg HH Inc	\$71,910**	\$74,228*	\$79,825*	\$85,685*	\$84,978*

As of March 2022, 1,817 residential lots and 200 apartments planned or under construction. See page 5.



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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.

Project Title JASPER CROSSING Walmart : SUPERCENTER #5786-00 BY: PICKENS COUNTY GA ROME, GA ROME, GA <u>-</u>5 Volverton & Associates
Consulting Englishers + Land Surveyors
Stift Suprout Howay - Suits 105 - Land - Land Surveyors
Stift Suprout Howay - Suits 105 - Land CKED BY A A A A A A A A A A A A WAL-MART
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ACCESSEE SPACES
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OUTCT 1 THRU 2
DETERTION POND 8 (WAL-MART)
DETERTION POND 6 (WAL-MART)
DETERTION POND 6 (WAL-MARS)
COLLING TOOMAON AFERS 1 - 5
COLLING TOOM SITE PLAN REFER TO SHEETS C-1A TO C-1D FOR SITE LEGEND. AT&T 139,247 S.F. 696 SPACES ∉ 701 SPACES S SAMO 5 SPACES SPACES 10.35 % CITY LANDSCAPED AREA ANALYSIS With the state of the set of the 1.09 AC CITY PARKING ANALYSIS (1 SACE PRIX 200 Sh.)
(1 SACE PRIX SH.)
(SUPOLYEES PER SHET)
(5)
(CAPOLYEES PER SHET) (NOT INCLUDING 20 FT. STREETSCAPE BUFFER)
ACTUAL % LANDSCAPE/IMPERVIOUS
REQUIRED % LANDSCAPE/IMPERVIOUS AREA BUILDING SETBACK
FRONT YARD = 20 FT
SIDE YARD = 20 FT
REAR YARD = 15 FT
MAX BUILDING HEIGHT = 55 FT TOTAL IMPERVIOUS AREA LANDSCAPED AREA 1.36 AC M RETAIL/MERCHANDISE BUILDING USE Total Lument 240000 120000 120000 240000 240000 120000 120000 120000 PROPOSED NOAH DRIVE DOLLAR TREE A third of the contents outlines a city of a third of the contents outlines and the contents outlines and the contents outlines are contents outlines and the contents outlines are contents outlines and the contents outlines are contents outliness and contents outliness are cont STATE ROUTE 515 CONTACTOR SHILL COORDANT, ANY DISCANDING AND INSTILLATIONS WHIRN THE RETAINED THAT, REMOGEDERY TONG (1983) WITH CORRESS, CONTRACTOR AND DESIGN DIGGREEN FROM THE PROPERTY OF THE STATE OF THE SHIP OF THE REST, CORGAINS, PRESS, RESIGNATE, PROCESS, STORG, US. 14. THIS PROPERTY DOES NOT LE IN A 100-YEAR FLOCKPLAN OR IN AN EXPITED YLOOD PROPERTY. SE OFFICE PRESENT TO THE FLOOD ENABLES PROPELTON ACT OF 1973, AS AMBINED, AS REFLICTED BY FLOOD INSURANCE BATE MAP PART, #1331-698, DATED CECLARIES, 31, 1336. 17, CONCRETE CARB AND GOTTER CONSTRUCTION AND/OR EPRANSISM ADMITS SHALL BE SPACE A MAXIMAM OF 10 FT. RETER TO SPECIFICATIONS FOR DICTALS OF HOW TO CONSTRUCT ONLY TO. 11. SHOPPING CLATER STATES STATES STATES THE CONTROL CANDIDATE CONTRACTOR TO BULCONS, CONTR OUTLOT 6 0.74 AC DEVELOPER DETENTION POND A 168±AC OUTLOT 5 1.16 AC ATTO TO RESIDENT FLAST THE SE FO MALESTON & ADMINISTRATION OTTAL OR RESIDENT MATCHINGS WITH NOW THE THAT IT WAS OUTLOT 2 1.07 AC MAIN STREET URGENT CARE 艫 COMPACION SAUL BE RESPONSBLE FOR ALL RELOCATIONS, INCLUDIAS, BUT NOT LANTED TO, ALL URITIES, STORM DEARMAG, STOCK INSTITE SERVICES, ETC. AS REQUIRED, ALL WORK SAULL BE A ACCORDANCE WIS COLORISMO, AUTHORITES SEGREFATIONS AND SAULL TELE APPROVED BY SOCIAL COST SAULL IN INCLUDED IN BACE BIO. ALL DANCY PIET CORE & CHTTP, SOLLI, ET MANCACOTT, THESE TOLKIOLS, BLITT, BANKE, BLITT, ALL DANCY BLITT, ALL DANCY BLITT, ALL CORES DANCE, BLITT, ALL DANCY BLITT, B CONTRACTOR SHALL RETER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIATINGSONS OF VISTBLLES, SLOPE PANNE SICKNINGS, DOT PORDICES, TRUCK DOOS, PRECISE BULDING DIATINGSONS AND EXACT BULLING UTLITY DIVIRANCE LOCATIONS. FOR THE PROPERTY PLANT THE ST. FOR WALKETON & ASSESSMENT VIR FOR THE PROPERTY APPROACHES OF ST. (19,00) \$100 \$500 \$500 \$100. COLLINS ROAD OUTLOT 3 0.85 AC OUTLOT 1 1.23 AC SITE PLAN NOTES



