



OFFERING MEMORANDUM

SCHOOL CAMPUS

339 W Church Street
Jasper, Georgia 30143

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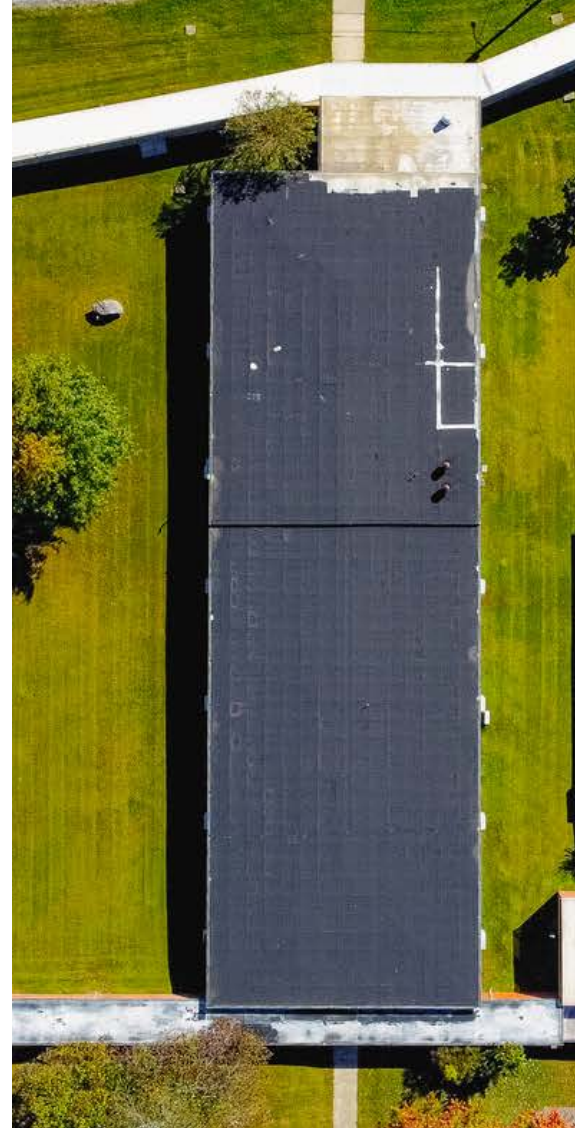


THE OFFERING

DTSade is proud to present 339 W Church Street, a former school campus located in Jasper, Georgia. This institutional property offers a rare opportunity to reimagine a multi-building site in a market defined by steady growth and a high quality of life.

Located just minutes from downtown Jasper and Highway 515, 339 W Church Street provides accessibility, established infrastructure, and proximity to one of North Georgia's most desirable growth corridors.

PROPERTY ADDRESS	339 W Church Street Jasper, Georgia 30143
LOT SIZE	±19.43 AC
PARCEL NUMBER	JA11 012
ASKING PRICE	Price available upon request
ZONING	R1



OFFERING MEMORANDUM

PROPERTY SUMMARY

- ±19.43-acre former school campus in Jasper, GA
- Zoned R1 with existing infrastructure in place
- Main building includes classrooms, gymnasium, cafeteria, and auxiliary spaces
- Cafeteria includes functional industrial kitchen with cold storage
- All major utilities available on site
- Parcel ID: JA11 012
- Open road access allows for flexible site planning and development
- Located just minutes from Downtown Jasper and Highway 515
- Positioned in a high-quality-of-life market with strong demographic indicators
- Ideal for: housing, restaurant, religious facility, education, event venue, senior care, veterinary, experiential retail, or training facility
- Part of Pickens County's desirable North Georgia growth corridor
- Surrounded by low-density mountain living and an active, outdoors-oriented population
- Median household income: \$78,700
- Median home value: \$337,100
- Unemployment: 3.7%

Note: The city is actively modernizing its infrastructure, with major water and sewer upgrades already in progress. At the same time, the Georgia Department of Transportation is advancing improvements to Church Street (Highway 53), a project that will create walkable connectivity from the former school site to downtown Jasper's amenities. Together, these investments strengthen future redevelopment and demonstrate the city's commitment to long-term, sustainable growth.

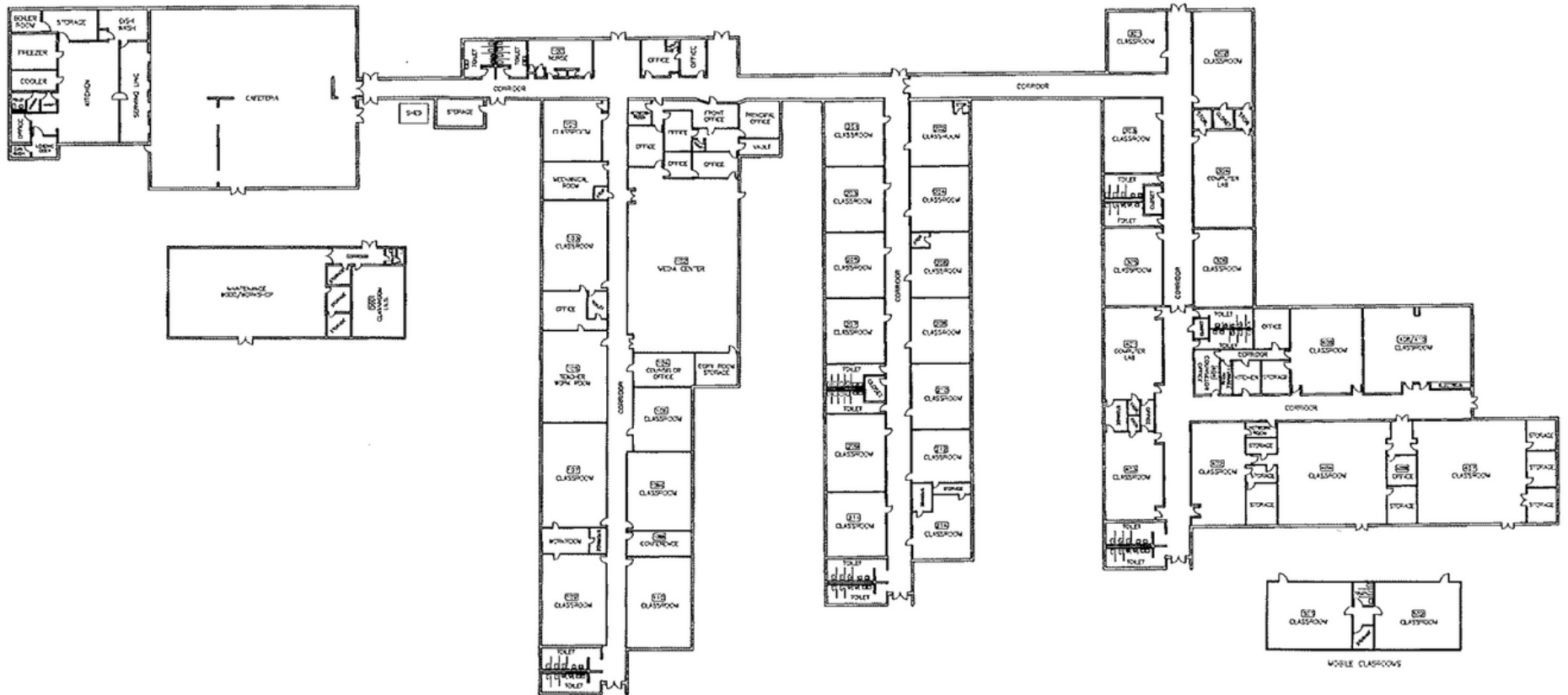
For more information or to schedule a site visit, please contact Dudley Thomas Spade SRE, LLC.



SITE PLANS

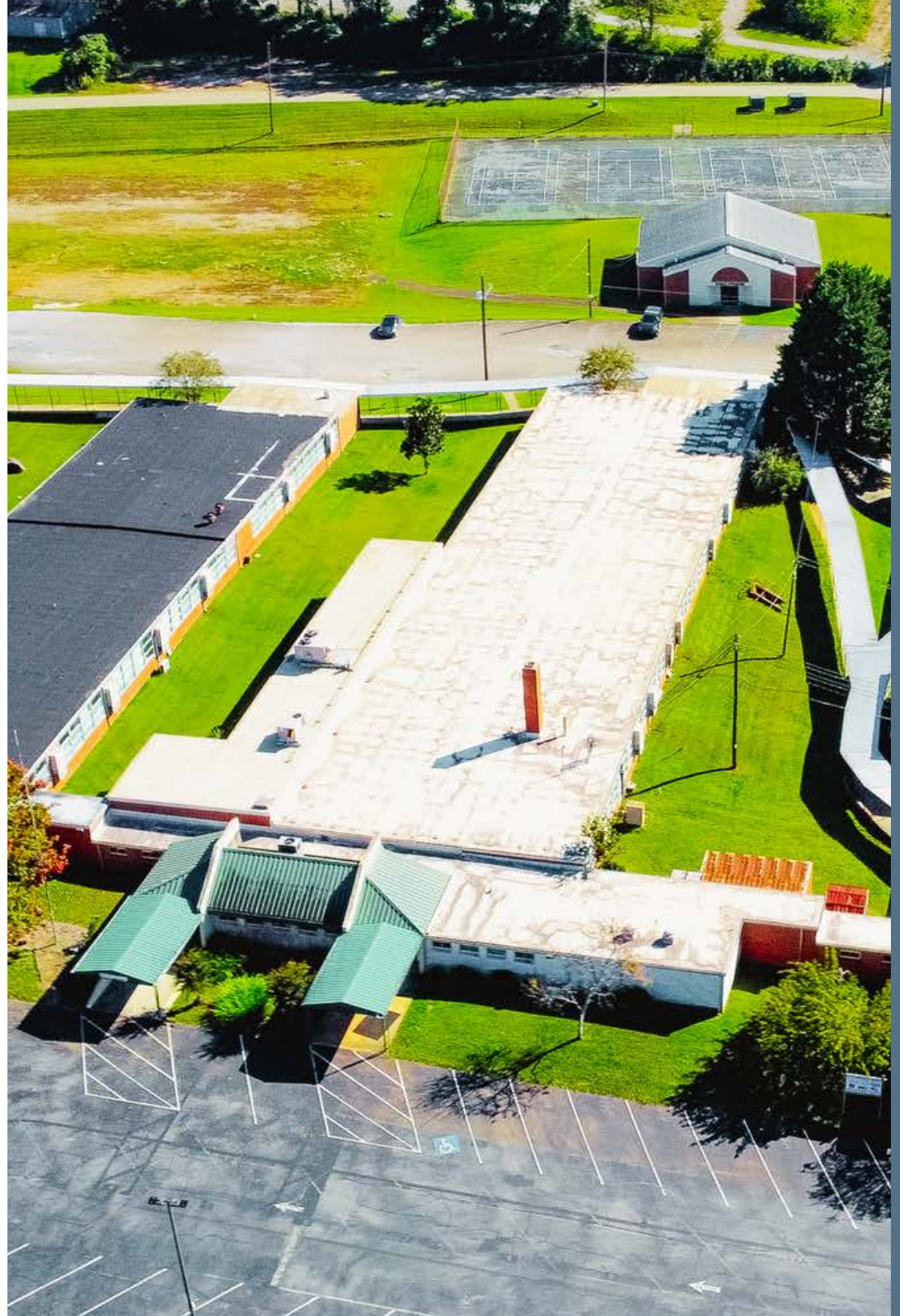


FLOOR PLANS



SCHOOL BUILDING LAYOUT
JASPER MIDDLE SCHOOL
 PICKENS COUNTY BOARD OF EDUCATION

PROPERTY PHOTOS





JASPER, GEORGIA

Nestled in the foothills of the North Georgia mountains, Pickens County offers a unique blend of small-town charm, natural beauty, and economic opportunity. With its close proximity to the Atlanta metro—just an hour north via I-575—Pickens is increasingly attractive to businesses and residents seeking room to grow without sacrificing connectivity.

The county is known for its rich marble heritage, strong school systems, and active business community. From medical and professional services to light industrial and retail, Pickens supports a range of commercial real estate development. Outdoor recreation, historic downtowns, and a growing population make it a strategic location for investment in North Georgia.

Jasper, the county seat of Pickens County, is often referred to as “The First Mountain City.” With a thriving downtown district, community-focused leadership, and a mix of heritage and growth, Jasper plays a central role in the region’s economic and cultural landscape.

As home to county government, major healthcare services, and an array of local businesses, Jasper continues to expand its infrastructure to support future development. Its welcoming atmosphere and business-friendly approach make it a smart location for commercial investment in Georgia’s growing Appalachian corridor.



REGIONAL DRIVE TIME

Drive Times from 339 W Church Street

- 15 Minutes
- 30 Minutes
- 1 Hour

Pickens County

AREA OVERVIEW

REGIONAL DRIVE TIME

Drive Times from 339 W Church Street

- 15 Minutes
- 30 Minutes
- 1 Hour

Pickens County

AREA OVERVIEW

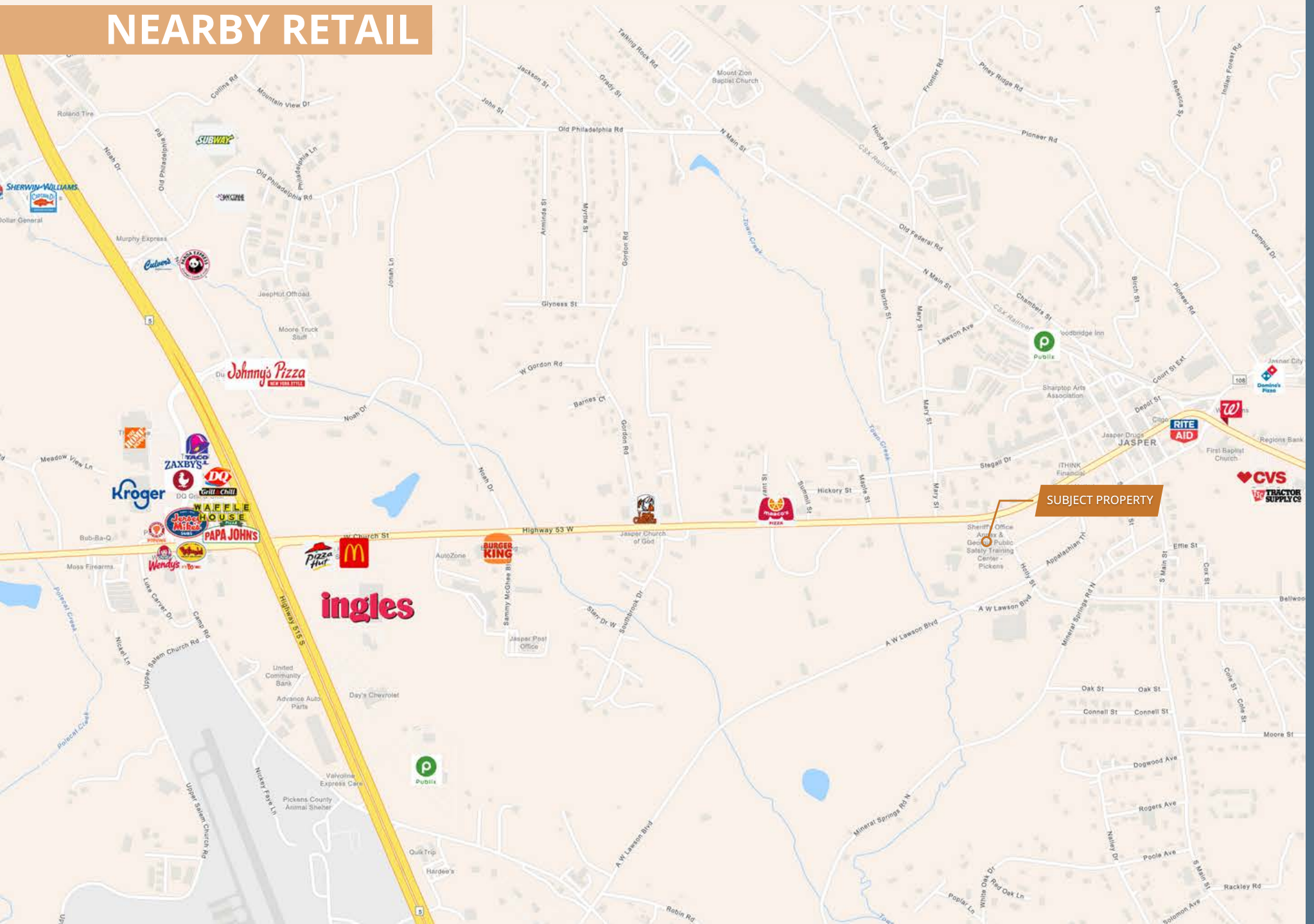
Drive Times from 339 W Church Street

15 Minutes 

30 Minutes  Pickens County 

1 Hour 

NEARBY RETAIL



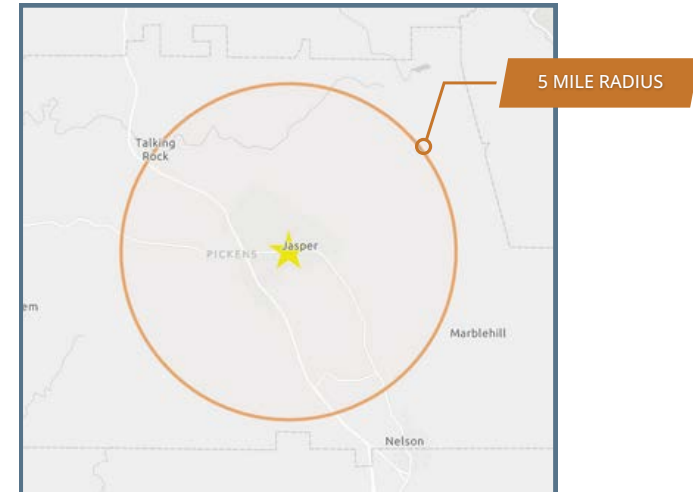
DEMOGRAPHIC INFO


\$74,810
Median Household
Income


\$37,903
Per Capita
Income


\$246,833
Median Net
Worth

HOUSEHOLD INCOME



19,170
Population


7,697
Households

45.2
Median Age

\$59,697
Median Disposable Income

9.8%
No High
School
Diploma

35.1%
High School
Graduate

31.6%
Some College/
Associate's
Degree

23.5%
Bachelor's/Grad/
Prof Degree

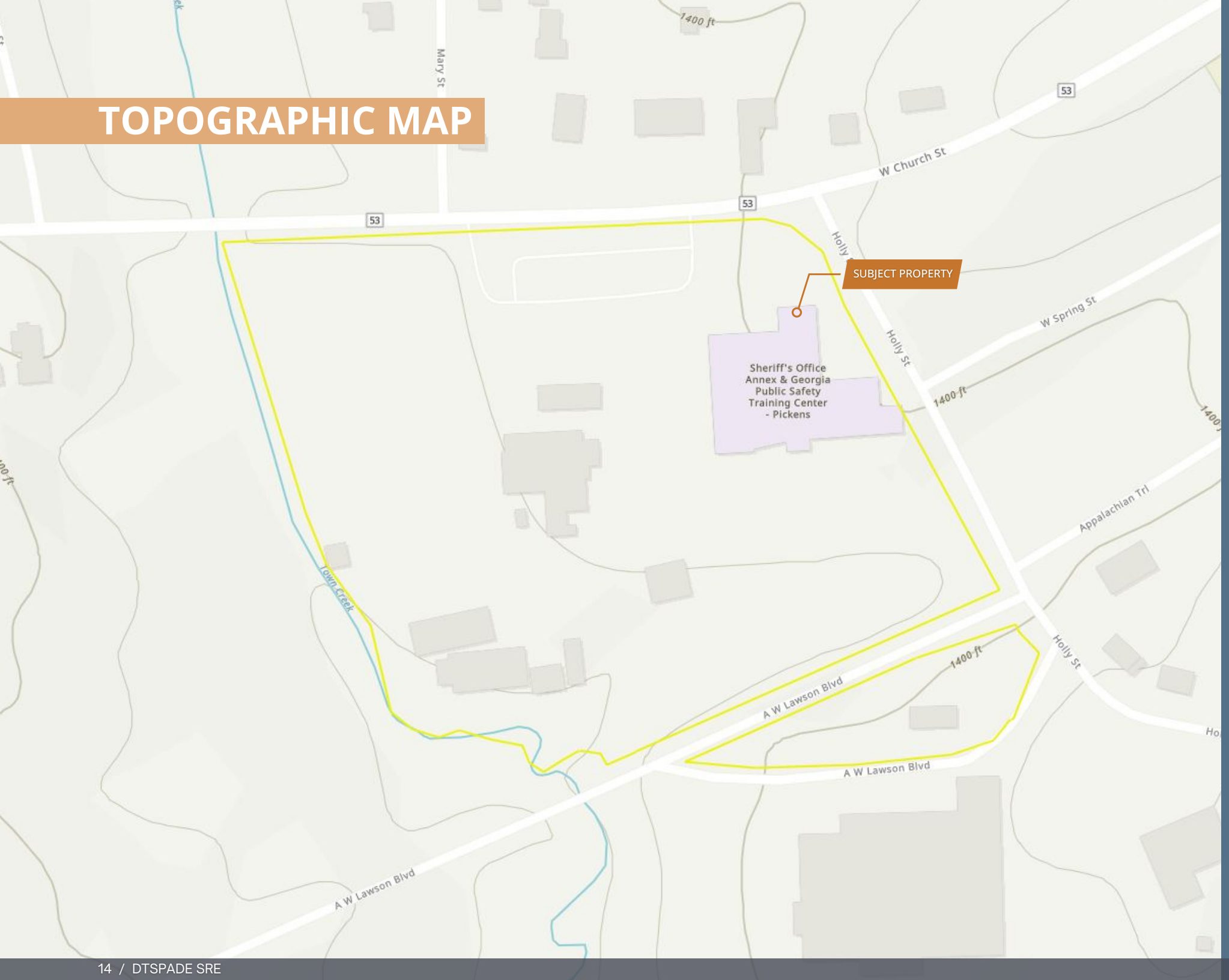
 56.3%
White Collar
 30.7%
Blue Collar
 16.7%
Services

3.1%
Unemployment
Rate

AERIAL



TOPOGRAPHIC MAP



FLOODPLAIN MAP

USA Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway





CONTACT

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