

Summary

Parcel Number 041 081
Location Address 435 UPPER SALEM CHURCH RD
Legal Description DIST13 LL24 46.44AC
(Note: Not to be used on legal documents)
Class I5-Industrial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 21.789
Acres 46.44
Homestead Exemption No (50)
Landlot/District 24 / 13

[View Map](#)

Owner

UPPER SALEM PARTNERS LLC
 PO BOX 308
 BALL GROUND, GA 30107

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	JASPER \$30,000/AC	Acres	2,972,534	0	0	46.44	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2016	1088 373	OO 148	\$400,000	SB 346 SALE	GREAT OAK GA OWNER LLC	UPPER SALEM PARTNERS LLC
6/24/2013	1009 852	OO 148	\$300,800	LEGAL	UNITED COMMUNITY BANK	GREAT OAK GA OWNER LLC
5/7/2013	1001 721	OO 148	\$0	DEED UNDER POWER	ASSET HOLDING COMPANY 4 LLC	UNITED COMMUNITY BANK
4/30/2010	899 352	EE 4	\$2,299,000	LAND MARKET VALUE	UNITED COMMUNITY BANK	ASSET HOLDING COMPANY 4 LLC
11/3/2009	878 508	OO 148	\$0	DEED UNDER POWER	LEE MULLINS FAMILY INTEREST LL	UNITED COMMUNITY BANK
11/20/2007	802 85	OO 148	\$5,000,000	MULTIPLE PARCELS	THE DEVELOPMENT AUTHORITY	LEE MULLINS FAMILY INTEREST LLC
8/27/2004	607 557	OO 148	\$2,183,680	GOVT PURCHASE/SALE	STEWART JIM	THE DEVELOPMENT AUTHORITY
10/17/2003	554 122	OO 148	\$1,364,800	LAND MARKET VALUE	DEAN W L	STEWART JIM
			\$0	PREVIOUS SALE		DEAN W L

Valuation

	2022	2021	2020	2019
Previous Value	\$508,518	\$508,518	\$508,518	\$711,925
Land Value	\$508,518	\$508,518	\$508,518	\$508,518
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$508,518	\$508,518	\$508,518	\$508,518

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

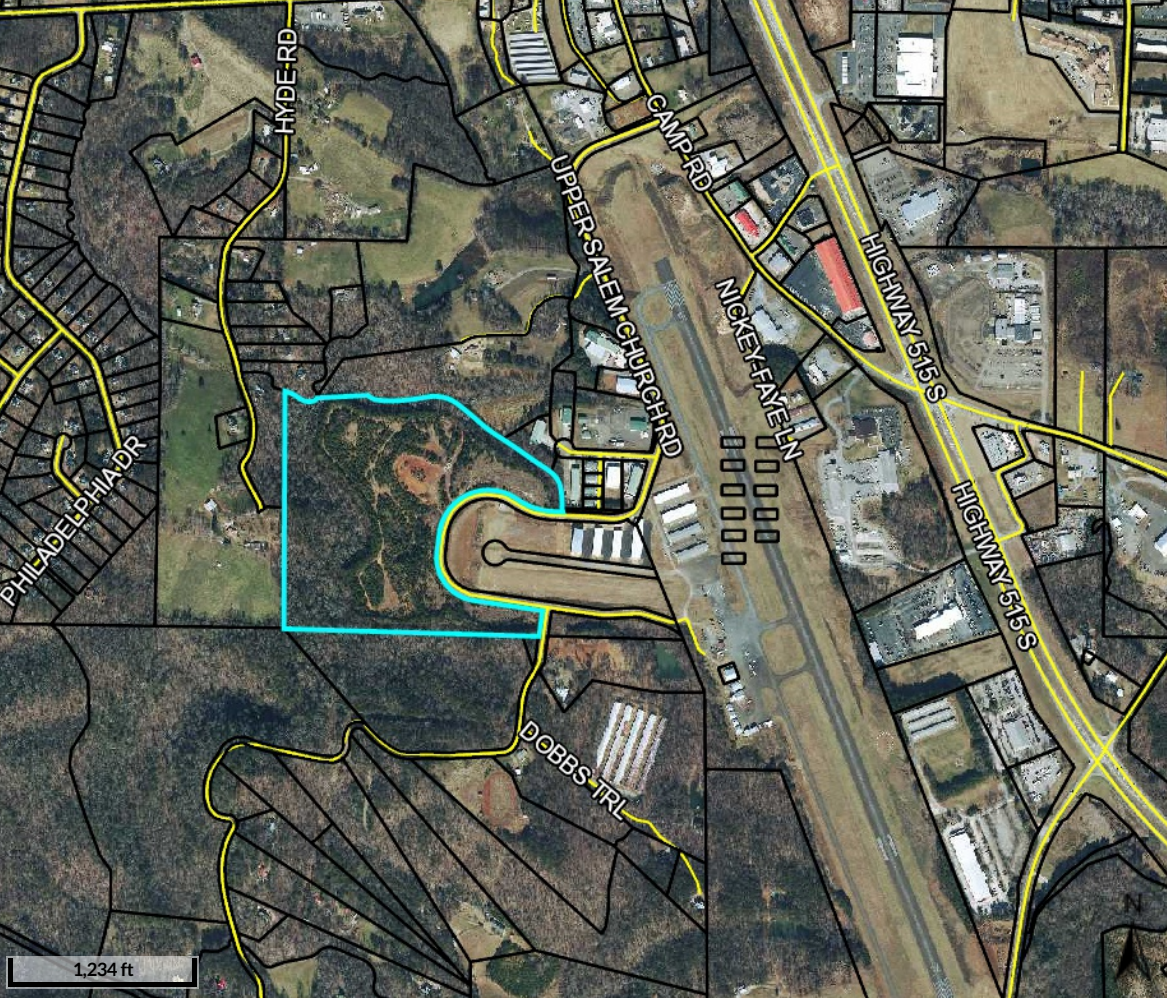
The Pickens County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the 2022 Preliminary tax roll and is subject to change. All other data is subject to change.

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Version 2.3.217



HYDE RD

PHILADELPHIA DR

UPPER SALEM CHURCH RD

CAMP RD

NICKEY-FAYE LN

DOBBS TRL

HIGHWAY 515 S

HIGHWAY 515 S

1,234 ft

Commercial Development Land | Business Park
Adjacent to Pickens County Airport
+/- 46.44 Acres | Jasper, Georgia



+/- 46.44 Acres in Jasper, Georgia

Bull Realty is pleased to offer a unique investment opportunity to purchase property next to the Pickens County Airport in Jasper, Georgia. Located just north of the Atlanta Class B airspace in Pickens County, this is the air gateway to the North Georgia mountains. The field benefits from being located within the middle of Jasper's retail shopping. Hotels, restaurants, fast food, sporting goods are all, literally, closer than the end of the runway.

Originally designed to capitalize on the proposed airport expansion, this development is mostly cleared and rough graded, having had extensive blasting and engineering. Some infrastructure is in, including water, power and sewer. A detention area has been constructed and has served the site since 2006.

Prospective end users include airplane owners that need hanger space and businesses that want to have direct access to the airport. There is current demand for hanger space for investors to lease. Light industrial users and distributors looking to take advantage of the close proximity to Highway 515 and the airport itself will also have an interest in lots in the park.

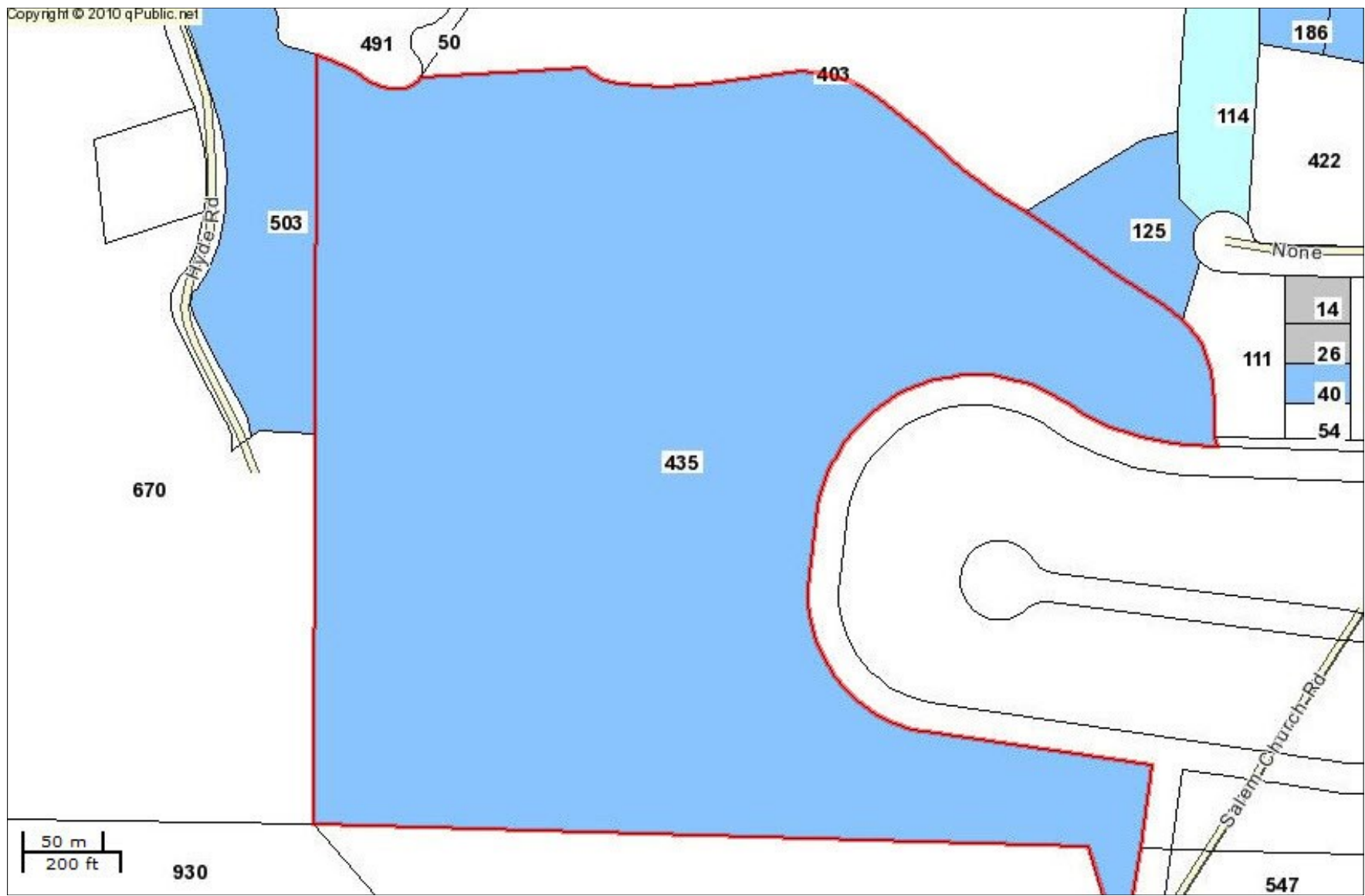
You can own this development for less than half of the cost of the money spent and look forward to potential appreciation in the near future

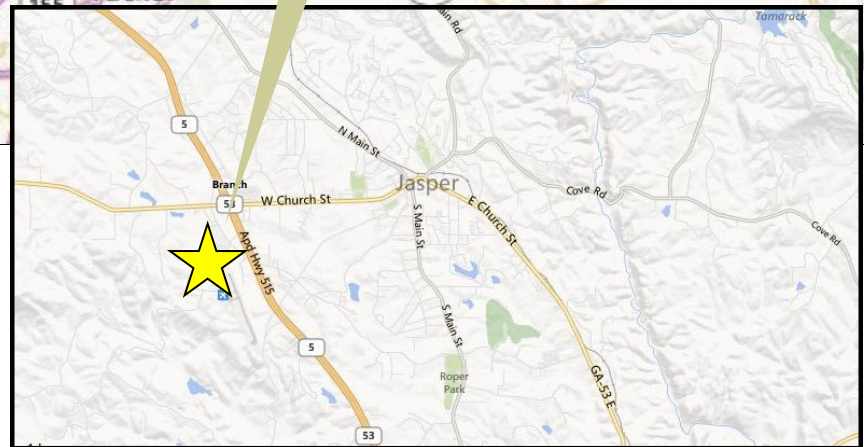
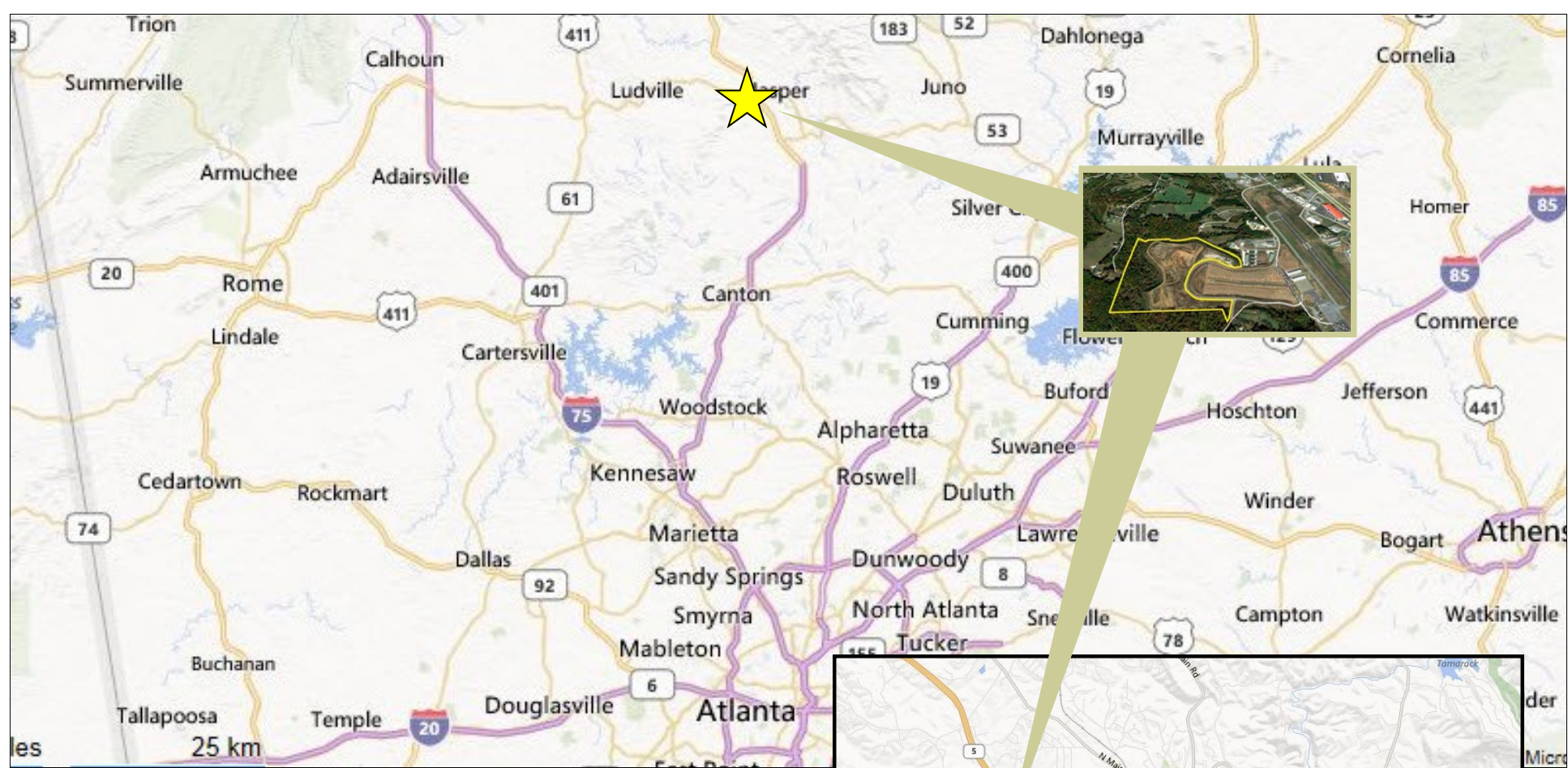


Property Address	435 Upper Salem Road Jasper, GA 30143
County	Pickens
Lot Size	+/- 46.44 acres
Zoning	Commercial
Features	Excellent access to busy Highway 515 Adjacent to the Pickens County Airport
Parcel ID	041 081
Estimated 2015 Taxes	\$13,023.63









2015 Demographics (esri)

1 mile

Population 2,238

Households 941

Average Household Income \$41,085

3 mile

Population 8,359

Households 3,253

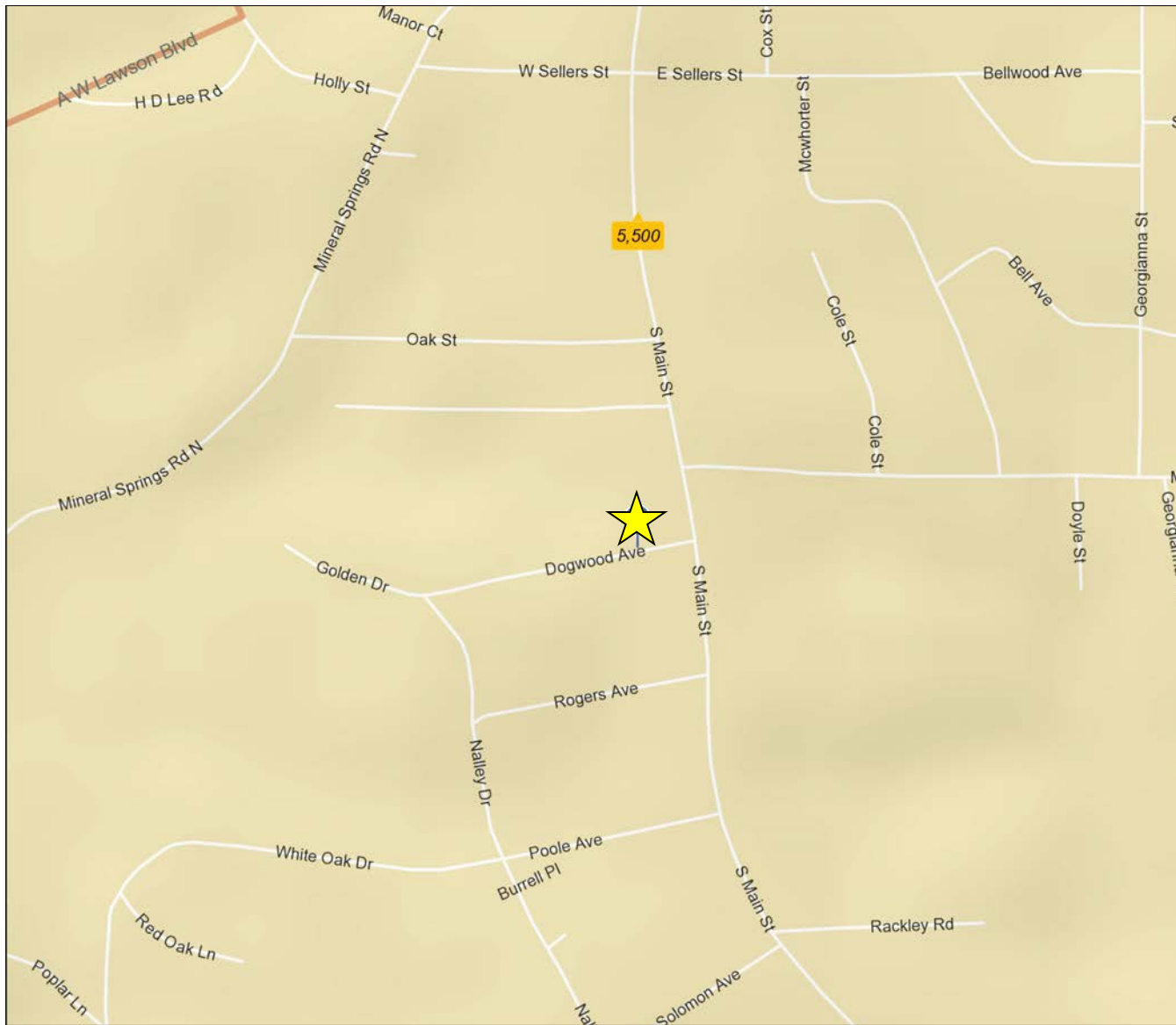
Average Household Income \$49,870

5 mile

Population 16,191

Households 6,215

Average Household Income \$56,047





Jasper, Georgia

Nicknamed "The First Mountain City," **Jasper, Georgia** is located 50 miles north of Atlanta, Georgia. Several local attractions draw the interest of sightseers annually. The Tate House which was built by local marble baron Sam Tate in the 1920s, and sits adjacent to the current Tate Elementary. The Tate House and Tate Elementary are actually located in unincorporated Tate, GA which is located just south of Jasper, GA. Standing on an old Cherokee place of worship, the historic Woodbridge Inn is famous for its menu options and its lodging. Jasper is located near several large acreage mountain neighborhoods such as Big Canoe, Bent Tree, and the Preserve at Sharp Mountain.

The Georgia Marble Festival is held on the first weekend in October every year. It is sponsored by the Pickens County Chamber of Commerce. The festivities start with the Marble Festival Road Race. The festival is held at Lee Newton park. There are several booths with vendors from across the North Georgia area. They sell handmade crafts among other things. One of the highlights is the art show. Several of the exhibits are carved marble, but there are also many paintings, photographs, and pottery. The weekends following the festival is when the Apple Festival in Ellijay, Georgia in Gilmer County is held. It has many of the same type of events.

