

NEW MIXED USE DEVELOPMENT

Jacks Creek Landing

Highway 78 @ Aycok Ave
Monroe, GA 30655

- Traffic light work begins May 2022
- Site work begins April 2022



**FOR MORE
INFORMATION
CONTACT**

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HIGHLIGHTS

- * Property is highly visible, pad ready, zoned, signalized corner and has all utilities.
- * High traffic counts: over 29,000 vehicles per day provide site great exposure and excellent accessibility.
- * The area's population is projected to continue growing indefinitely attracted by new jobs in technology and other clean industries locating in Walton County. (200 new jobs announced soon—Unisia Drive area)
- * Prime frontage on both Highway 78 (1085') and Aycock Avenue (1160')
- * Highway 78 main corridor between Atlanta and Athens.
- * Monroe is located 40 miles east of Atlanta and 27 miles south of Athens.
- * Regional access to 2 other major highways GA-11 and GA-138
- * Site well suited for retail, office, medical, restaurants, hospitality, truck & car wash as well as light industrial.
- * New retail development under construction (est. completion fall 2022) in Monroe includes Publix (just opened), Marshalls, Ulta, Rack Room Shoes, Five Below, Huey Magoo's, The Joint, Planet Smoothies, Ross Dress for Less, PetSence, and Planet Fitness.
- * City of Monroe and Walton county are pro growth.

PROPERTY DESCRIPTION

Conceptual: Subject to change

Lot Size: 26.6± Acres
Frontage: 1,085' Hwy 78
1,160' Aycock Ave
Utilities: 16" Water line service to site. Sewer, Electric, Gas (1 Block Away)
Traffic: 29,000 Vehicles per day
Zoning: PCD / B-3
Topography: Delivered Pad ready & road grade

2021 DEMOS	5 Mile	7 Mile	10 Mile
Population	27,508	39,207	77,663
Median Age	37.0	37.8	37.5
Average HH Income	\$57,101	\$65,476	\$76,973

Sale Price: \$2,300,000

Plus final cost of the traffic signal and right in right out

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CONCEPTUAL PLAN - Parcel size may vary (Subject to Change-Not to Scale)



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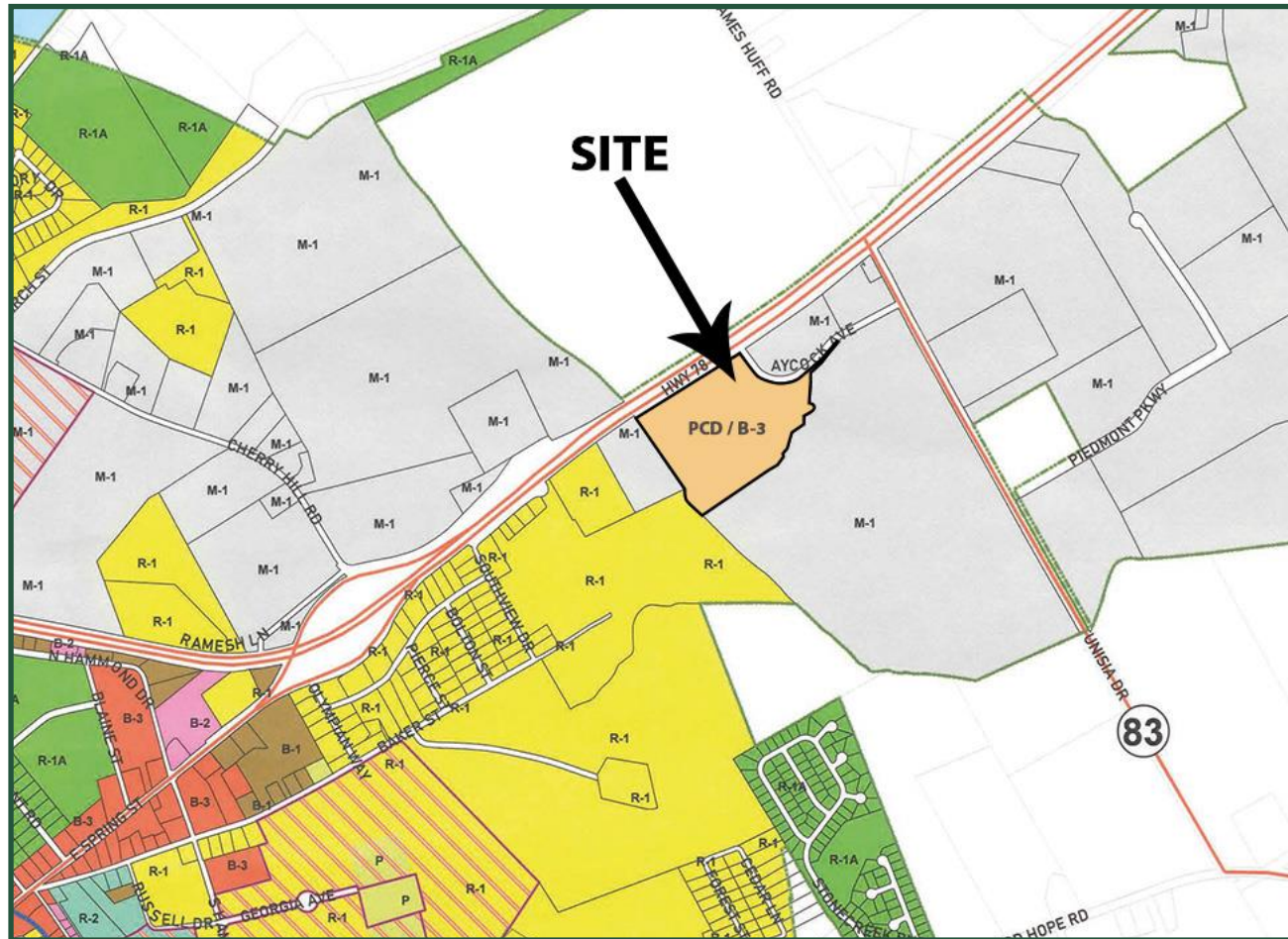
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ZONING MAP



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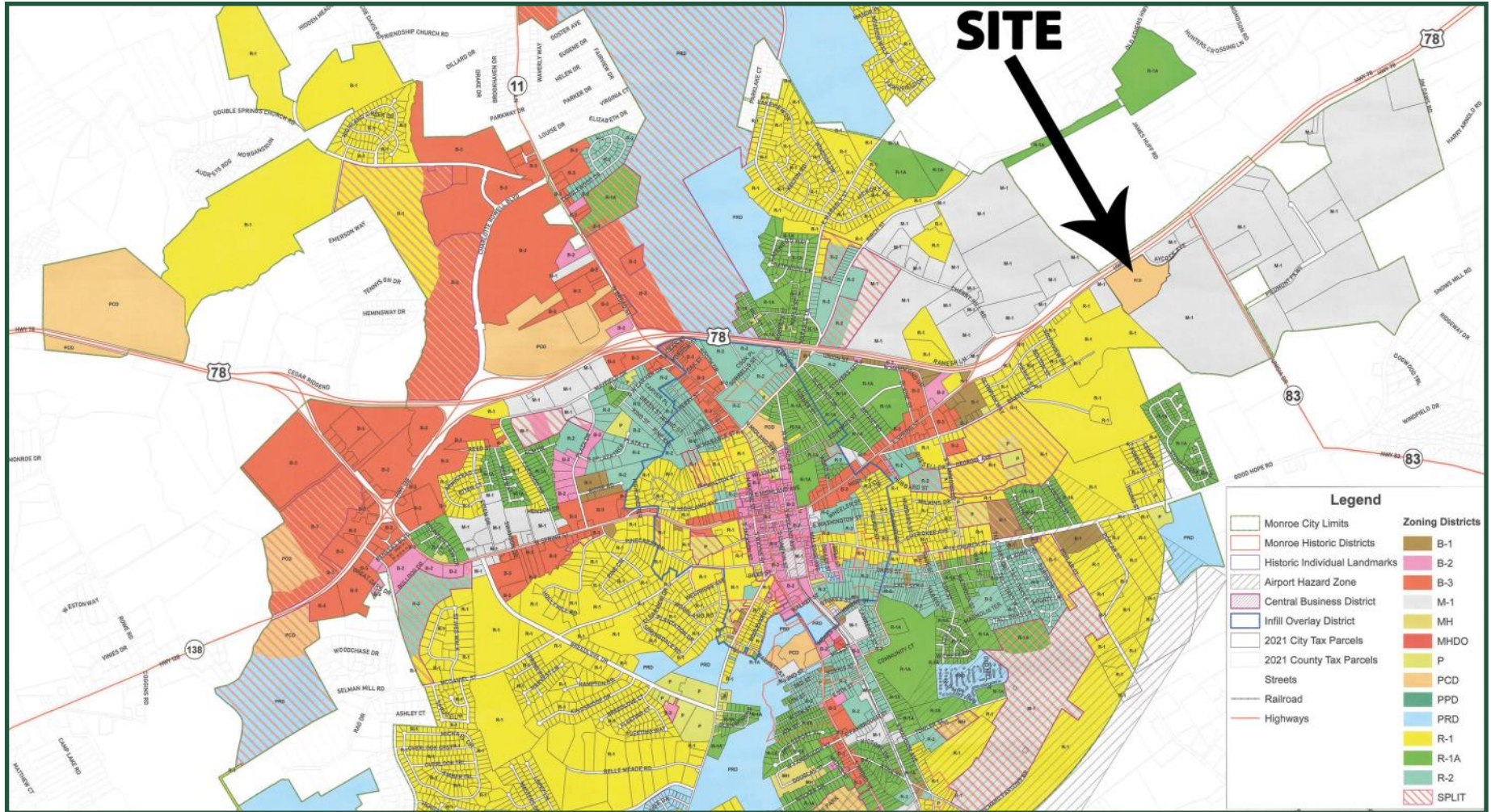


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SITE PHOTOS



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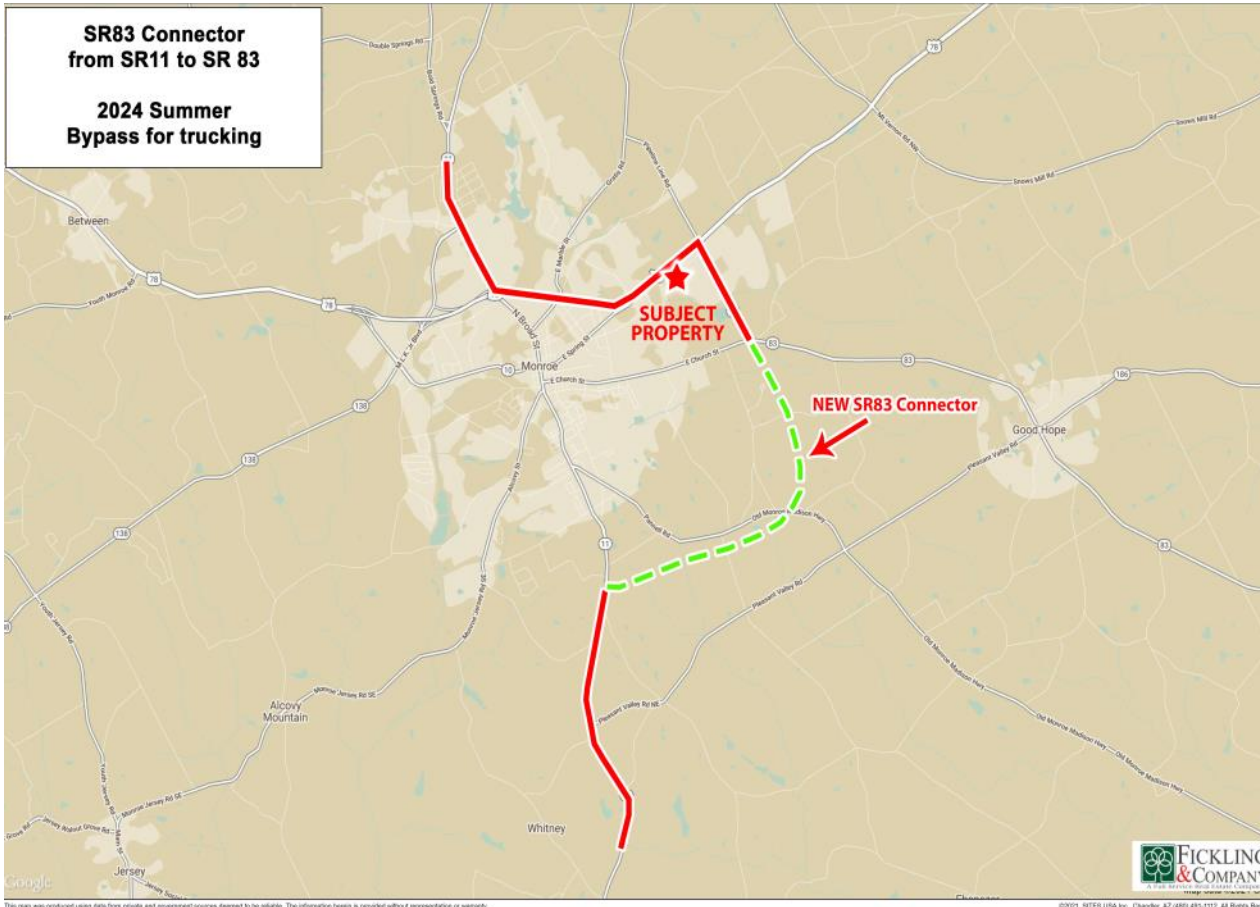
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NEW BYPASS



NEW TRUCKING BYPASS

The proposed project is the construction of a 4.7-mile, two-lane State Route (SR) 83 Connector to provide an alternate route around the historic downtown of the City of Monroe in Walton County. The connector will begin at State Route (SR) 11 approximately 0.5 mile south of the city limits and extend east of the city; terminating at SR 83.

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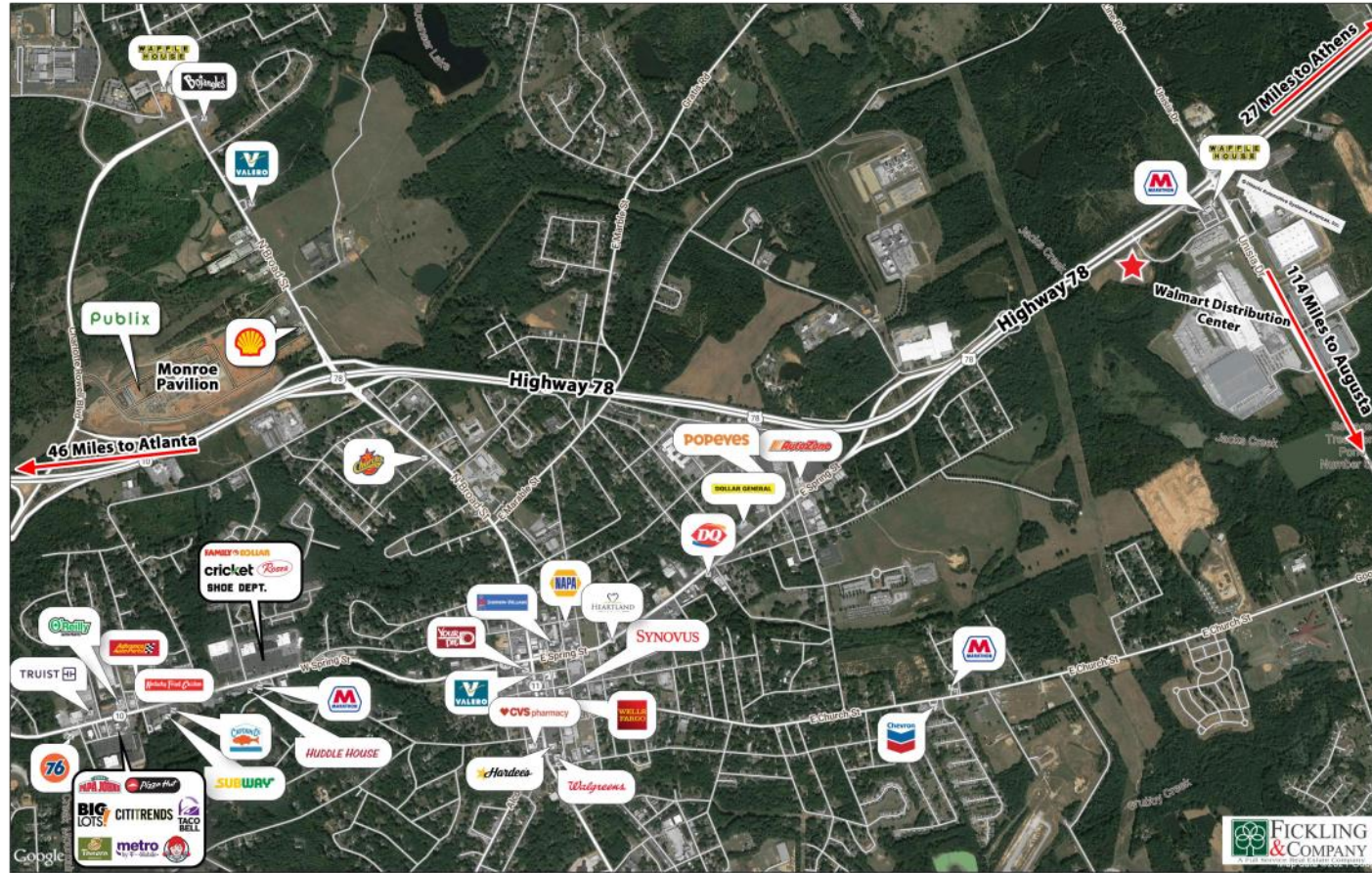
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STATE MAP & AERIAL



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NEARBY INDUSTRIAL EMPLOYEE COUNT



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Major Employees

Business Name	# of Employees	Address	Business Type
Hitachi Automotive	900	1000 Unisia Dr, Monroe, GA 30655	manufacturing
Wal-Mart Distribution	840	655 Unisia Dr, Monroe, GA 30655	distribution center
Piedmont Walton Medical Center	410	2151 W Spring St, Monroe, GA 30655	healthcare
Wal-Mart SuperCenter	360	2050 W Spring St, Monroe, GA 30655	retail
Leggett & Platt	350	1000 L and P Pkwy, Monroe, GA 30655	manufacturing
Elite Storage Solutions	320	1118 W Spring St, Monroe, GA 30655	manufacturing
Tucker Door & Trim	260	650 Georgia 83, Monroe, GA 30655	manufacturing
Vest Monroe LLC dba Ridgeview Institute Monroe	152	709 Breedlove Dr, Monroe, GA 30655	healthcare
Walton Press	132	402 Mayfield Dr, Monroe, GA 30655	commercial printer
Dalray Daimond dba Great Oaks	96	920 Highway 138 NW, Monroe, GA 30655	senior living
The Home Depot	72.5	2150 W Spring St, Monroe, GA 30655	retail
Premier Kids Care	54.5	221 Plaza Dr, Monroe, GA 30655	medicine and medical equipment

GOVERNMENT

Walton County School District (BOE in Monroe)	2072
Walton County Government (Monroe, county seat)	777
City of Monroe	234

* 200 new jobs coming to the Unisis Drive area (announcing soon)

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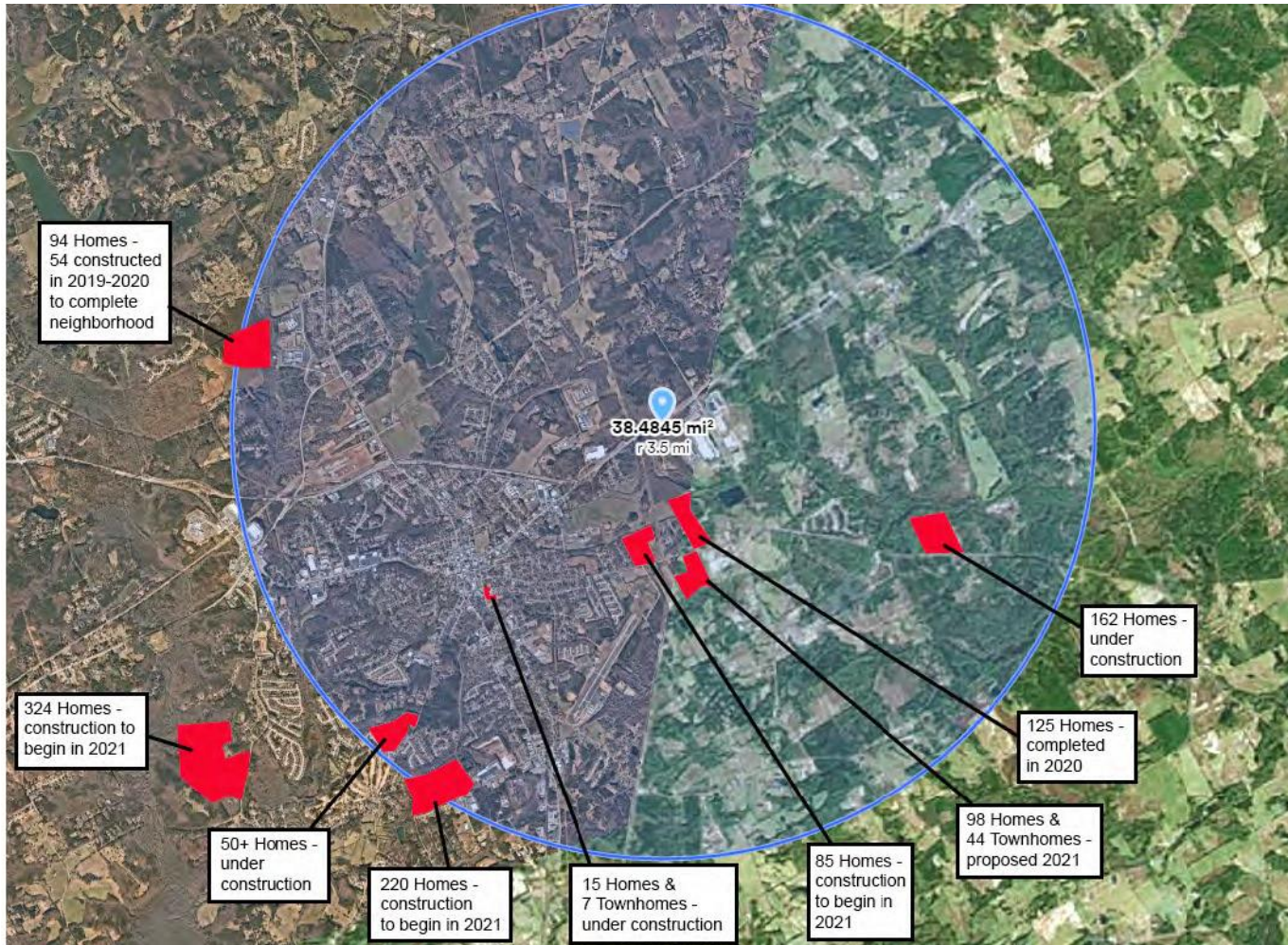
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New Residential Developments



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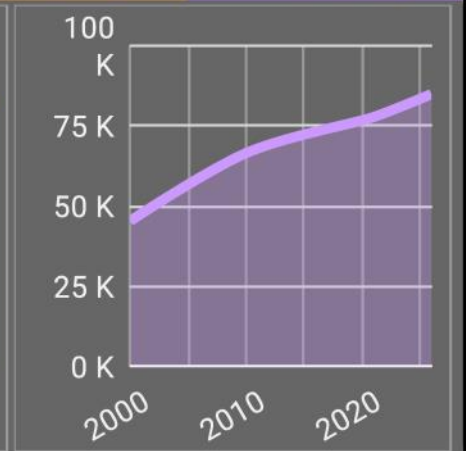
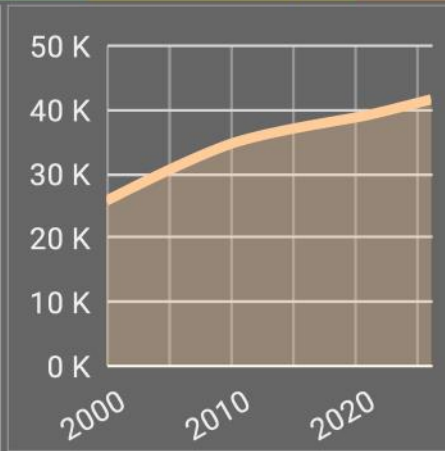
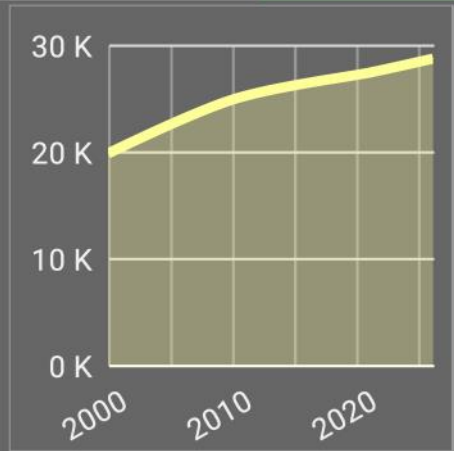
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2021 DEMOS

Monroe, GA 30655

	5 mi radius	7 mi radius	10 mi radius
Population			
Estimated Population (2021)	27,508	39,207	77,663
Projected Population (2026)	28,800	41,639	84,826
Census Population (2010)	24,979	34,712	66,423
Census Population (2000)	19,914	25,789	45,302
Projected Annual Growth (2021-2026)	1,292 0.9%	2,432 1.2%	7,163 1.8%
Historical Annual Growth (2010-2021)	2,530 0.8%	4,495 1.0%	11,241 1.3%
Historical Annual Growth (2000-2010)	5,065 2.5%	8,923 3.5%	21,121 4.7%
Estimated Population Density (2021)	350 <i>psm</i>	255 <i>psm</i>	247 <i>psm</i>
Trade Area Size	78.5 <i>sq mi</i>	153.9 <i>sq mi</i>	314.0 <i>sq mi</i>



SOURCE: Applied Geographic Solutions 5/2021, TIGER Geography

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