

Jasper Georgia Future Development Summary

Description	Location	Est Development Cost	Est. Employees	Est Start Date
100 Room Hilton Hotel	5 acres at Green Vally Rd & 515	\$10,000,000	25	2027
Piedmont Hospital Expansion				2026- 2030
Phase One (Three Acres)	Office Bldgs on the North, Additional parking,	\$15,000,000	75	2026
Phase Two Estimate (Nine Acres)	Hospital expansion and two office building	\$45,000,000	225	2028 - 2032
Notes: Info provided by Todd Jeska Director of Real Estate with Piedmont Healthcare				
Drew Tutton Expansion	6.2 Acres I-515 at Highway 108 SW Corner	\$10,000,000	20	2026
Piedmont Residential	200 Units around the existing hospital			
\$15,000,000 is lot development only		\$15,000,000	20	2026 - 2028
Home construction estimate		\$40,000,000	40	2027-2029
Yancey Brothers	Regional headquarters selling heavy equip	\$12,000,000	20	2027
7-Eleven	Green Valley Farm Rd @ I-515	\$6,000,000	8	2027
Valvoline	Camp Road behind QuikTrip	\$5,000,000	10	2027
Commercial Development	9-Acres Highway 53 @ I-515	\$30,000,000	50	2027
Notes: Mixed-Use Group looking to develop here				
Pulte Homes, LLC	107 lots - 12 acres 515 & Philadelphia rd	\$11,770,000	20	2026
\$11,770,000 is lot development only	current LDP issued then rescinded			
Home construction estimate		\$53,500,000	30	
ALDI	Grocer on 405 acres Phil. & 515	\$3,850,000	22	2026
LOI executed based on release for permitting	4Q anticipated start			
Doctor's Medical Office complex	3 level 24k sq/ft. Phil. & 515	\$10,500,000	50	2026
8,000 sq/ft. per level.	1Q 2027 start pending 1/3 leased			2027
Cold Storage Facility / 50,000 sq ft	TBD	\$12,000,000	20	2027
Self-Storage Facility	280- cubicle facility	\$4,000,000	8	2027
Full-Service Mariott	Units TBD based on site selection	\$27,000,000	40	2027
TOTALS		\$310,620,000	683	

Note: Residential home employment estimate is based on temporary local labor only.