

Table of Contents – RDP PROPERTIES GROUP – HWY 515 W & CRESCENT RD'S BLAIRSVILLE, GA 30512

- **Executive Summary (8/10/26)**
- **Location**
- **Maps**
 - Location
 - Aerial
 - Tax Aerial
 - Traffic Counts
- **Photos**
- **Survey**
- **Demographics**
- **Contact Information**
- **Disclaimer**

Executive Summary

- **Address - 61 Crescent Dr/4208 W. Highway 515, Blairsville, GA.**
- **Acreage - 64.52 Total – Corner 3.11 ac with 1800 sf Building, 12+- ac proposed Commercial, 50+- ac Residential.**
- **Price - \$850,000 for the Corner 3.11+ acres with building (Tenant - Southern Backyard Living)**
 - \$80,000 per acre for additional Commercial property & 25,000 per acre Residential. (Price varies depending on user acreage needs).
- **Road Frontage - 1200+- feet along Hwy 515W and 250+- along Crescent Rd.**
 - Hwy 515 W is a 4 divided Hwy. Subject Property has a median break at Crescent Rd.
- **Owner - Rayford D. Payne, Trust.**
- **Utilities**
 - Power – 3 phase. Blueridge Mountain EMC.
 - Water – 4 Inch at site. Coosa Water Authority.
 - Sewer – Available 1 mile east at Wal-Mart. City of Blairsville.
- **Zoning – Union County, No Zoning Regulations. Site plan approval required.**
- **Traffic Counts – 13,100 VPD (AADT) in 2024 along 515 W.**
- **Demographics – 9731 people within a 10-minute drivetime, 30,866 20-minute drivetime, 61,588 30-minute drivetime.**
- **Tax Parcel ID – 055 010, 055 10A, 05511B, Union County Tax Assessors.**
- **Other – 4 miles west of downtown Blairsville, 1 mile west of the Super Wal-Mart.**

Location

SUBJECT LOCATION

The subject is located on the north side of W Highway 515, and on the northwest side of Kiutuestia Creek Road, east of Nottely Dam Road, and just south of Nottely Lake in unincorporated Union County, Georgia with a City of Blairsville mailing address. The subject's neighborhood is bordered by the following arterial routes and boundaries: US Highway 19 to the north and east, and US Highway 76/Highway 515 W. to the south.

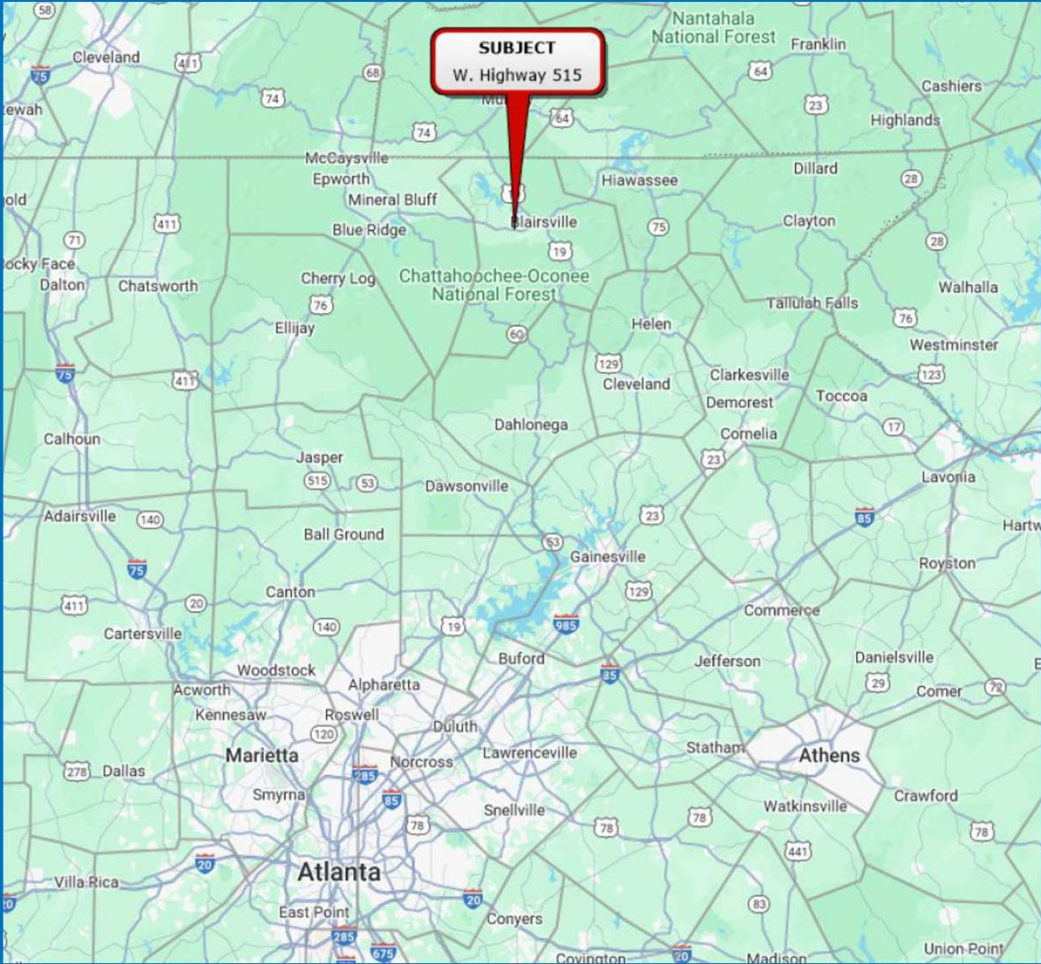
Highway 515 W. (also known as US Highway 76) serves as crucial east-west arterial route, region. This highway is a major transportation corridor in North Georgia, linking the area to larger towns like Blue Ridge to the east and Ellijay further south. Kiutuestia Creek Road, which runs along the west side of the subject, offers local connectivity and access to residential areas and small businesses in the vicinity. Nottely Dam Road, located to the west, provides a route to Nottely Dam and Nottely Lake, popular destinations for outdoor recreation, including boating, fishing and hiking. To the north and east, US Highway 19 enhances regional connectivity, offering a direct route to the town of Blairsville and further north to the North Carolina state line. These routes collectively support the area's accessibility, ensuring that the subject property is well-connected to both local amenities and broader regional attractions.



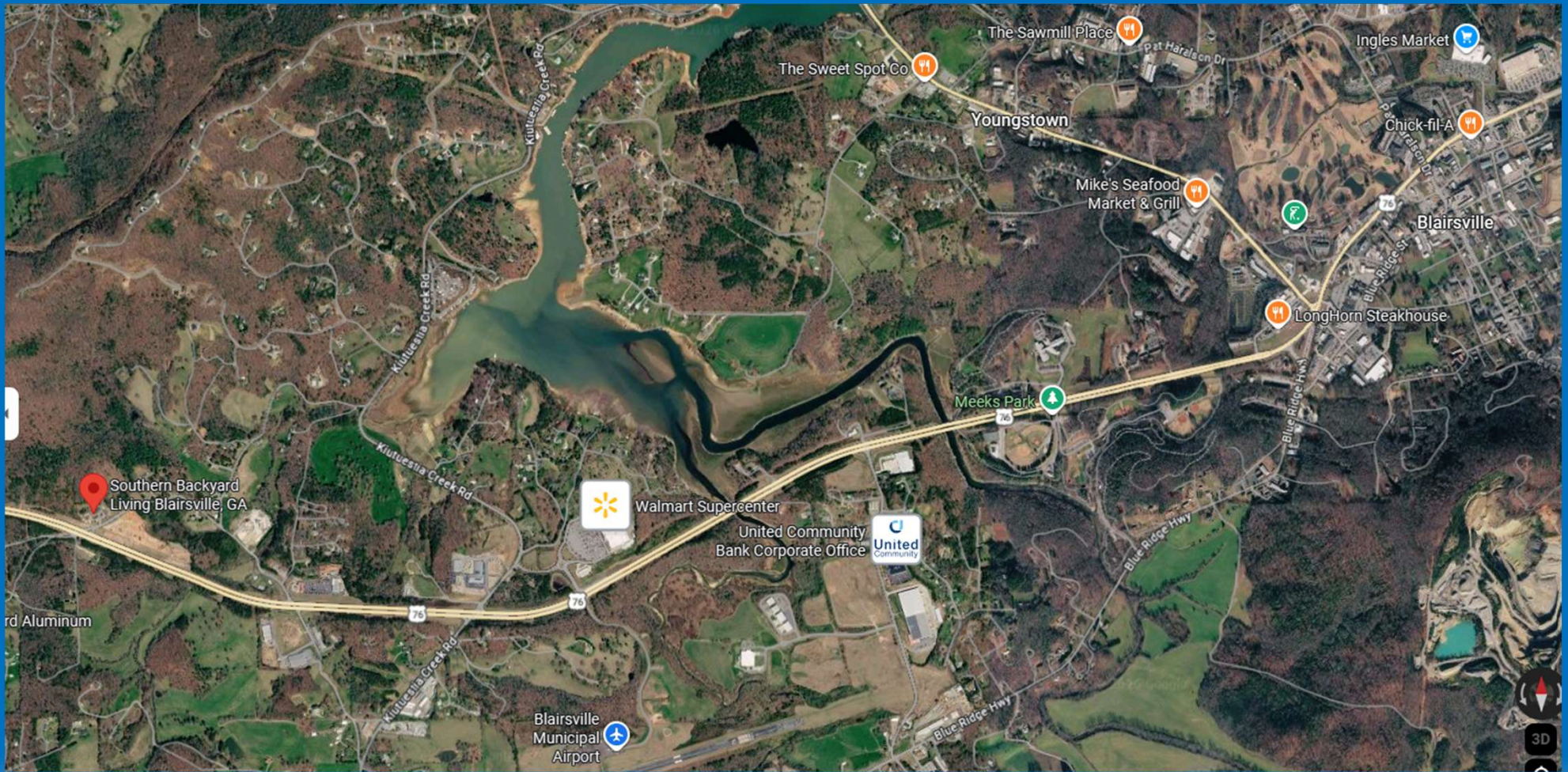
Location - (Continued)

The subject property is approximately 4 miles west of Downtown Blairsville, just south of Nottely Lake, an area known for its outdoor recreational opportunities. The surrounding region is characterized by a mix of residential, agricultural, and undeveloped lands, offering a peaceful rural setting with easy access to nearby amenities. To the north, Nottely Lake is a popular destination for boating, fishing, and camping, attracting both locals and visitors. The proximity to US Highway 19 and Highway 515 W. ensures that residents and visitors have convenient access to the nearby town of Blairsville, which serves as the county seat and offers a range of services, including shopping, dining, and healthcare. Additionally, the region benefits from its proximity to the Chattahoochee National Forest, which provides extensive hiking trails, wildlife viewing, and other outdoor activities. Overall, the location offers a desirable combination of rural charm and accessibility to essential amenities, making it a popular choice for both permanent residents and seasonal visitors.

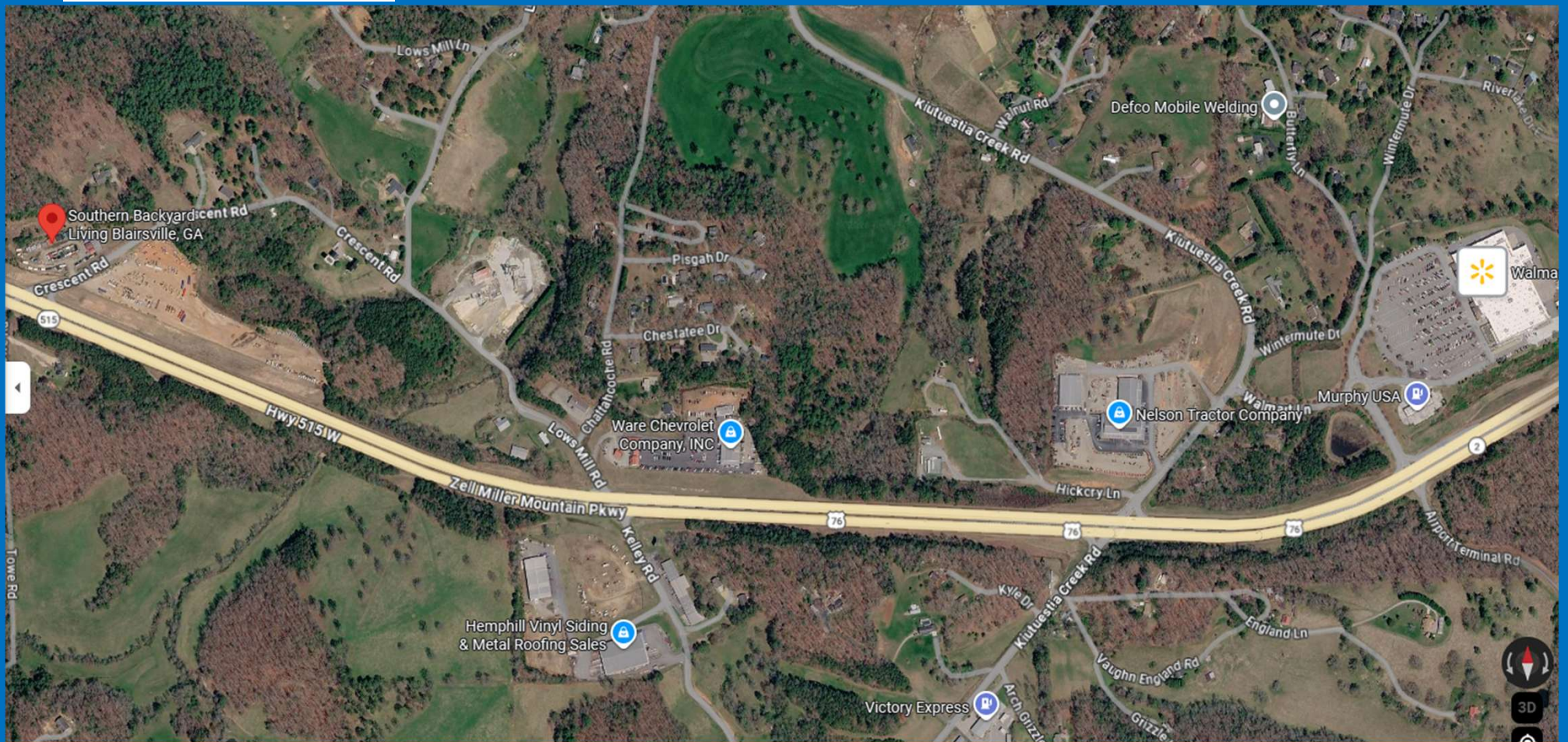
Maps - Location



Maps - Aerial



Maps - Aerial (Cont.)



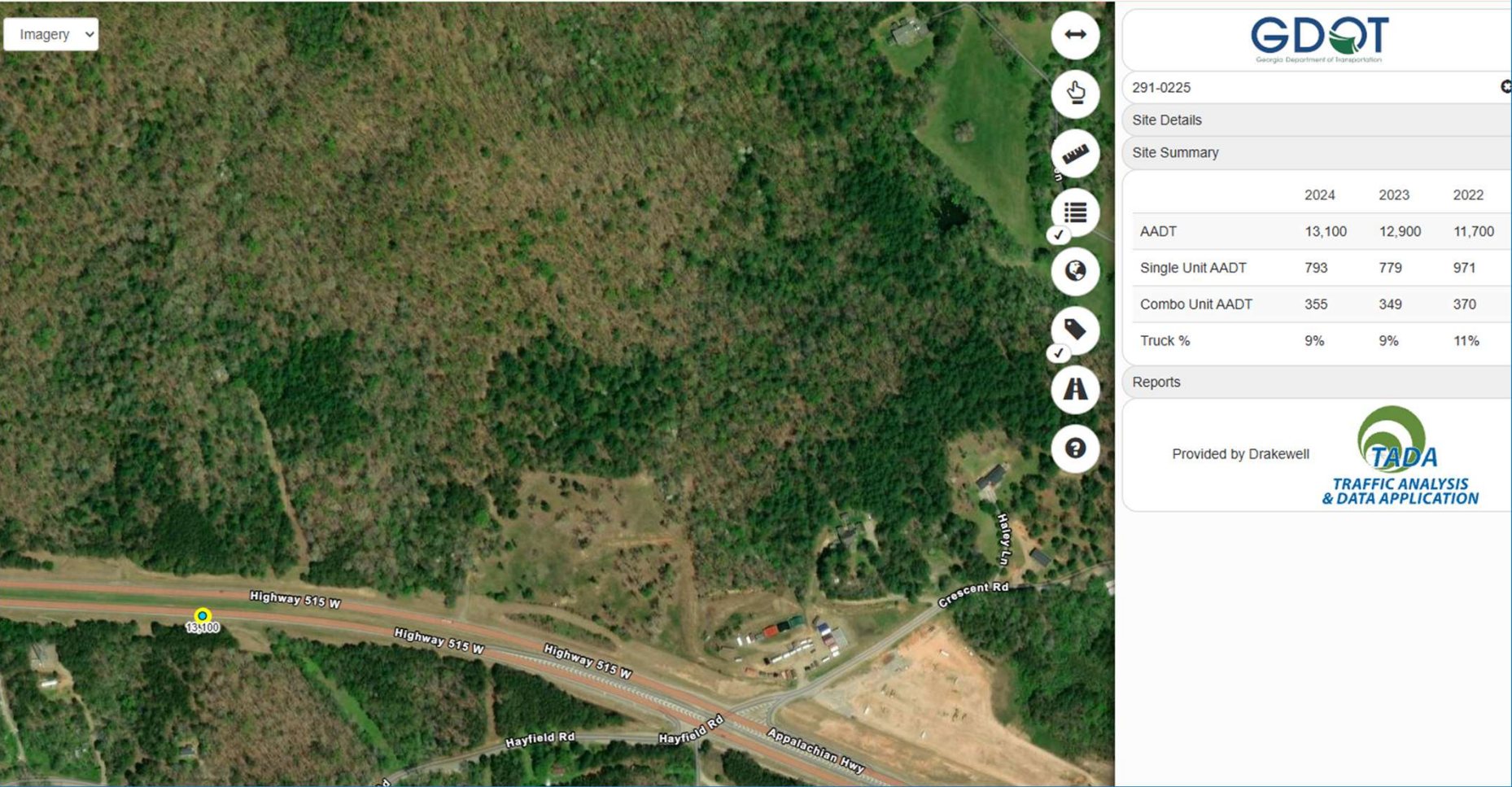
RDP PROPERTIES GROUP – HWY 515W & CRESCENT RD'S, BLAIRSVILLE, GA 30512

WWW.RDPPROPERTIESGROUP.COM

Maps - Tax



Maps - Traffic Counts



Photos



Improved Parcel View Down Crescent Road



Subject Site View

Photos



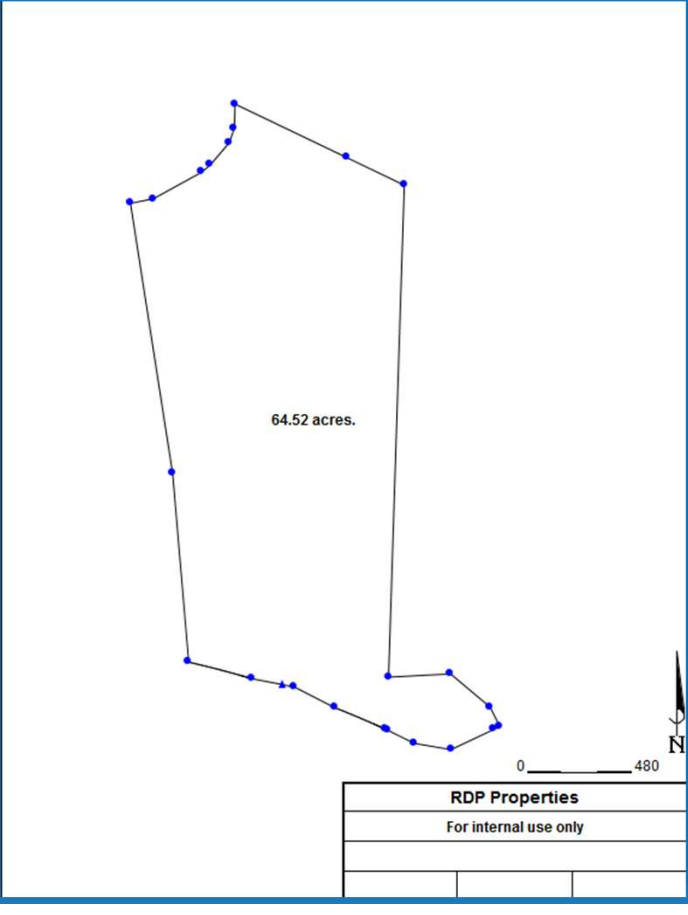
View of W. Hwy 515 Looking East



View of W. Hwy 515 Looking West

Survey

There are 4 individual surveys that comprise the 64.52 that are available upon request.



Survey

There are 4 individual surveys that comprise the 64.52 that are available upon request.

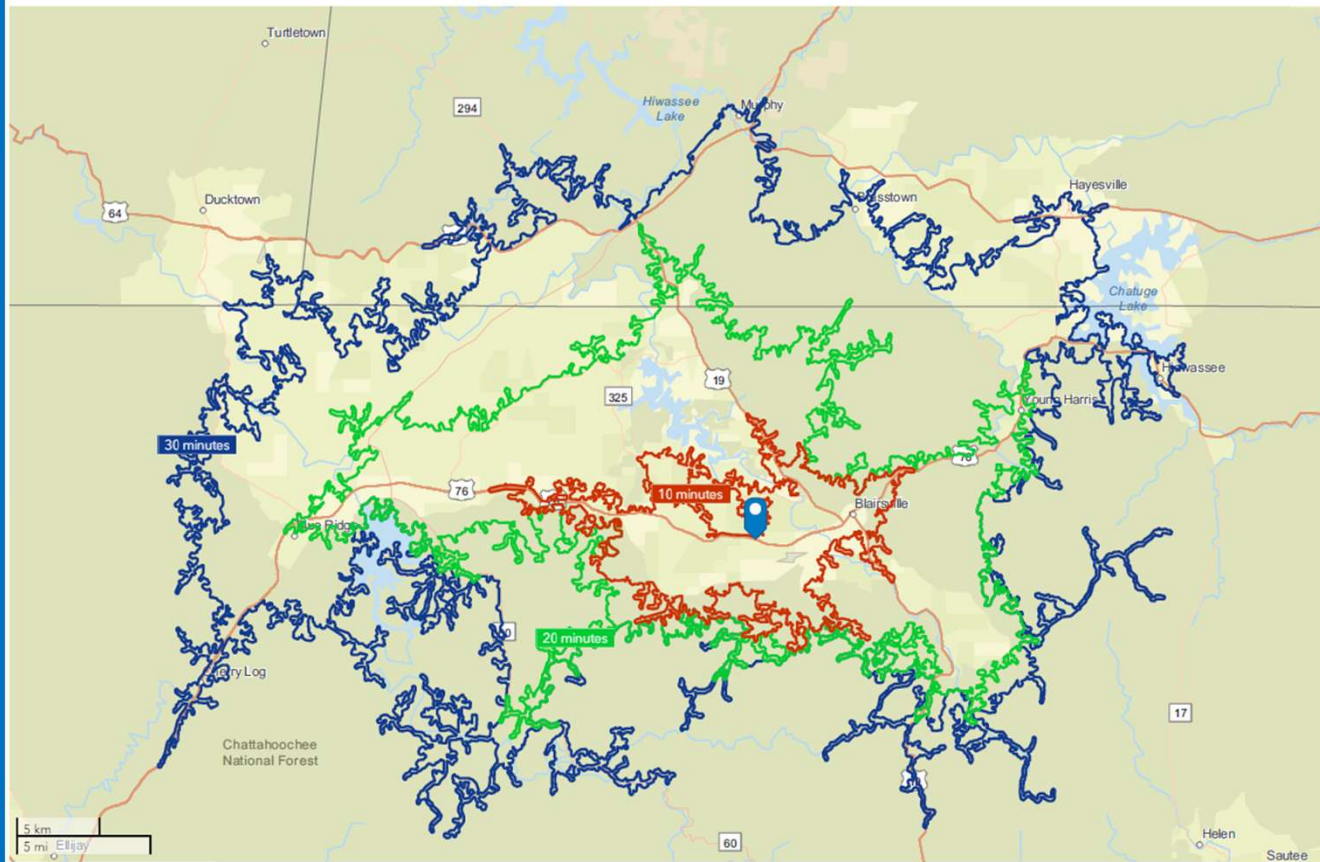


Demographics

10, 20, 30, Minute Drivetimes



Ray Payne Property



July 27, 2026

© 2026 Esri

Demographics

Demographic Snapshot

Hwy 515 W & Crescent Rd, Blairsville, GA 30512
61 Crescent Rd, Blairsville, Georgia, 30512
Drive time: 10, 20, 30 minute radii



Population	10 minutes	20 minutes	30 minutes
2026 Total Population	9,731	30,866	61,588
2031 Total Population	10,494	32,951	65,166
2024-2029 Growth Rate: Population	1.5%	1.3%	1.1%
2026 Female Population	4,895	15,531	31,090
2026 Male Population	4,836	15,335	30,498
2026 Daytime Pop: Residents	5,984	18,745	37,245
2026 Daytime Pop: Workers	8,287	15,282	28,790
2026 Median Age	54.6	54.7	55.0

Households	10 minutes	20 minutes	30 minutes
2026 Total Households	4,009	13,103	27,510
2031 Total Households	4,367	14,131	29,483
2024-2029 Growth Rate: Households	1.7%	1.5%	1.4%
2026 Average Household Size	2.35	2.30	2.20
2026 Owner Occupied HUs	3,123	10,871	22,622
2026 Renter Occupied HUs	886	2,232	4,888
2026 Vacant Housing Units	980	4,491	11,376

Income	10 minutes	20 minutes	30 minutes
2026 Median Household Income	\$64,035	\$68,449	\$64,491
2026 Average Household Income	\$95,674	\$97,537	\$92,060
2026 Per Capita Income	\$42,385	\$42,667	\$41,533

Demographics

Businesses	10 minutes	20 minutes	30 minutes
2026 Total Businesses (NAICS)	744	1,484	3,214
2026 Total Employees (NAICS)	6,469	11,957	24,504
2026 Employed Civilian Pop 16+	3,623	12,095	24,449
2026 Unemployment Rate	1.8%	2.8%	2.9%
Race & Ethnicity	10 minutes	20 minutes	30 minutes
2026 White Population	8,875	28,165	56,022
2026 Black Population	84	295	579
2026 American Indian Population	61	152	337
2026 Asian Population	56	210	378
2026 Pacific Islander Population	0	7	19
2026 Other Race Population	168	458	972
2026 Population of 2+ Races	486	1,579	3,280
2026 Hispanic Population	432	1,203	2,438
Population 25+ Educational Attainment	10 minutes	20 minutes	30 minutes
2026 High School Diploma	1,994	6,570	12,890
2026 GED/Alternative Credential	452	1,710	3,181
2026 Some College/No Degree	1,328	4,344	8,819
2026 Associate's Degree	888	2,478	5,483
2026 Bachelor's Degree	1,446	4,178	8,418
2026 Grad/Professional Degree	990	2,610	5,632

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Contact Information

Don Buggeln, CCIM

3762 Maple Forge Lane

Gainesville, GA 30504

770-654-1908

dbuggeln@ccim.net

Disclaimer

*All information is deemed reliable but not guaranteed. Buyer to verify all information.