

SANDERS TRACT

1021 BARBER CREEK DRIVE, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$590,000
Price / Acre	\$200,000
Lot Size:	2.95 Acres
Lot Frontage:	223 ft Mars Hill Rd 338 Barber Ck Dr
Zoning:	AR-1 - (Commercial Potential)
Market:	Oconee County
Traffic Count:	6,190-Mars Hill Rd

PROPERTY OVERVIEW

Great location just minutes from the 10 Loop, Hwy 78 and Hwy 441. The property is southwest of the 10 loop in a very desirable location. About 1/2 mile south of Hwy 316. Potential Commercial subject to rezoning.

LOCATION OVERVIEW

Take Mars Hill Rd South off of Hwy 316 about 1/2 mile. Property will be on the left at the corner of Mars Hill Rd and Barber Creek Dr.

PROPERTY HIGHLIGHTS

- Great Location.
- 1/2 mile to Hwy 316.
- Potential Commercial subject to rezoning.
- Makes for a good investment.

GRANT WHITWORTH

706.548.9300

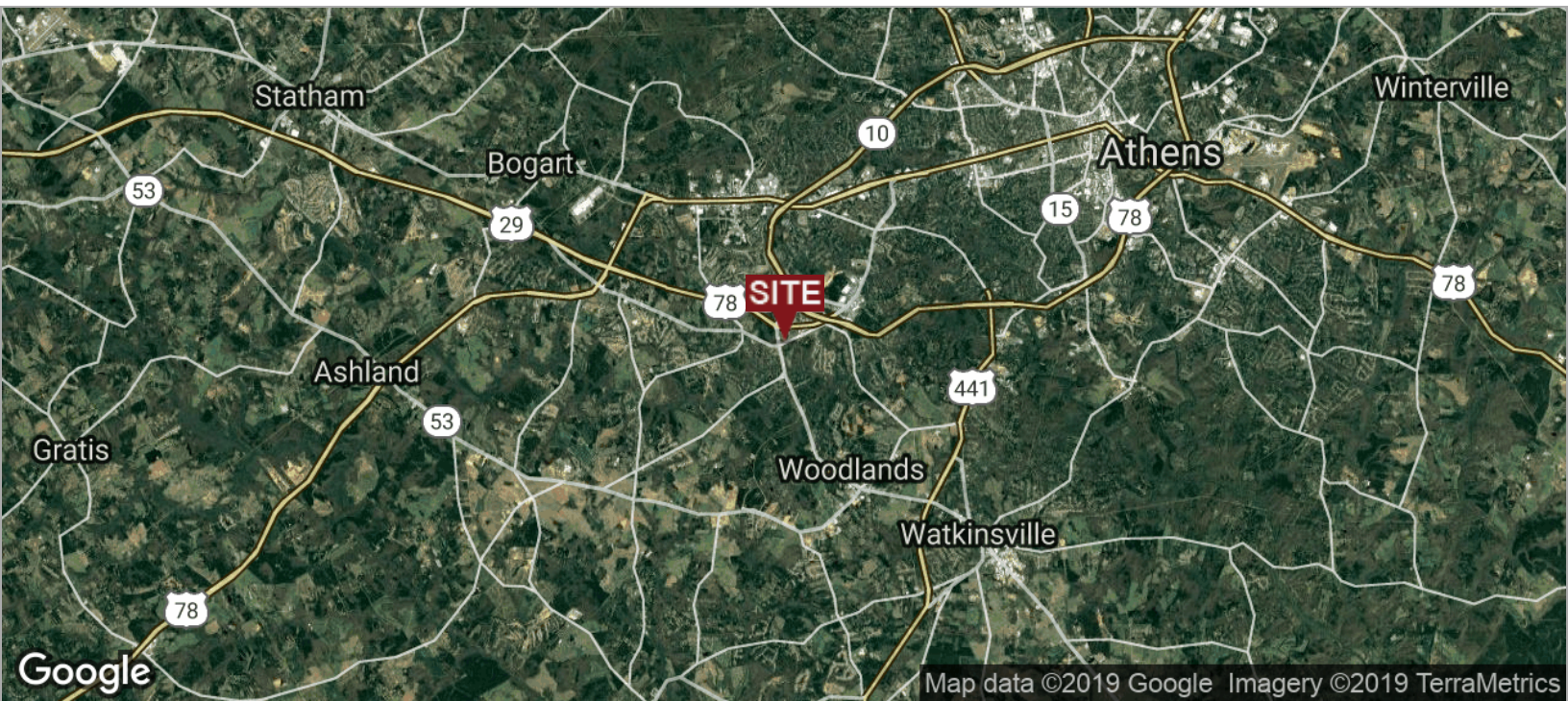
grantwhitworth@gmail.com

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LOCATION MAPS



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AERIAL MAP



Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey

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Whitworth Land Corporation • 126 S Milledge Ave • Athens, GA • 706.548.9300 • whitworthland.com

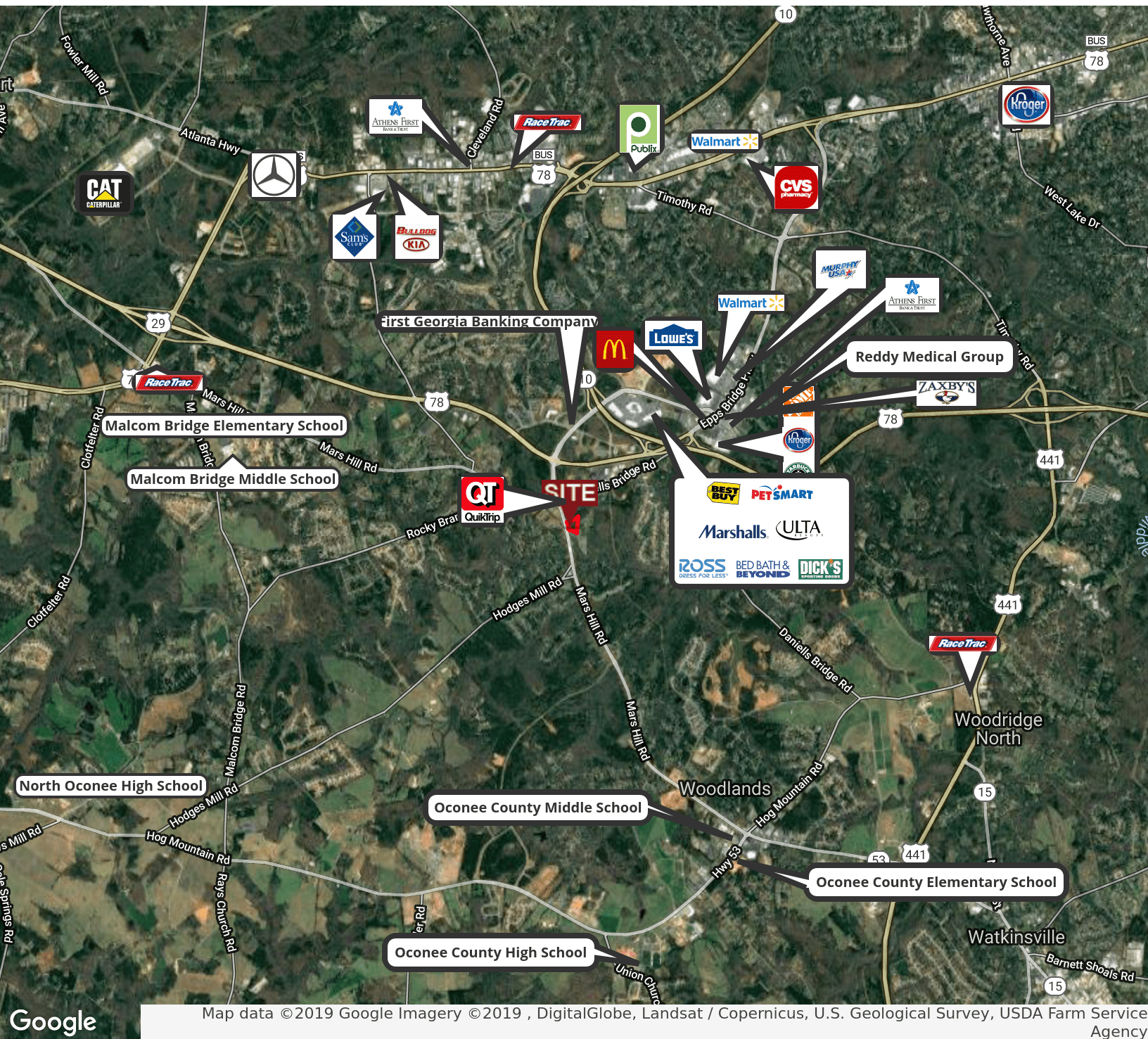
AERIAL MAP **P3**

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RETAILER MAP



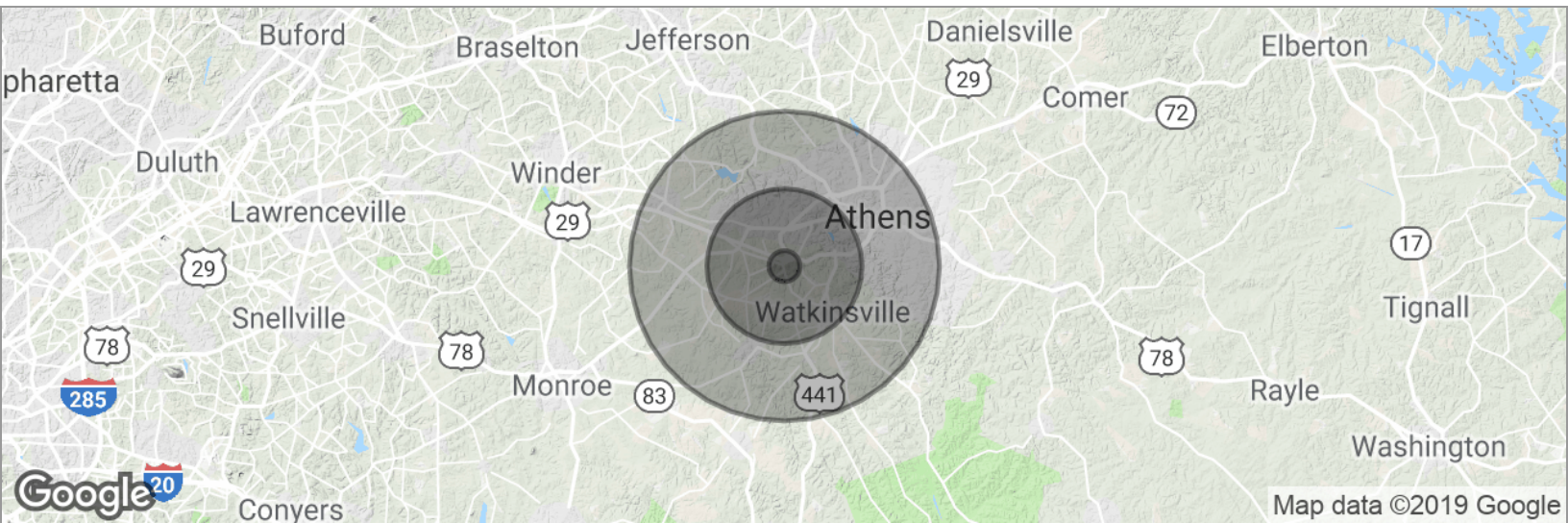
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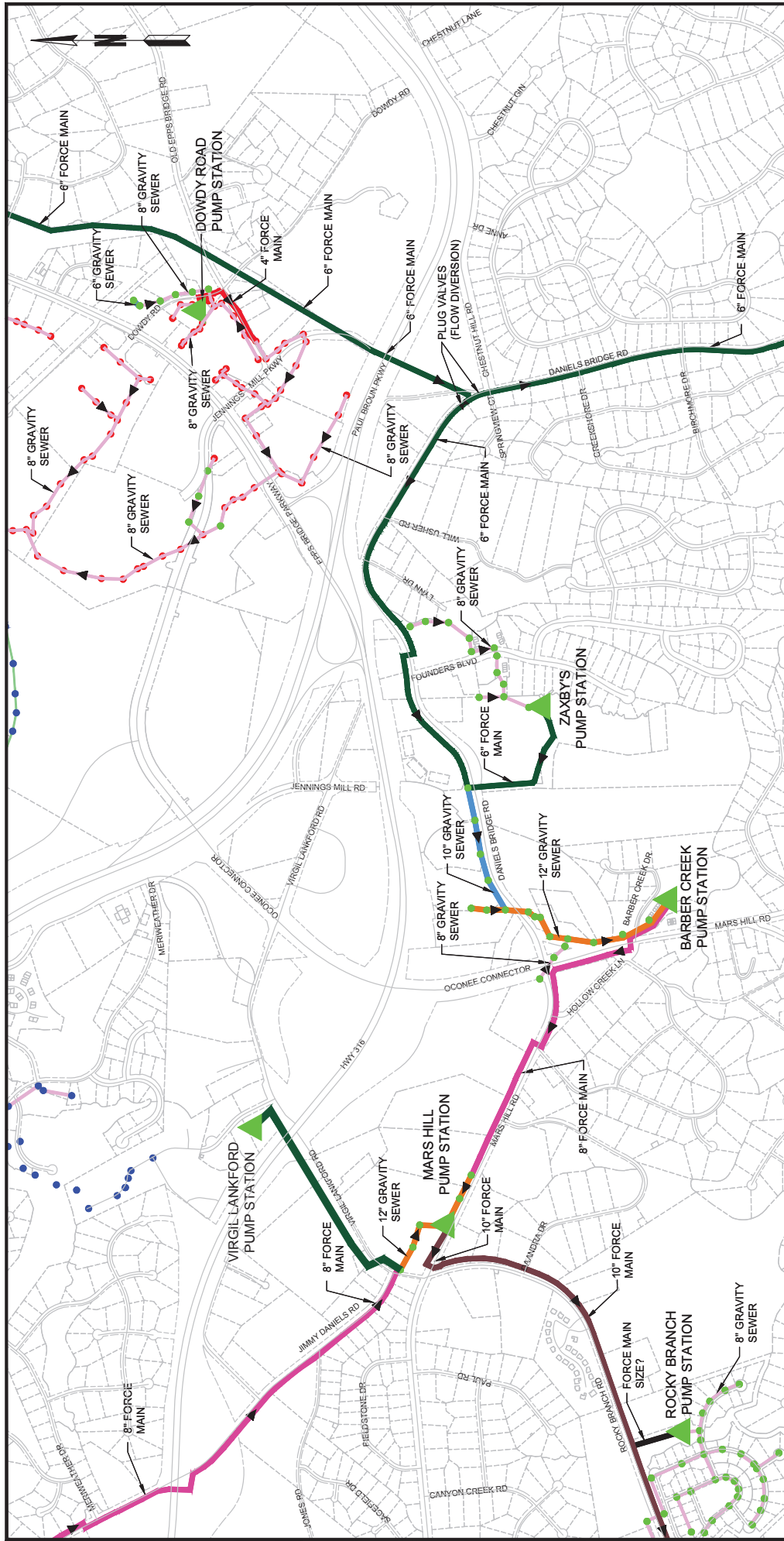
DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,107	42,758	157,859
Median age	40.9	34.9	30.8
Median age (Male)	38.4	34.0	29.9
Median age (Female)	42.5	35.5	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	403	16,607	56,837
# of persons per HH	2.7	2.6	2.8
Average HH income	\$118,822	\$82,859	\$60,762
Average house value	\$277,290	\$271,210	\$222,002

* Demographic data derived from 2010 US Census

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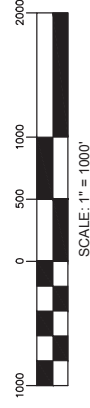


SEWER SYSTEM MAP

OCONEE COUNTY UTILITY DEPARTMENT

JUNE 2016

SHEET NO.
11



UNKNOWN SEWER SIZE
6" GRAVITY SEWER
8" GRAVITY SEWER
10" GRAVITY SEWER
12" GRAVITY SEWER
18" GRAVITY SEWER
24" GRAVITY SEWER
4" FORCE MAIN
6" FORCE MAIN
8" FORCE MAIN
10" FORCE MAIN

LEGEND

PUMP STATION
MANHOLE
GPS'D MANHOLES
SURVEYED MANHOLES
FLOW ARROW
CITY LIMITS
COUNTY LINE
PROPERTY / ROW LINE
RIVERS / CREEKS
LAKES
MISSING SEWER LINE

5	6	7
10	11	12
15	16	17

SHEET LOCATION



PRECISION
Planning Inc.