

# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Price / Acre	\$375,000 to \$425,000
Lot Size:	16.62 Acres
Lot Frontage:	686.6 ft Hwy 316 1,100' Virgil Langford Rd
Zoning:	B-2
Market:	Bogart - Hwy 316
Traffic Count:	32,900 Hwy 316 7,150 Virgil Langford Rd

### PROPERTY OVERVIEW

This property is divided into 3 lots containing  $\pm 7.84$  acres for parcel 1,  $\pm 2.94$  acres for parcel 2 &  $\pm 5.84$  acres for parcel 3 respectively. It is located just south of and bordering Hwy 316 at Virgil Langford Road in Oconee County. The property is also about a half mile West of the Oconee Connector that leads to the area's largest retail hub, including Dick's Sporting Goods, Lowes, Home Depot, Wal-Mart, and many fast food restaurants. The topography is generally flat. These 3 lots are located within a future development of Mercedes Benz of Athens. Priced at \$375,000 per acre for parcels 2 & 3 and \$425,000 per acre for parcel 1.

### LOCATION OVERVIEW

The property is located at the southwest corner of SR-316 (University Parkway) and Virgil Langford Rd roughly .35 miles west of the Oconee Connector.

### PROPERTY HIGHLIGHTS

- Great visibility and access from Hwy 316
- Parcel 1 -  $\pm 7.84$  ac
- Parcel 2 -  $\pm 2.94$
- Parcel 3 -  $\pm 5.84$
- Prime Location in the Athens Area.

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

Revised: 9-14-21



# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## ADDITIONAL PHOTOS



**GRANT WHITWORTH**  
706.548.9300  
grantwhitworth@gmail.com

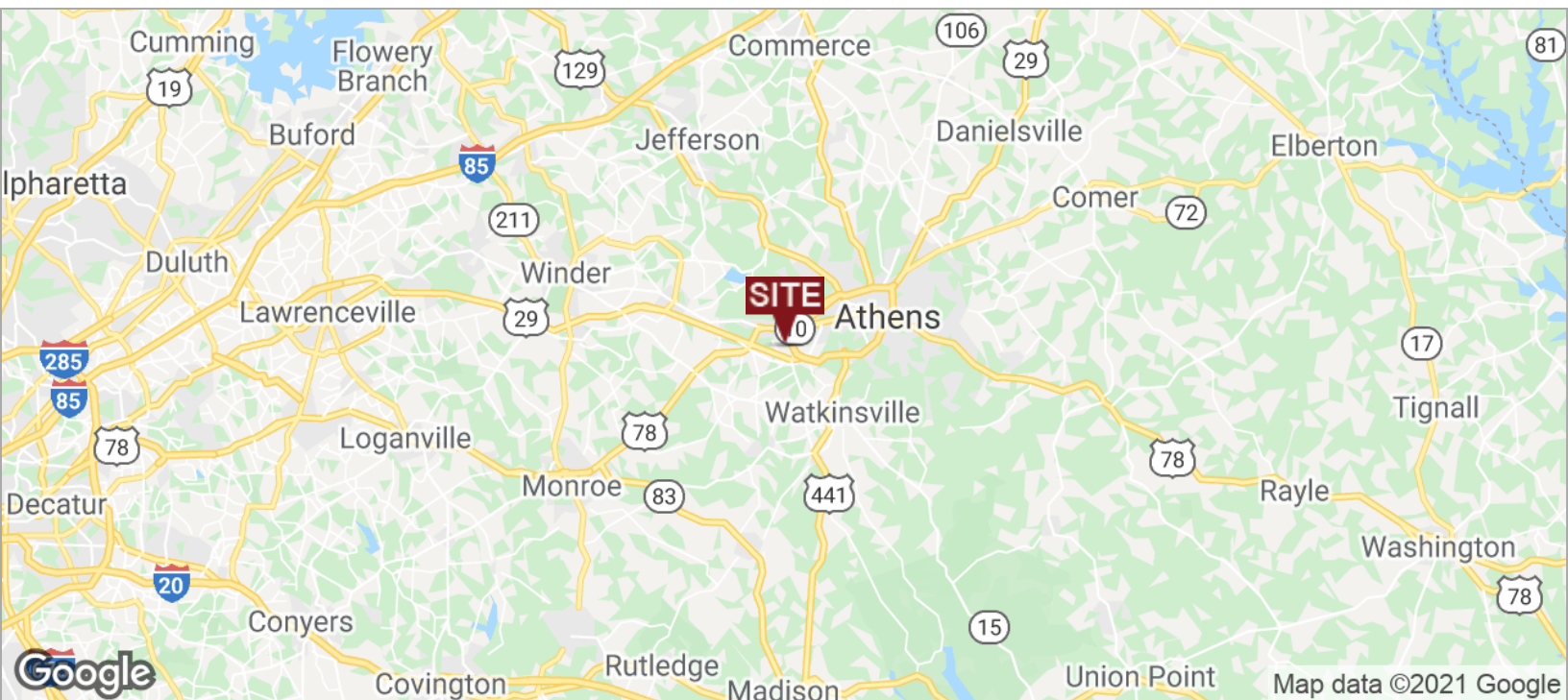
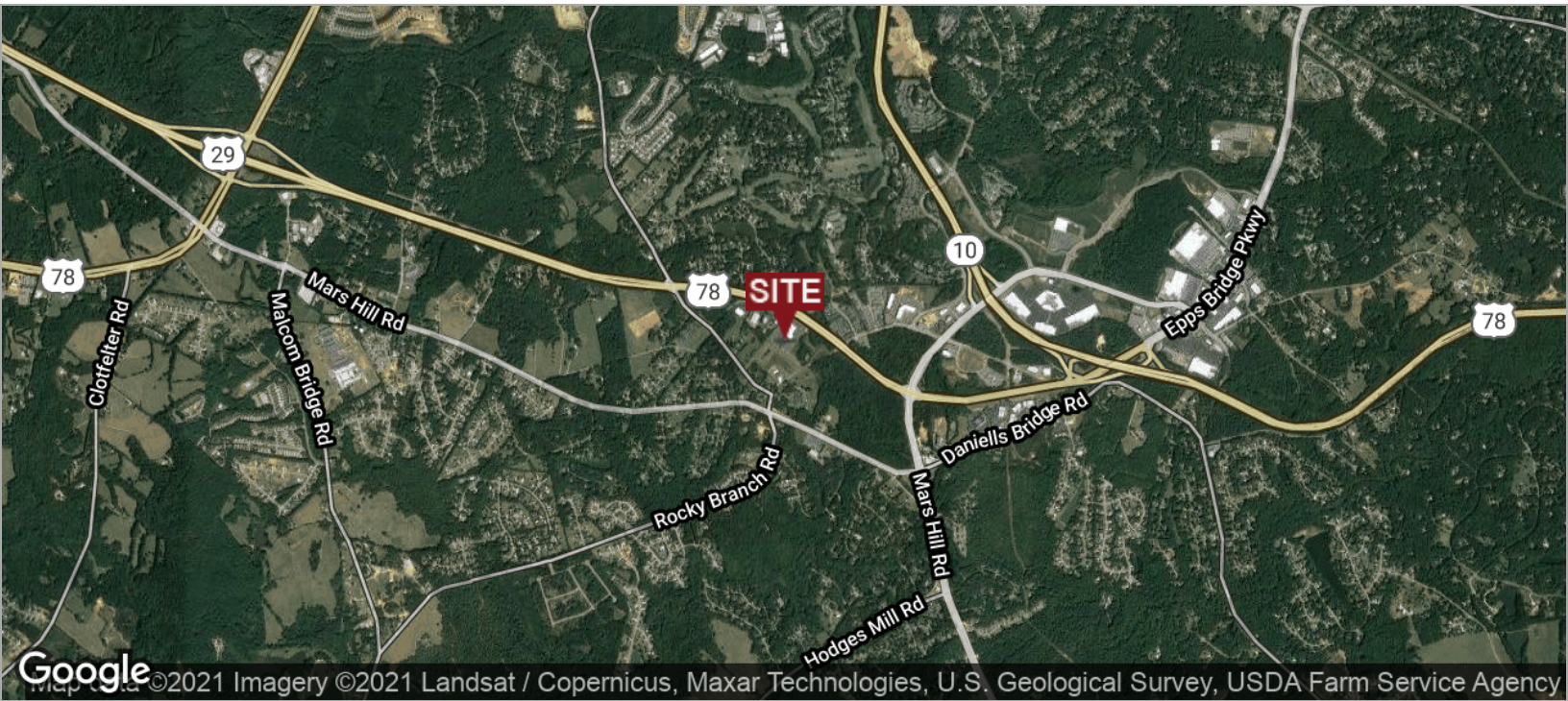


# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## LOCATION MAPS



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com



# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## AERIAL MAP



GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

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

AERIAL MAP P4

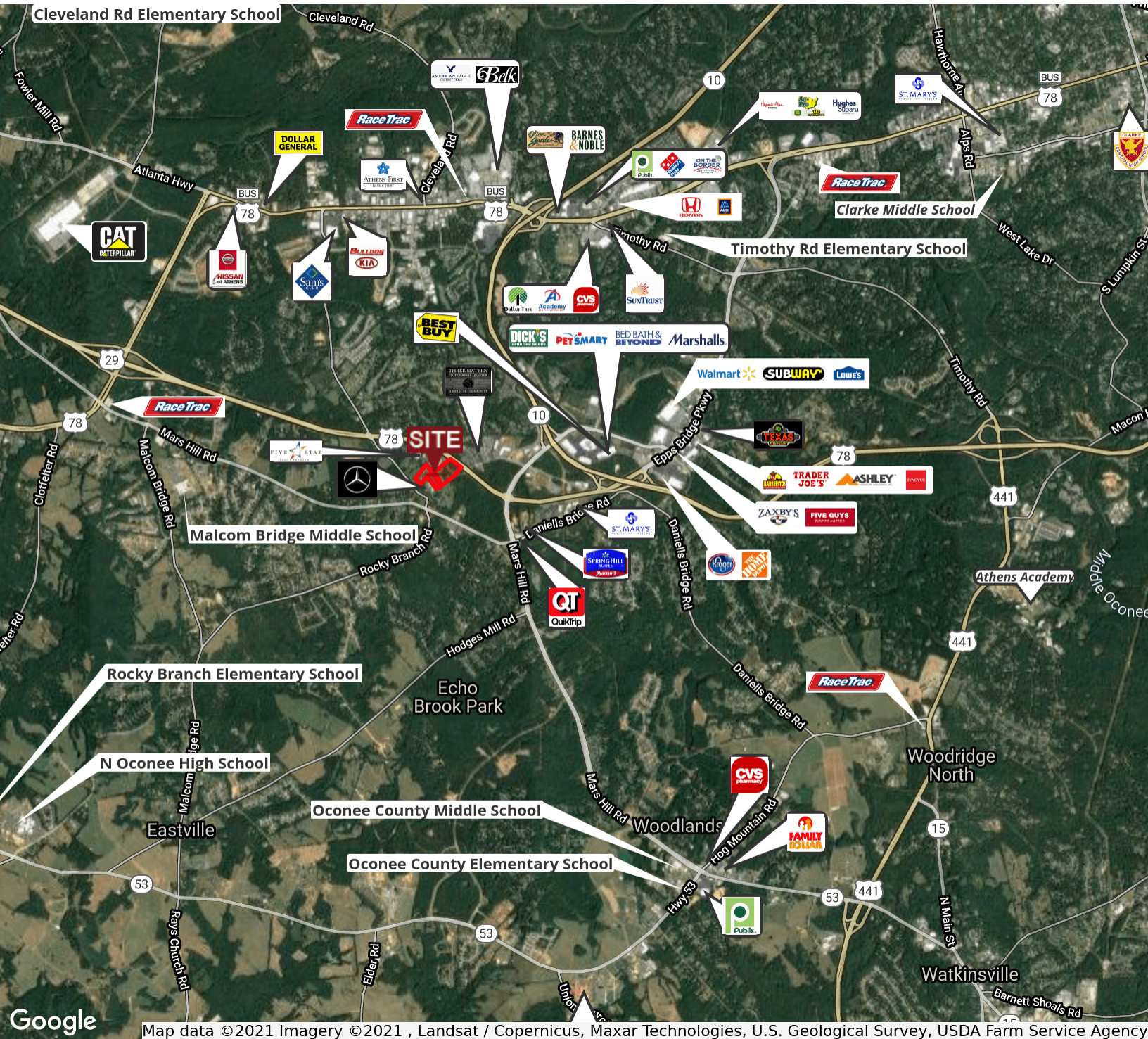


# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## RETAILER MAP

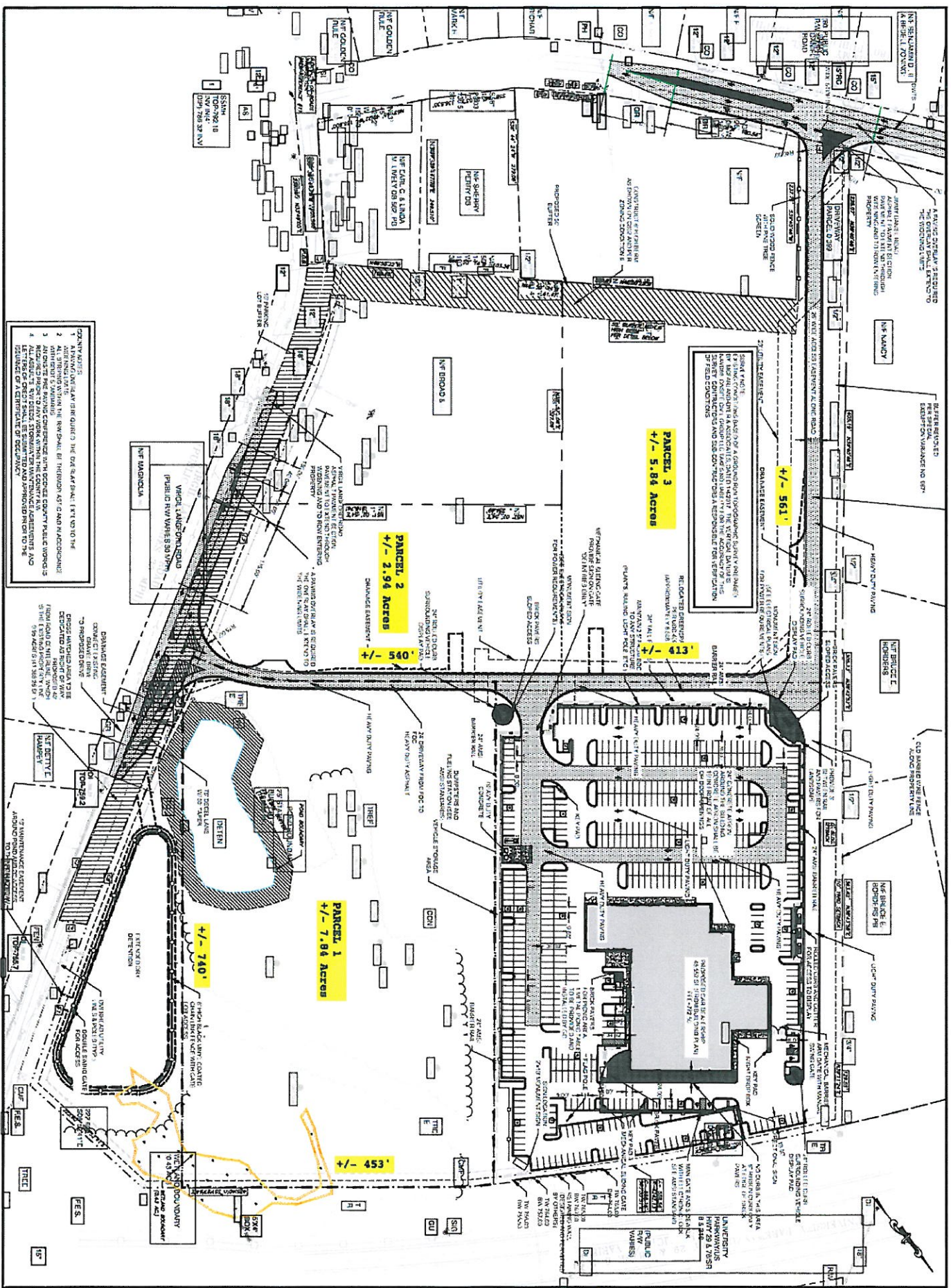


GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com

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

RETAILER MAP P5





**OVERALL SITE PLAN**

DATE: 12/1/2011

SCALE: 1" = 100'

PREPARED FOR:

AMSI

505 S. FLAGLER DRIVE, SUITE 700

WEST PALM BEACH, FL 33401

CONTACT: NICK BERNDT

561-655-8900

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/1/2011	ISSUED FOR PERMIT

**Mercedes-Benz**

**ON SITE**

CIVIL GROUP

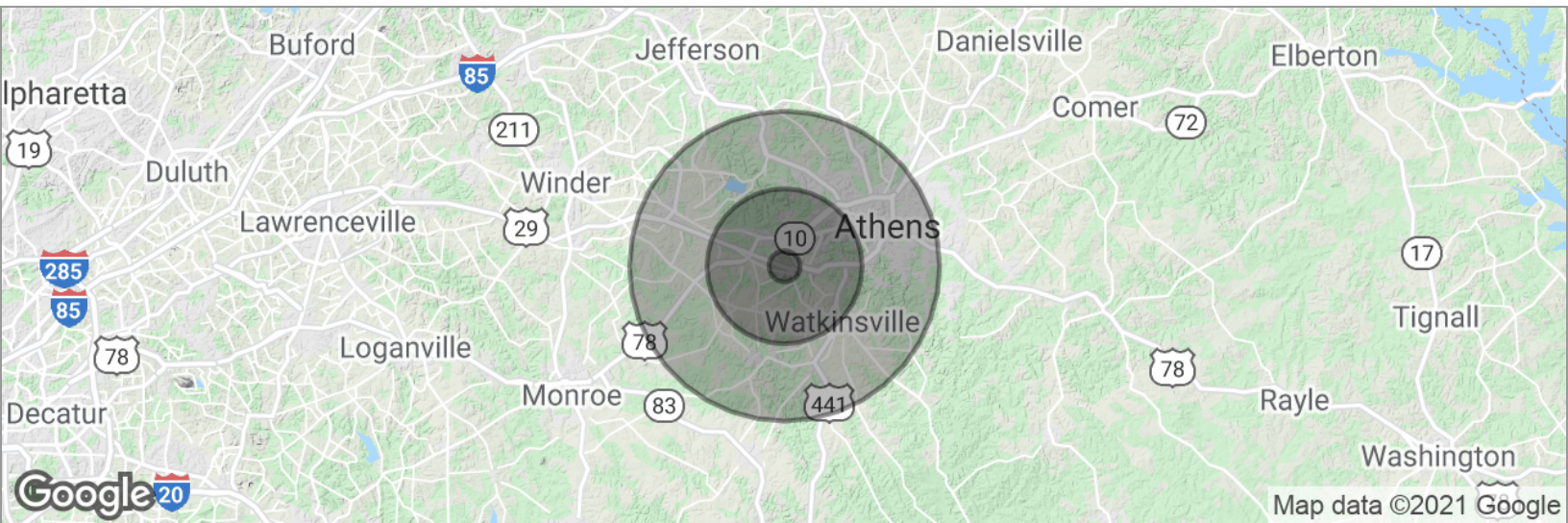


# VIRGIL LANGFORD COMMERCIAL LOTS

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	793	39,725	156,216
Median age	39.5	35.0	30.9
Median age (Male)	38.5	34.0	30.0
Median age (Female)	40.1	35.6	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	289	15,356	55,952
# of persons per HH	2.7	2.6	2.8
Average HH income	\$103,236	\$84,061	\$60,744
Average house value		\$265,541	\$225,215

\* Demographic data derived from 2010 US Census

GRANT WHITWORTH  
706.548.9300  
grantwhitworth@gmail.com