



## Langford Professional Park



VIRGIL LANGFORD RD. & LUXURY DR.  
WATKINSVILLE, GA 30677

FOR SALE

2ND QUARTER  
2026 DELIVERY

### Pad Ready Lots

<b>Lot 200:</b>	<b>\$675,000</b>
<b>Lot 300:</b>	<b>\$625,000</b>
<b>Delivery Condition:</b>	<b>Pad Ready</b>
<b>Delivery Date:</b>	<b>2nd Quarter 2026</b>
<b>Parking:</b>	<b>Surface - Asphalt</b>
<b>Utilities:</b>	<b>Stubbed to Lot(s)</b>
<b>Stormwater:</b>	<b>Common Detention</b>
<b>Zoning:</b>	<b>B-2 (Oconee County)</b>

Two premium pad-ready lots available within the newly developed Langford Professional Park, ideally located directly off SR 316 in Watkinsville, GA. This emerging hub offers excellent visibility and access in Oconee County's fastest-growing commercial corridors -- just minutes from Athens and the University of Georgia.

# SITE PLAN

## LANGFORD PROFESSIONAL PARK



PARCEL C01 028  
347  
TT OF ATHENS, INC C/O  
AUTOMOTIVE MANAGEMENT  
SERVICES, INC  
ZONED B-2

PARCEL C01 028  
347  
TT OF ATHENS, INC C/O  
AUTOMOTIVE MANAGEMENT  
SERVICES, INC  
ZONED B-2

PARCEL C01 028A  
347  
OCONEE COUNTY  
ZONED B-2

LOT 300

LOT 200

(PHASE 1 BLDG. 100)

LINK DRIVE  
(PRIVATE)

VIEW LANGFORD ROAD  
PARKWAY WITHIN LINES

## Delivery Condition

### Pad-Ready

- Fully prepped with utilities stubbed, parking lot, curb & cutter, and common stormwater detention, streamlining the path to construction for owner-users or investors.
- Estimated delivery date in 2nd Quarter of 2026

## Usability

### Flexible Development Options

- Conceptual site plan & pricing provided showing two (2) lots each with 6,600 SF building footprints -- final layout subject to Buyer's design
- Max capacity for 13,200 SF; accommodation for a range of sizes based on desired need.
- Pricing subject to change based on building configuration options.
- Ideal for office or medical
- A part of a Condominium Association, anchored by Kidney Clinic of Athens

**MARKS COMMERCIAL REALTY, INC.**  
1865 W. Broad Street, Suite A  
Athens, Georgia 30606

**DANIEL MARKS, CCIM**  
Managing Broker  
O: (762) 999-0800  
C: (770) 722-9618  
dmarks@markscre.com  
324862, Georgia

**BRETT DELOACH**  
Vice president  
O: (912) 614-3379  
bdeLoach@markscre.com

# CONCEPTUAL RENDERINGS

LANGFORD PROFESSIONAL PARK



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 Managing Broker  
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 C: (770) 722-9618  
 dmarks@markscre.com  
 324862, Georgia

**BRETT DELOACH**  
 Vice president  
 O: (912) 614-3379  
 bdeloach@markscre.com

# GDOT PLANS - VIRGIL LANGFORD



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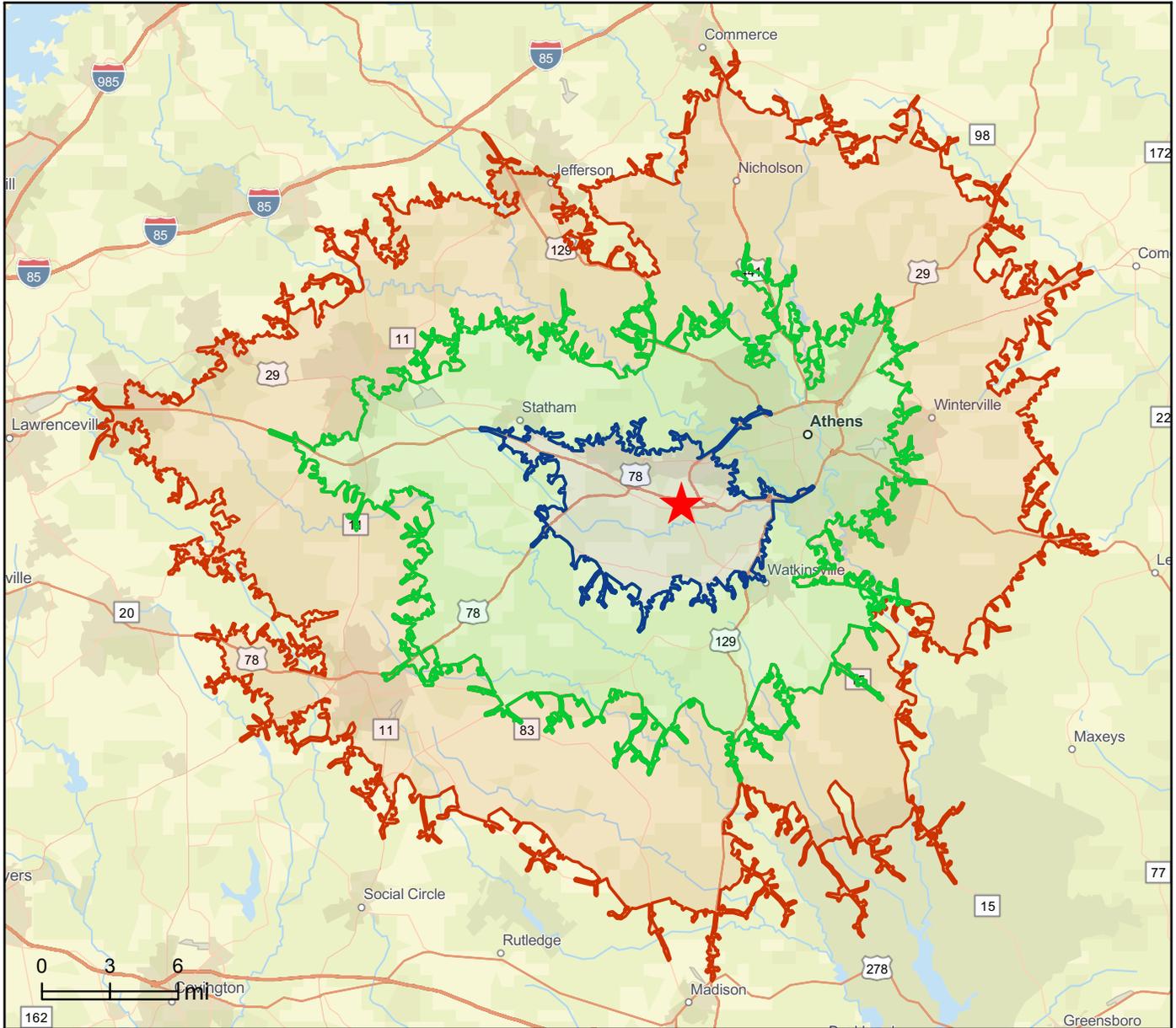
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## Site Map

1562-1596 Virgil Langford Rd  
1562-1596 Virgil Langford Rd, Watkinsville, Georgia, 30677  
Drive time bands: 0-10, 10-20, 20-30 minute radii

Prepared by Daniel Marks, CCIM  
Latitude: 33.91269  
Longitude: -83.47368



August 10, 2025

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dmarks@markscr.com  
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## Health Care & Insurance - Oconee Co. (Esri 2025)

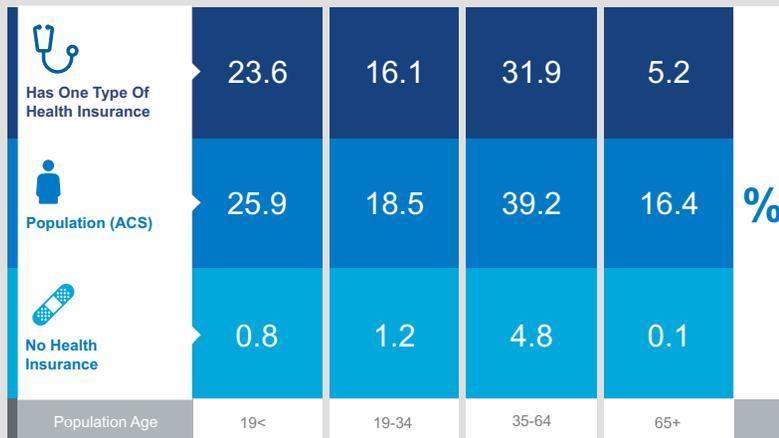
1562-1596 Virgil Langford Rd (10 minutes)  
 1562-1596 Virgil Langford Rd, Watkinsville, Georgia, 30677  
 Drive time of 10 minutes

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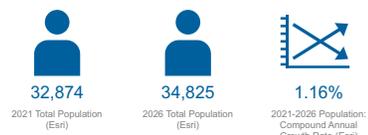
### Health Care & Insurance - Oconee Co.

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

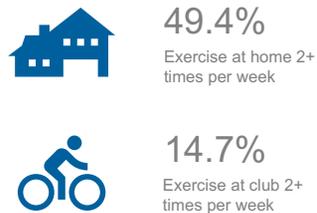
Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



#### Population & Growth

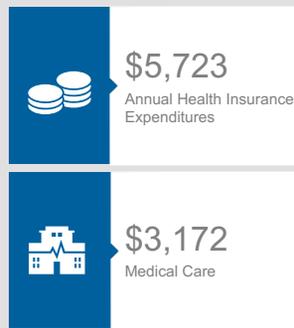


#### Exercise (Percent of Adults)



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GK MRI. The vintage of the data is 2015-2019, 2021. © 2021 Esri

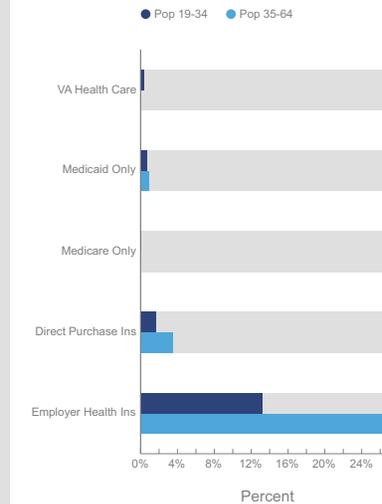
#### Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,655.7
Medicare Payments	\$1,180.7
Physician Services	\$383.9
Dental Services	\$594.0
Eyecare Services	\$112.8
Lab Tests/X-rays	\$105.4
Hospital Room & Hospital Service	\$330.1
Convalescent/Nursing Home Care	\$45.5



#### Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-MRI-Simmons (2025), Esri (2025, 2030), Esri-U.S. BLS (2025).

## Health Care & Insurance - Oconee Co. (Esri 2025)

1562-1596 Virgil Langford Rd (20 minutes)  
 1562-1596 Virgil Langford Rd, Watkinsville, Georgia, 30677  
 Drive time of 20 minutes

Prepared by Daniel Marks, CCIM  
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### Health Care & Insurance - Oconee Co.

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

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#### Population & Growth



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#### Exercise (Percent of Adults)



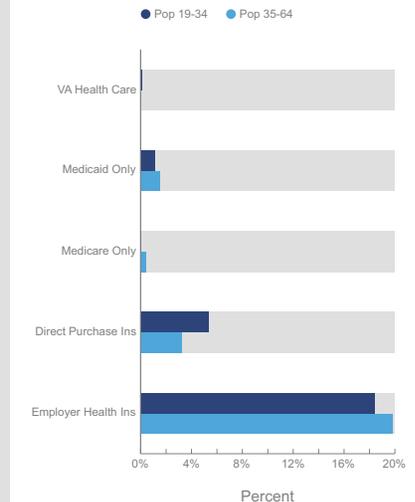
#### Health Care Expenditure



#### Health Care (Consumer Spending) Annual Expenditure

Blue Cross/Blue Shield	\$1,136.2
Medicare Payments	\$909.9
Physician Services	\$262.5
Dental Services	\$421.3
Eyecare Services	\$77.4
Lab Tests/X-rays	\$74.5
Hospital Room & Hospital Service	\$230.5
Convalescent/Nursing Home Care	\$34.9

#### Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-MRI-Simmons (2025), Esri (2025, 2030), Esri-U.S. BLS (2025).

## Health Care & Insurance - Oconee Co. (Esri 2025)

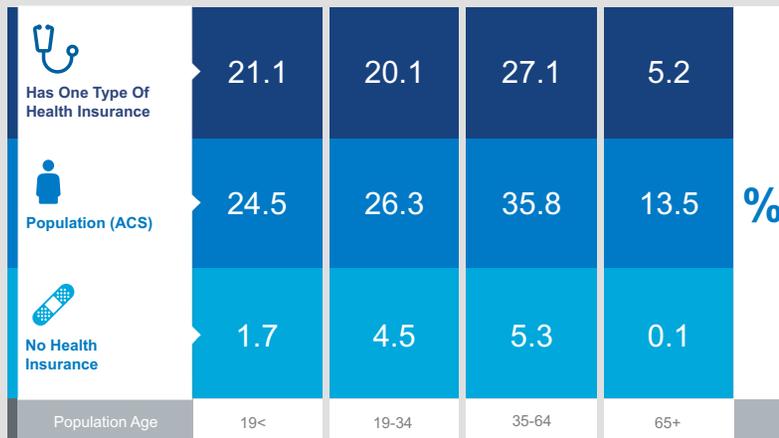
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 Drive time of 30 minutes

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#### Population & Growth



#### Exercise (Percent of Adults)



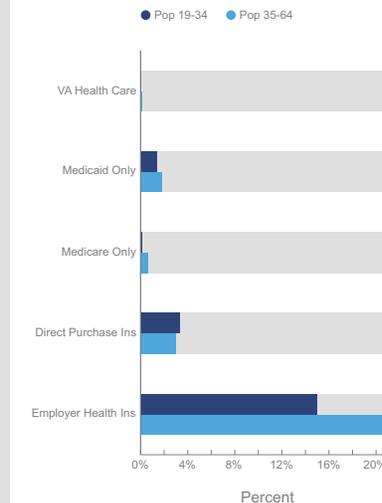
#### Health Care Expenditure



#### Health Care (Consumer Spending) Annual Expenditure

Blue Cross/Blue Shield	\$1,193.6
Medicare Payments	\$945.0
Physician Services	\$269.3
Dental Services	\$422.3
Eyecare Services	\$80.0
Lab Tests/X-rays	\$75.6
Hospital Room & Hospital Service	\$235.9
Convalescent/Nursing Home Care	\$37.9

#### Health Insurance Coverage (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-MRI-Simmons (2025), Esri (2025, 2030), Esri-U.S. BLS (2025).