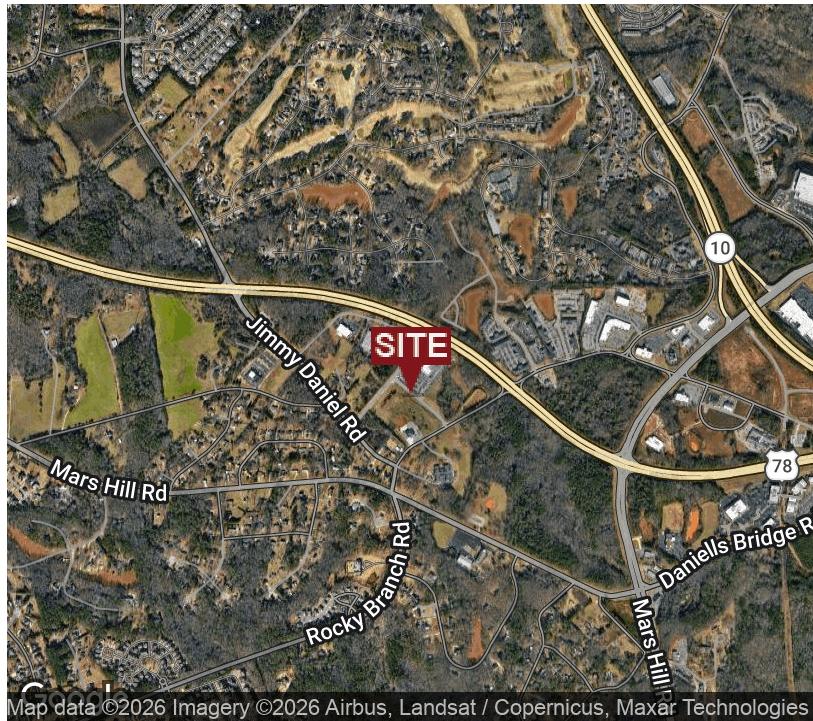


LUXURY DR COMMERCIAL LOT

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price	\$2,190,000
Price / Acre	\$375,000
Parcel Size:	Parcel 3, 5.84 ± acres
Lot Frontage:	686.6' Hwy 316 805.2' Virgil Langford Rd
Zoning:	B-2
Market:	Hwy 316 Medical & Retail Corridor
Traffic Count:	32,900 Hwy 316 7,150 Virgil Langford Rd

PROPERTY OVERVIEW

The property consist of 5.84 acres zoned B-2. It's rough graded with all utilities and off site detention available.

LOCATION OVERVIEW

The property is located at on Luxury Dr directly behind Mercedes Benz of Athens. Luxury Dr runs between Virgil Langford Rd and Jimmy Daniel Rd. There are two new interchanges under construction at Jimmy Daniel Rd and Oconee Connector, and a new fly over is being put in at Virgil Langford Rd. 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.

PROPERTY HIGHLIGHTS

- Great visibility and access from Hwy 316
- Parcel 3 - ±5.84 ac (\$375,000/acre or \$2,190,000/parcel)
- 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.

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Revised: 1-21-2026

LUXURY DR COMMERCIAL LOT

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ADDITIONAL PHOTOS



© 2019 Jo



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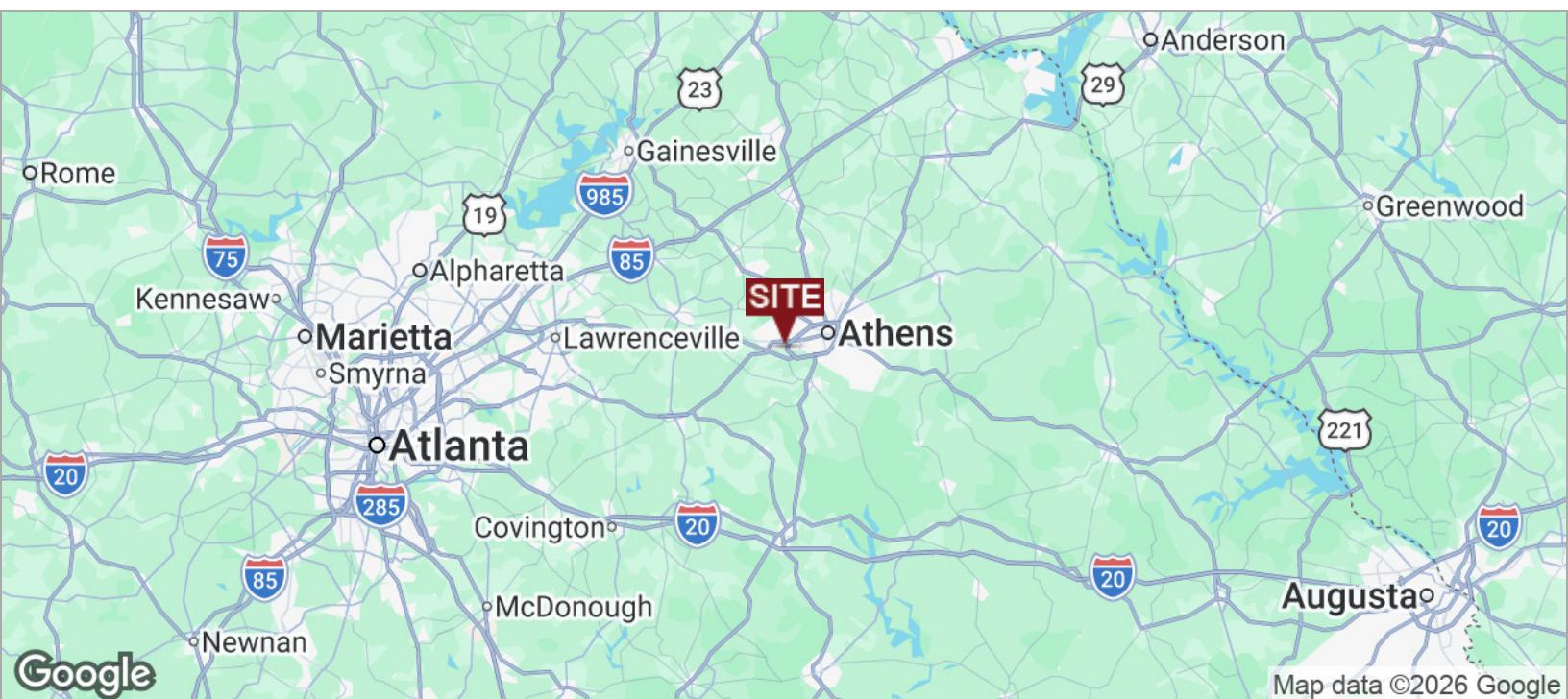
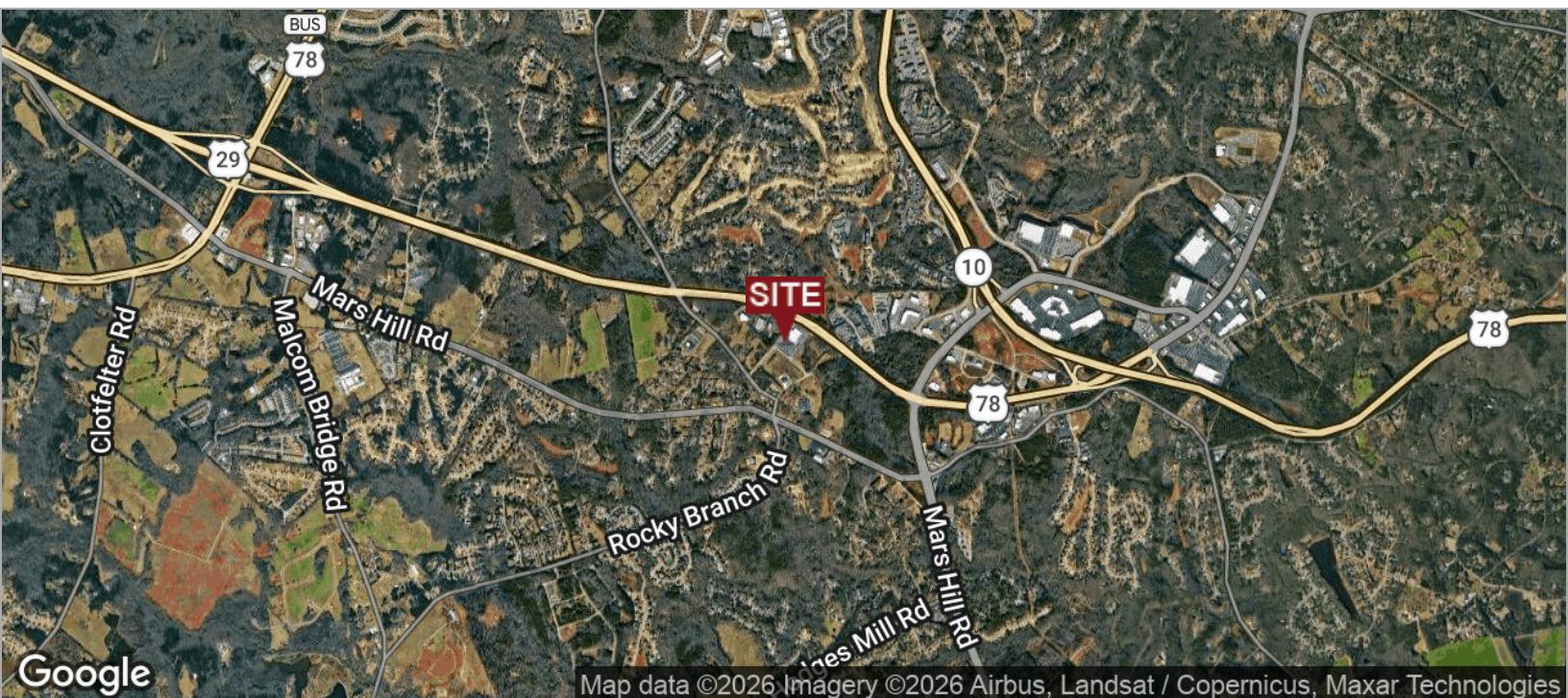
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LUXURY DR COMMERCIAL LOT

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LOCATION MAPS



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LUXURY DR COMMERCIAL LOT

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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus,
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RETAILER MAP



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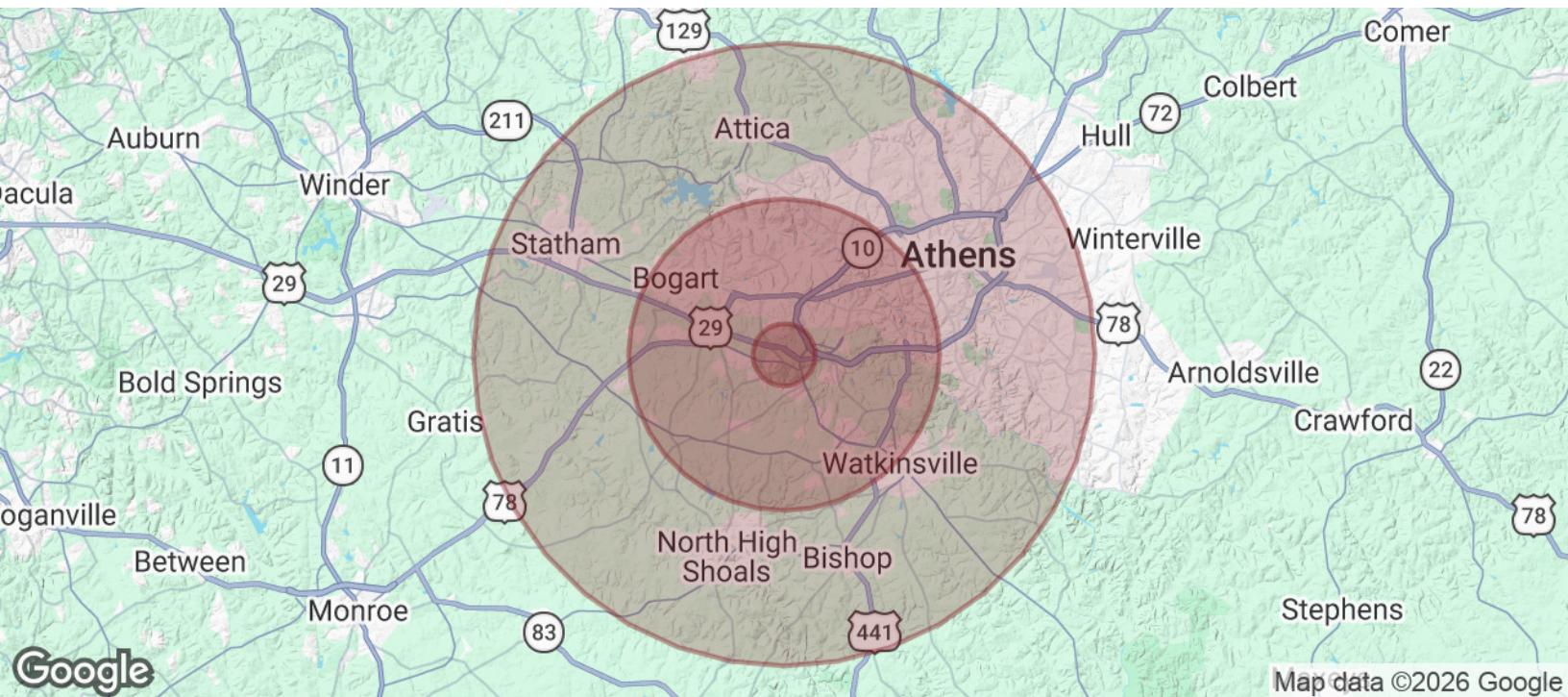


LUXURY DR COMMERCIAL LOT

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	793	39,725	156,216
Average Age	39.5	35.0	30.9
Average Age (Male)	38.5	34.0	30.0
Average 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

2020 American Community Survey (ACS)

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