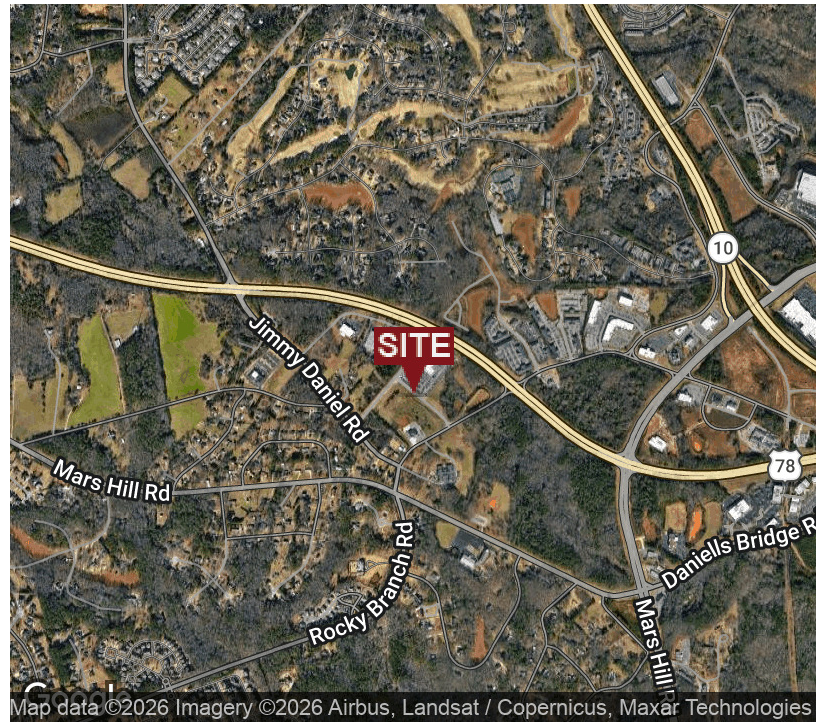


LUXURY DR COMMERCIAL LOT

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 Deport, 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.

GRANT WHITWORTH
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Revised: 1-21-2026

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ADDITIONAL PHOTOS



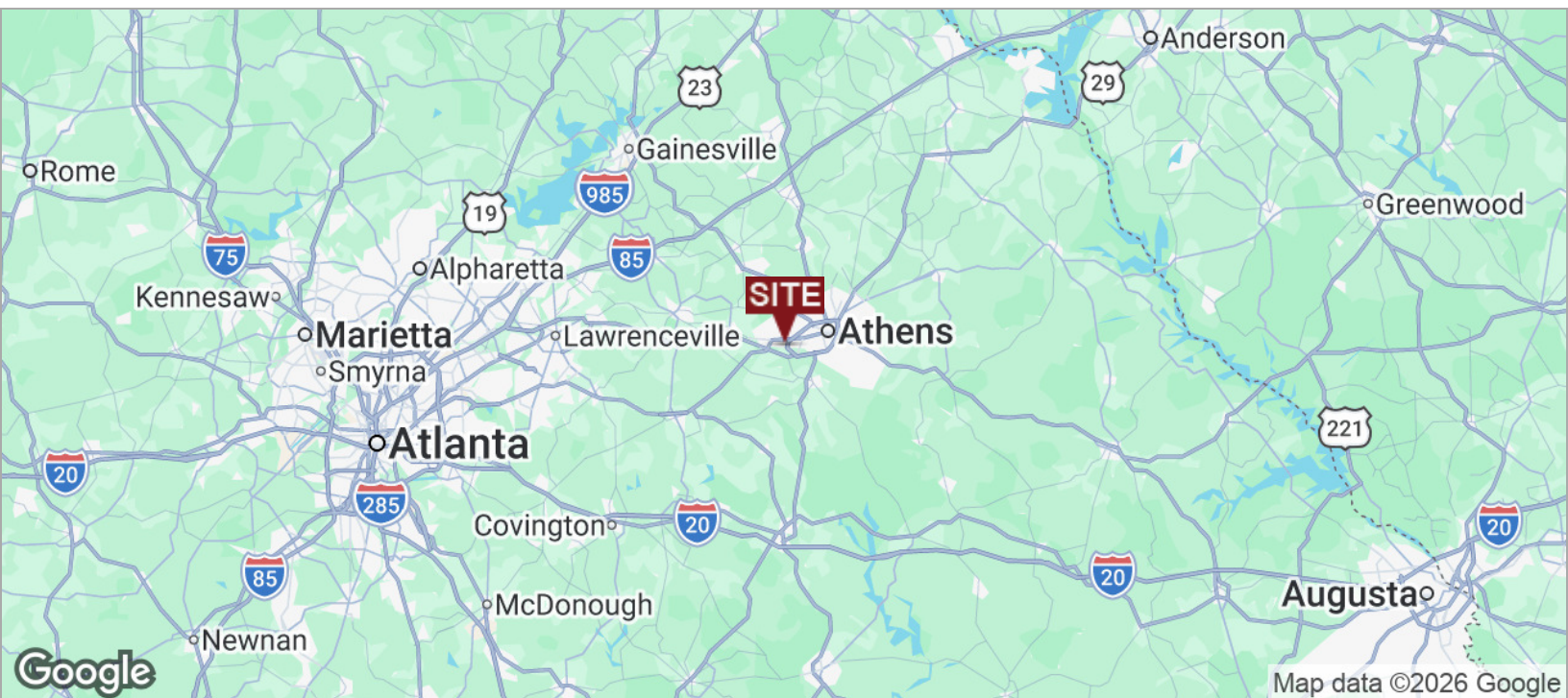
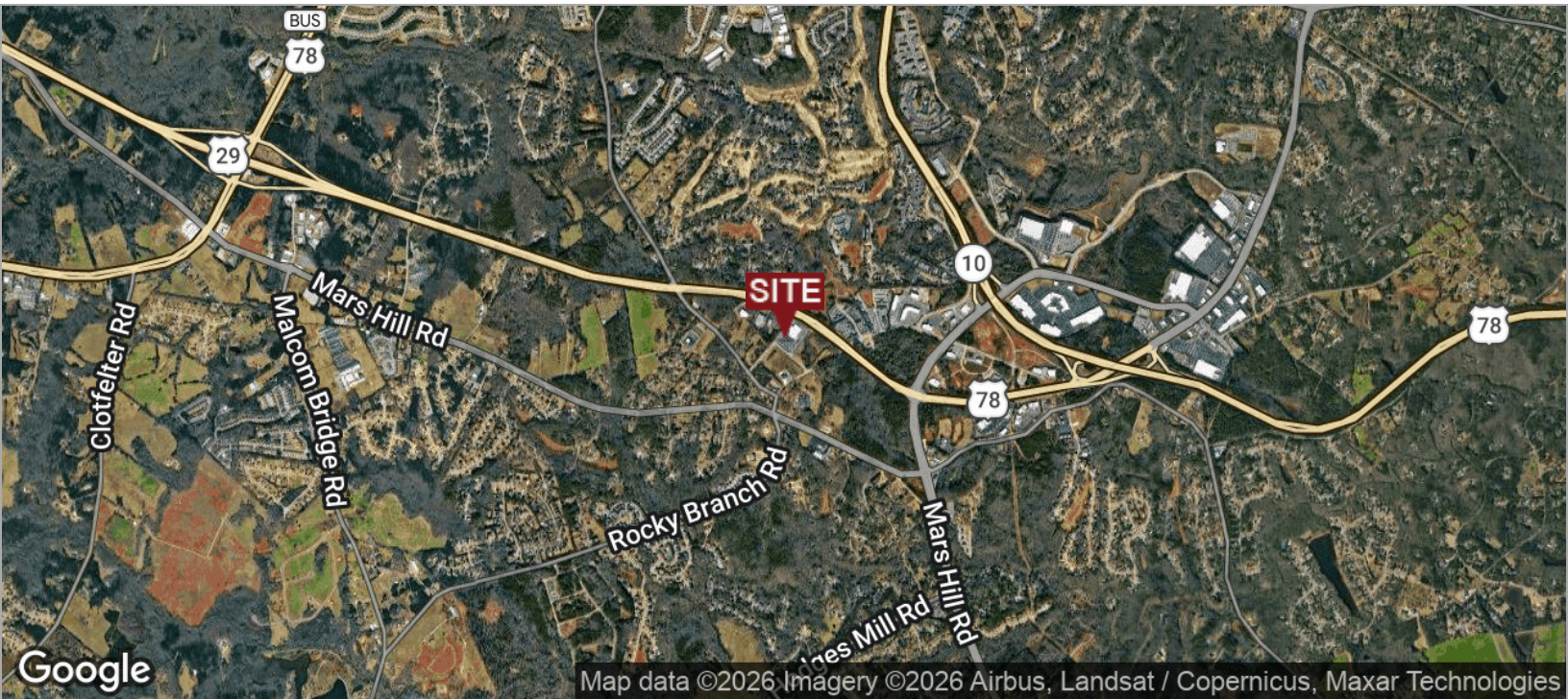
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LOCATION MAPS



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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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RETAILER MAP



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ON SITE
CIVIL GROUP

980 BIRMINGHAM RD, SUITE 201-340, MILTON, GA 30004
PH 4 (404) 882-0147, FH 4 (678) 449-0938
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

Mercedes-Benz:

REVISIONS		
No.	DATE	DESCRIPTION
1	7/12/17	Addendum No. 1
2	8/17/17	Revision No. 5



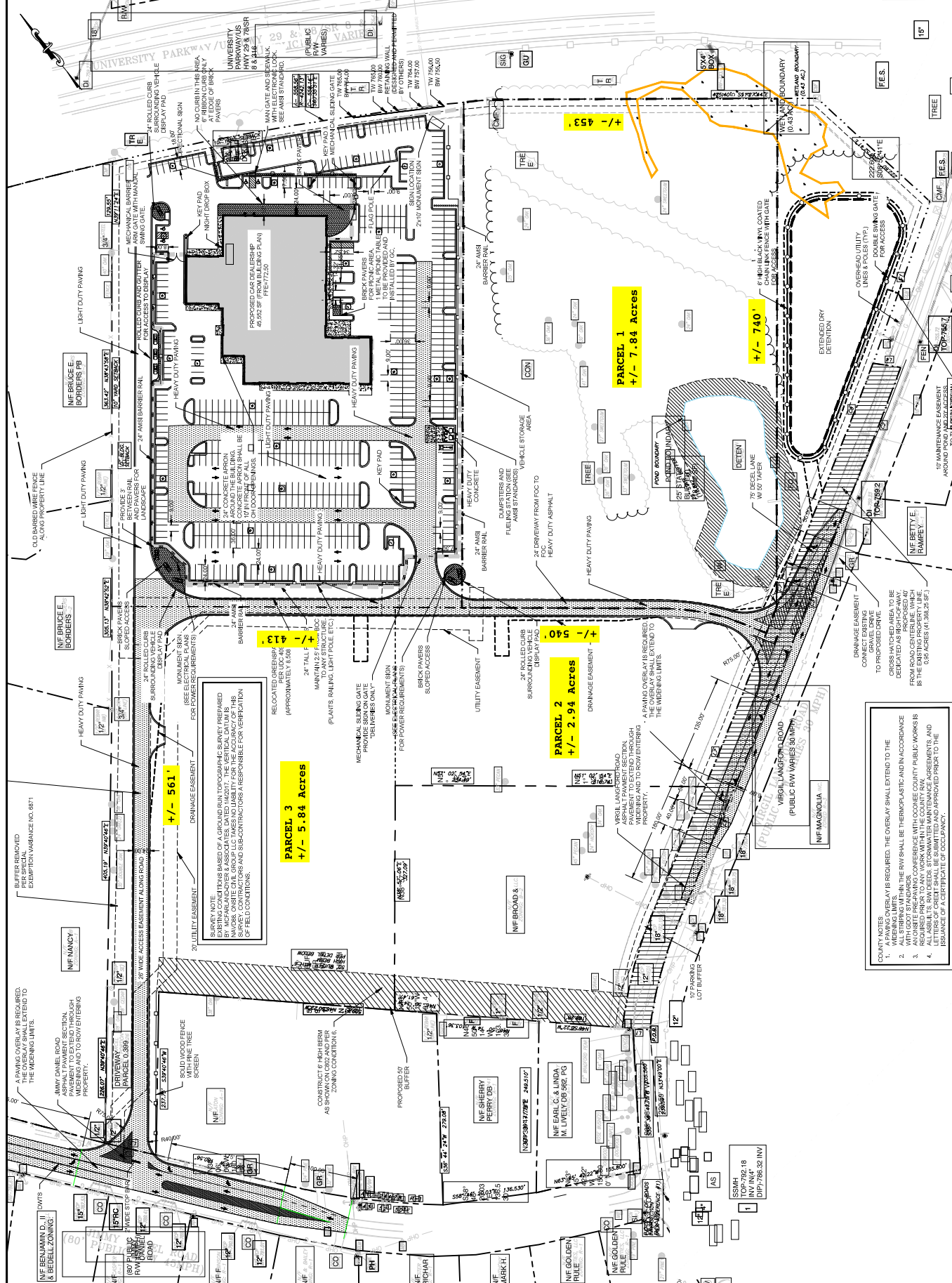
PREPARED FOR:
AMSI
505 S. FLAGLER DRIVE, SUITE 700
WEST PALM BEACH, FL 33401
CONTACT: NICK BERNDT
561-655-8900

MERCEDES BENZ OF ATHENS
1590 VIRGIL LANGFORD DRIVE
ATHENS, GA

OVERALL
SITE PLAN

SHEET:

C401





SR 316
WEST 78
SOUTH 29
WEST 316
WEST 8

OW2 - 25' BUFFER

OPEN WATER 2

PERENNIAL STREAM 3

INTERMITTENT STREAM 4

END P.I. 0013768
STA. 76+00

INTERMITTENT STREAM 5

WETLAND 6

PERENNIAL STREAM 3

NBSW B

NBSW C

WETLAND 7

BEGIN P.I. 0013768
STA. 53+00

SPEED
LIMIT
35

SR 316

OCONEE CONN

LUXURY DR

JIMMY DANIEL RD

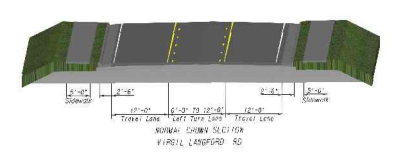
VIRGIL LANGFORD RD

MARS HILL RD

GDOT
Georgia Department of Transportation

PROPOSED LAYOUT
SR 8/ SR 316/US 29 AT
VIRGIL LANGFORD ROAD
FEDERAL AID PROJECT
OCONEE COUNTY
P. I. NO. 0013768
JUNE 2022
PRELIMINARY

LEGEND	
	PROPOSED ROADWAY AND RAMPS
	PROPOSED BRIDGE
	PROPOSED CONCRETE SIDEWALK OR CONCRETE MEDIAN
	CURB & GUTTER
	PROPERTY LINE / EXISTING R/W
	REQUIRED RIGHT OF WAY
	CONSTRUCTION LIMITS
	DISPLACED PROPERTY
	WETLAND
	STREAM BUFFER
	PROPOSED EDGE OF PAVEMENT
	NON BUFFERED STATE WATERS (NBSW)
	OPEN WATER
	STREAM
	PROPOSED TRAFFIC SIGNAL
	EXISTING TRAFFIC SIGNAL

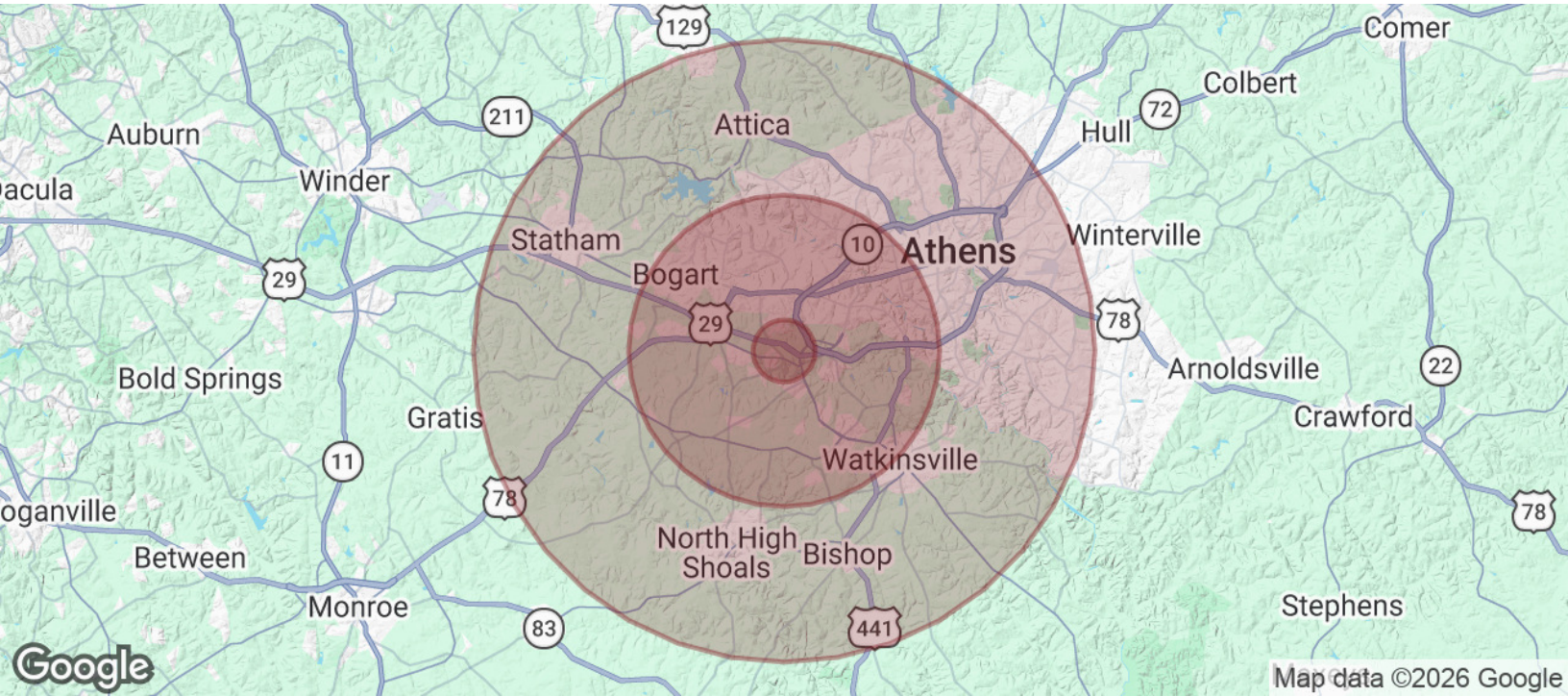


LUXURY DR COMMERCIAL LOT

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



DEMOGRAPHICS MAP & REPORT



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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