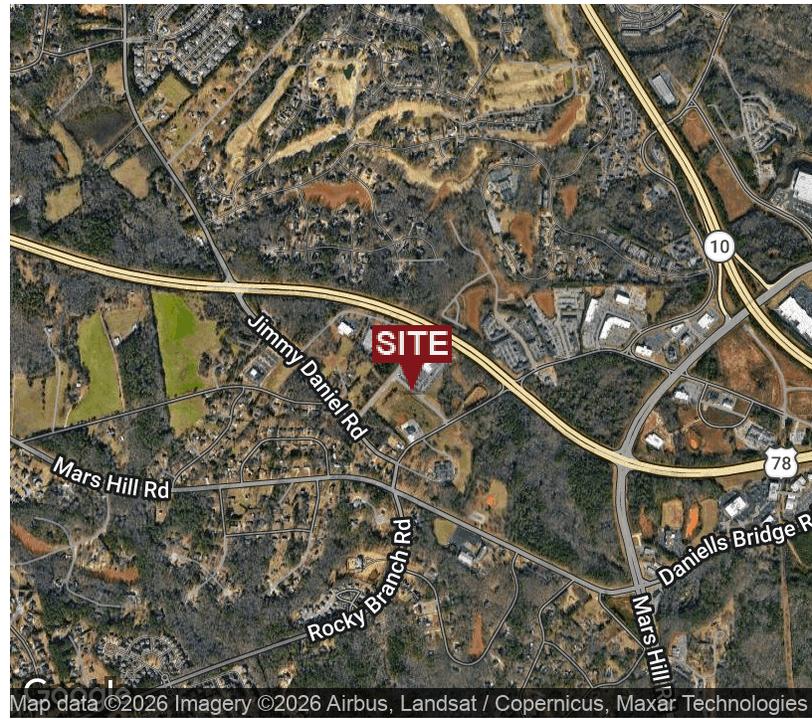


LUXURY DR COMMERCIAL LOT

1590 VIRGIL LANGFORD ROAD, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Price	\$2,306,800
Price / Acre	\$395,000
Parcel Size:	Parcel 3, 5.84 ± acres
Lot Frontage:	561 ft Luxury Dr 413 ft Luxury Dr
Zoning:	Highway Business, 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, Highway Business, which allows a office and a variety of commercial uses. It's rough graded with all utilities and off site detention available. The site is located within the development of Mercedes Benz of Athens. It backs up to a new Oconee County Fire Station, and there is a new medical office development, which consists of three 5,000 sf buildings, going in adjacent to this site on Luxury Dr.

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
- New interchange and fly over under construction
- All utilities available with off site detention

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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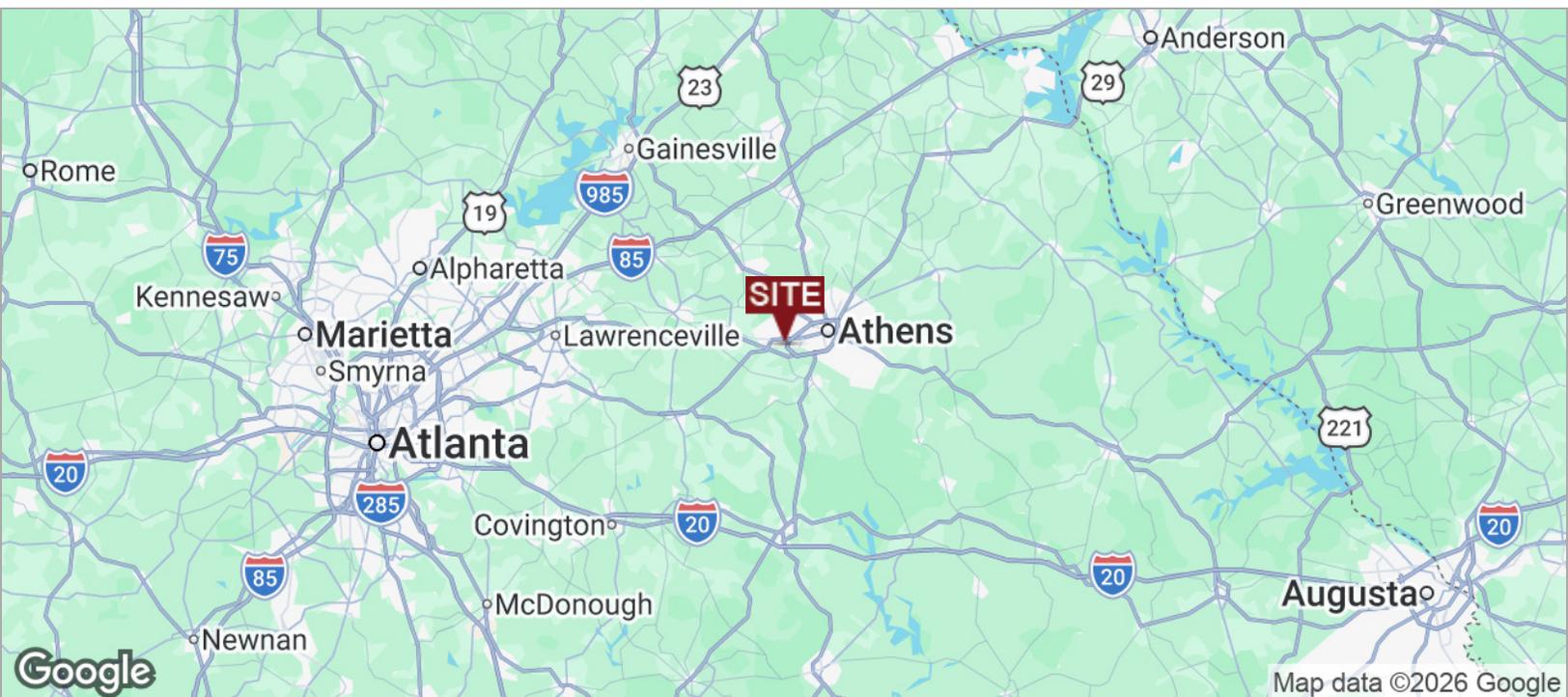
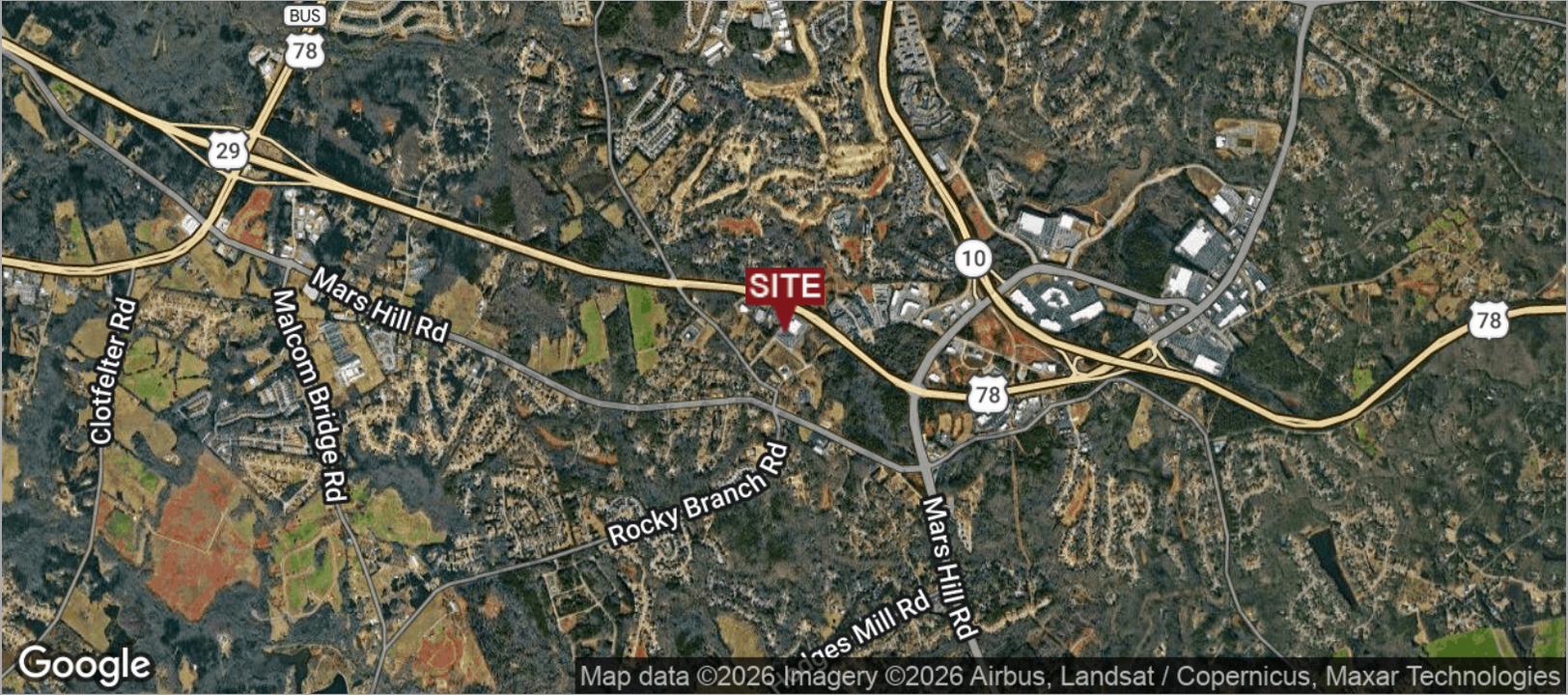
Revised: 3-2-2026

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LOCATION MAPS



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AERIAL MAP



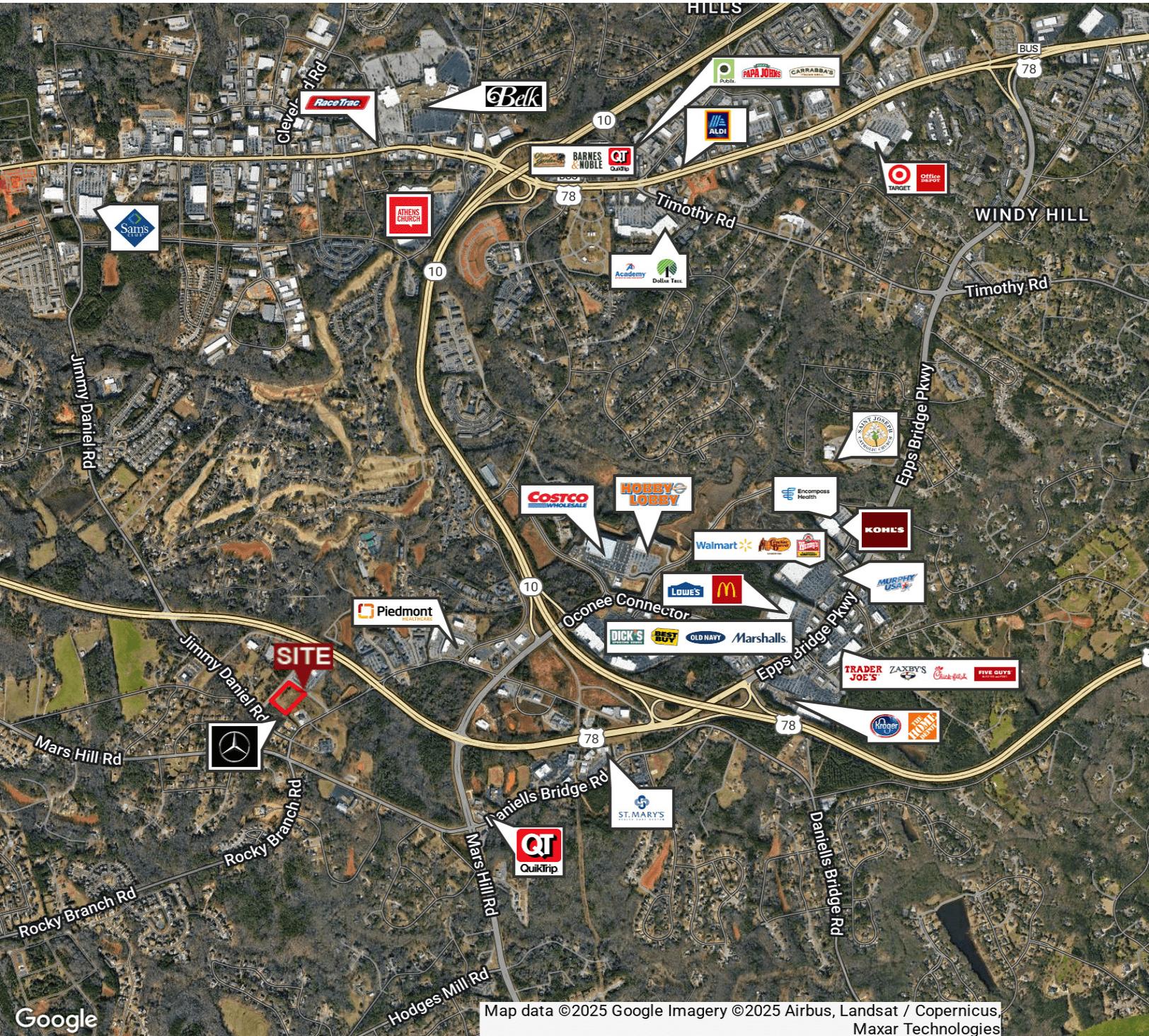
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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ADDITIONAL PHOTOS



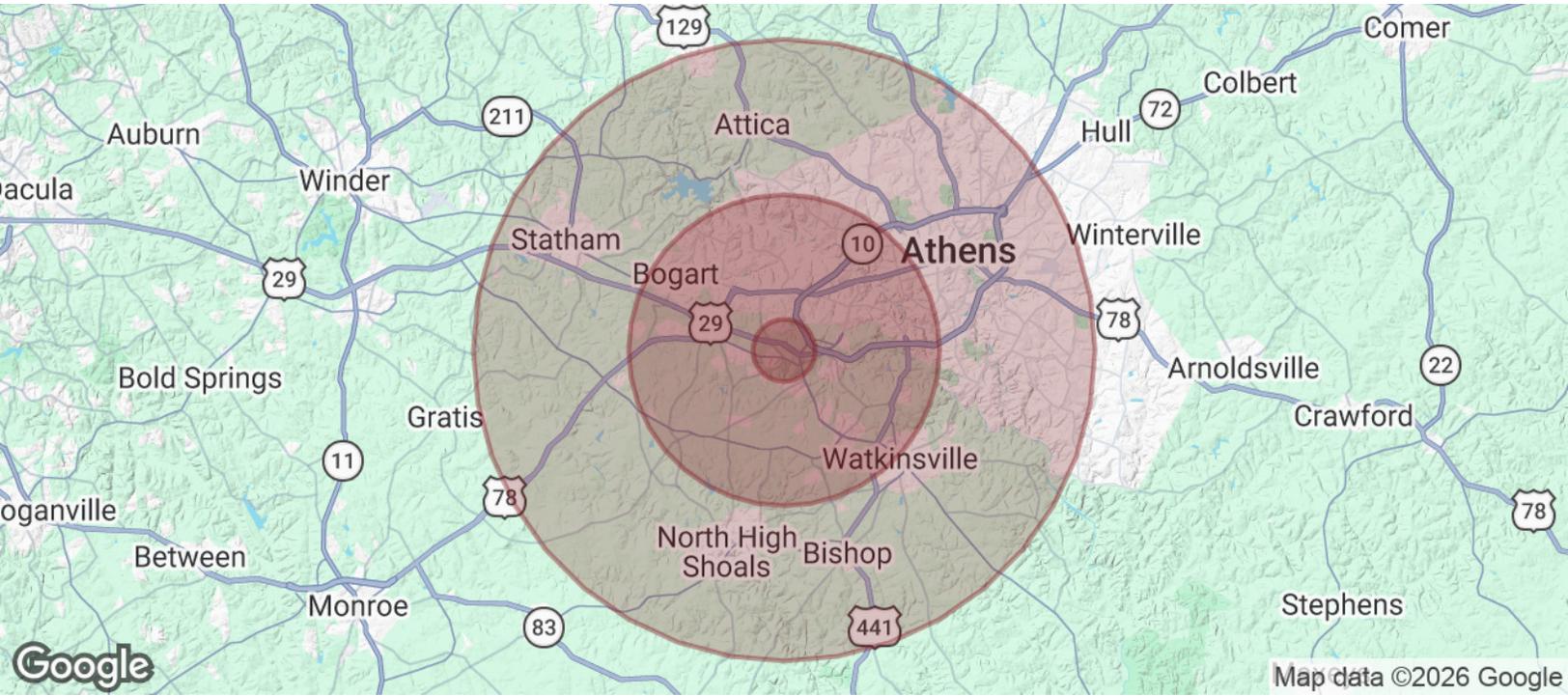
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DEMOGRAPHICS MAP & REPORT



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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