

FOR SALE

Fully Developed Commercial Sites Available - Oconee County

Final Plat Pending - Expected 1Q24

4060 Mars Hill Road , Bogart, GA 30622

For More Information: Stephen Lovett

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Zach Tibbs

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All depicted lot lines are approximations and should not be used as a legal description or main source of property boundaries.



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

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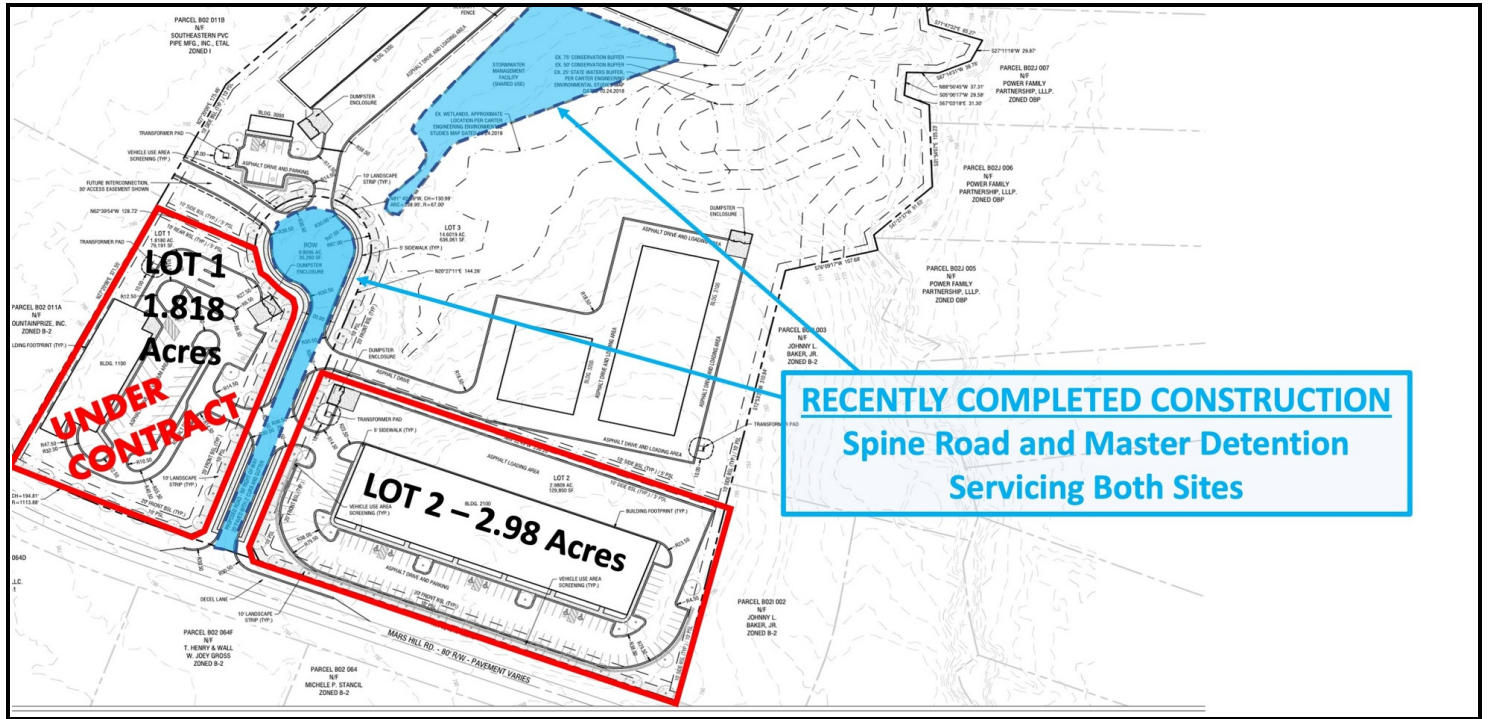
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:

- Lot 1: 1.818 Ac (U/C) \$1,100,000.00
Lot 2: 2.98 Ac \$1,100,000.00

Approved Use:

- Lot 1: 1.818 Ac (U/C) Car Wash Site
Lot 2: 2.98 Ac Office/Warehouse

Zoning:

B-2 - Highway Business District

Mars Hill Rd Frontage:

- Lot 1: +/- 195 Feet
Lot 2: +/- 570 feet

Traffic Counts:

- Mars Hill Road 4,820 VPD
Highway 78 24,300 VPD
Highway 316 26,100 VPD

Utilities:

All Available

PROPERTY OVERVIEW

Norton Commercial is proud to present 2 separate commercial outparcels located on Mars Hill Road just off the major interchange of Hwy 316 and Hwy 78 in North-Central Oconee County. Spine Road will be delivered by the seller per the approved site plan. Both lots are now fully padded and developed and seller expects to have final plat in 1Q24. With housing starts and commercial development in all directions, this is a great opportunity to capitalize on Oconee County's successes. The site offers visibility from Highway 78 and has been approved for site plan specific Mixed-Use development. Seller will retain the back portion of the land for self-storage facility. Lot 1 is currently under contract and is zoned and approved for a 10,000 SF car wash facility on 1.818 Acres. Lot 2 is zoned and approved for a 36,000 SF office/warehouse building on 2.98 Acres with roughly 570 feet of frontage on Mars Hill Road. All utilities, including water, master detention and sanitary sewer, will be delivered and service both sites. Site is roughly 11 miles (17-minute drive) west of Athens, GA and adjacent to a RaceTrac Fueling Station.

LOCATION OVERVIEW

Located just off Highway 78, this site is ideally situated to capitalize on the rapid commercial growth within Northern Oconee County. Multiple mixed-use developments and residential projects that have been dormant for years are now being revitalized, indicating that there is national attention to this area that will bring more homes and growth to the subject property's market area. In 2022, Oconee County was named the #1 County to live in Georgia and #2 county in the entire USA. We will continue to see growth and activity here.

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ADDITIONAL PHOTOS

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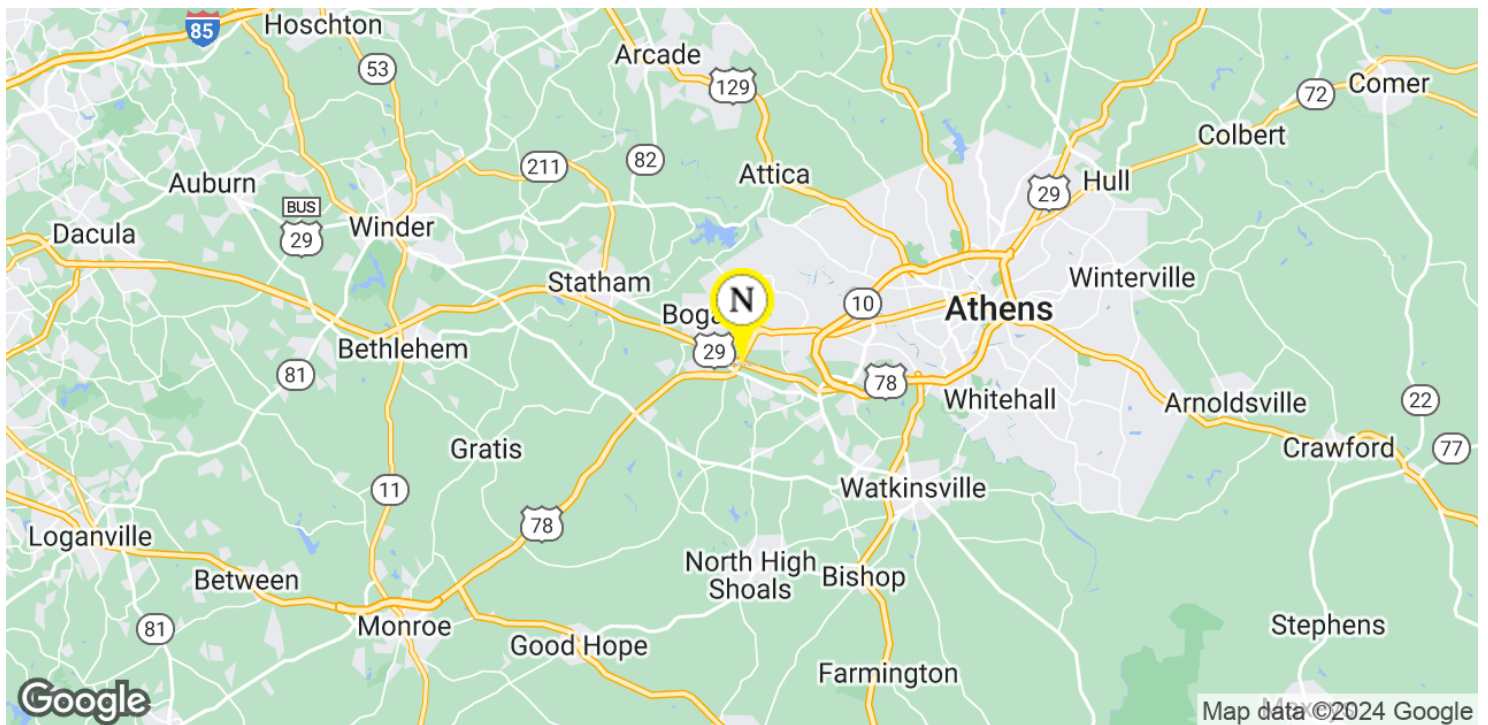
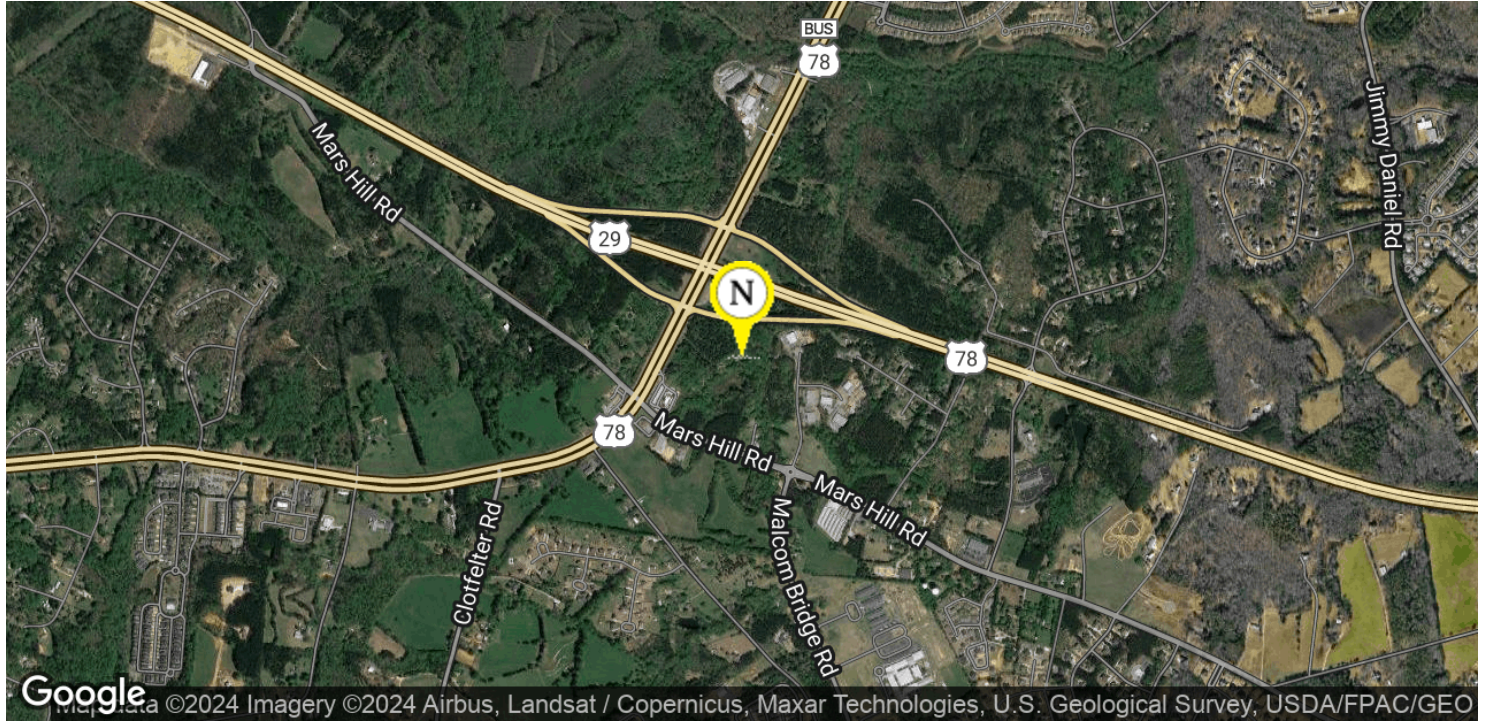
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LOCATION MAP

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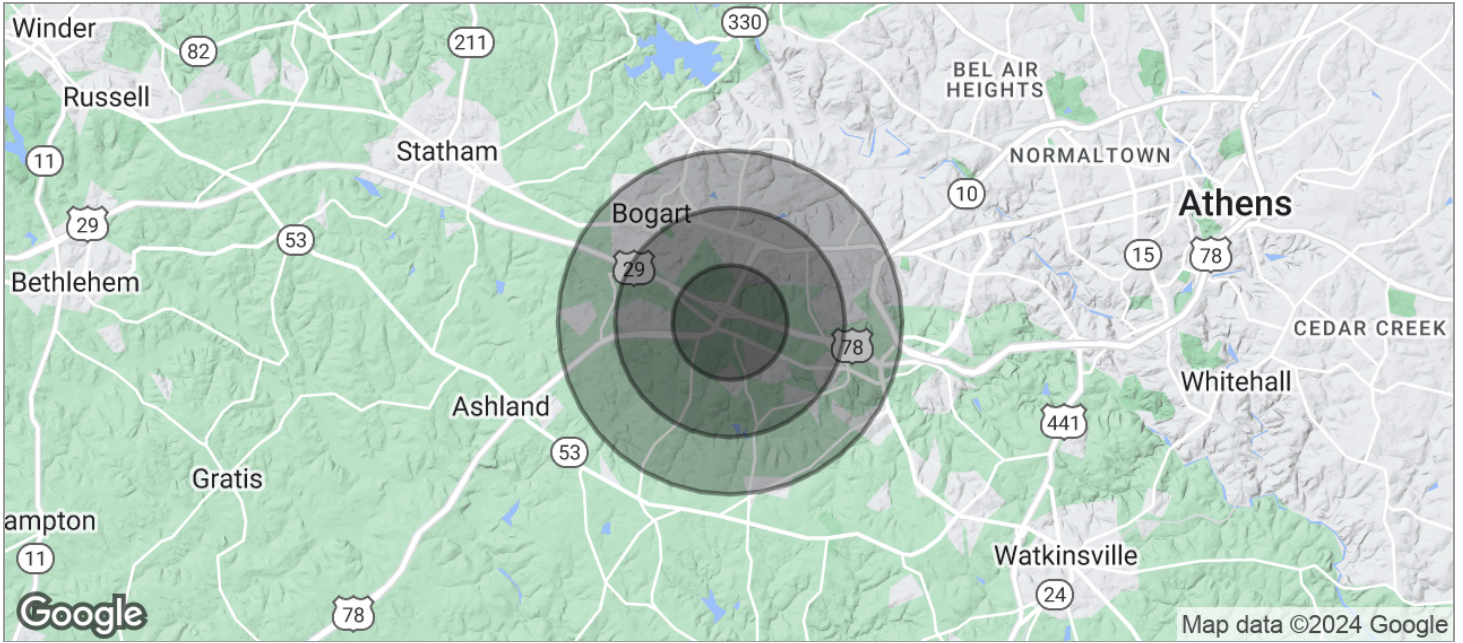
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,732	6,813	14,286
MEDIAN AGE	41.3	40.3	40.4
MEDIAN AGE (MALE)	43.9	42.2	40.9
MEDIAN AGE (FEMALE)	39.6	38.4	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	636	2,544	5,623
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$131,484	\$122,592	\$110,007
AVERAGE HOUSE VALUE	\$290,476	\$274,217	\$263,726

* Demographic data derived from 2020 ACS - US Census

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