

**CENTURY 21
COMMERCIAL.**

Community Professionals
Realty

**1210, 1220, 1230 Atlanta Hwy.
Bogart, GA 30622**



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EXECUTIVE SUMMARY

OFFERING SUMMARY

List Price: \$2,000,000

Three Parcel Assemblage

Total Acreage: +/- 5.28 acres

Road Frontage: +/-414 ft. on Atlanta Hwy.

Zoning: R-3 (1210, 1220) and B-2 (1230)

Market: Oconee County

Submarket: Athens Metro Area

Traffic Count:
Atlanta Hwy. - 9,600 cars per day

Property Overview

Three-parcel assemblage totaling +/- 5.28 acres with extensive frontage along Atlanta Hwy, offering a combination of residential and commercial improvements suitable for redevelopment or investment.

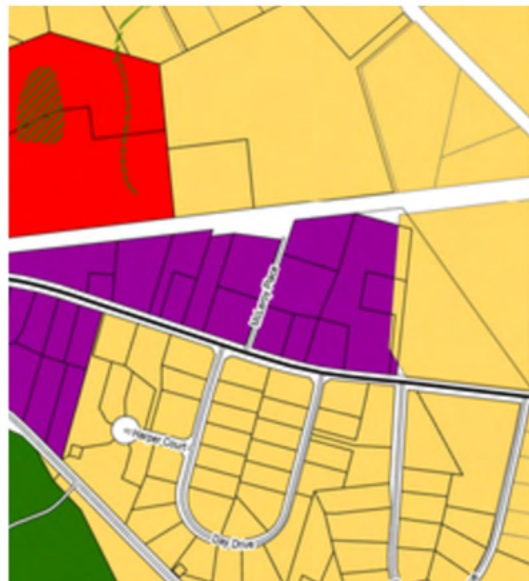
Location Overview

The properties are positioned along the highly traveled Atlanta Hwy (US-78) corridor, a primary east-west route connecting Athens to Atlanta. This corridor serves as a major commercial artery, providing strong visibility, convenient access and consistent traffic flow. The surrounding uses include a mix of residential neighborhoods, retail, office and service-oriented businesses, making the area well-suited for a variety of future uses.



Zoning

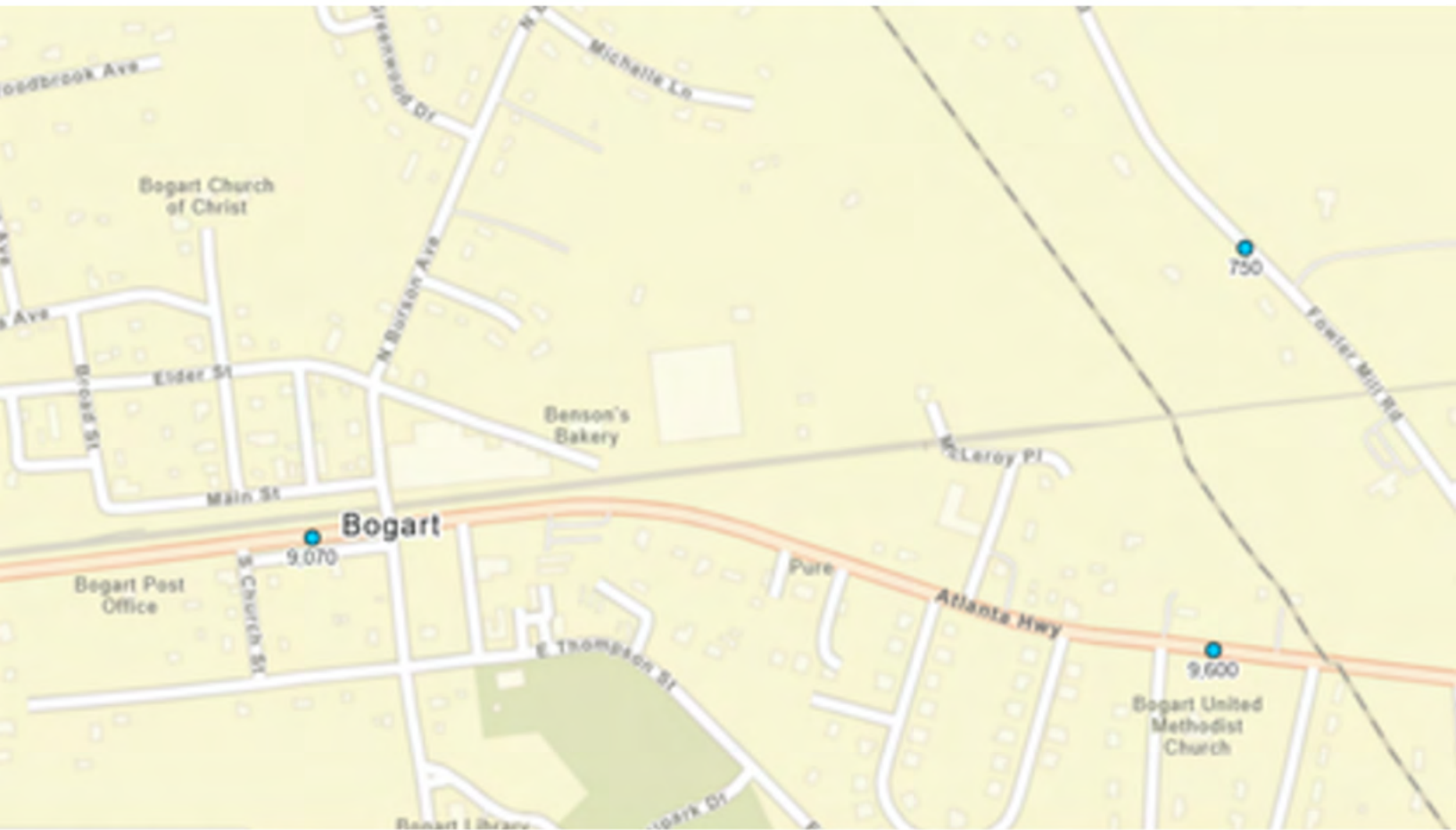
- AG
- A-1
- A-2
- A-3
- B-1
- B-2
- C-1
- I
- M-H
- CBP
- CBP
- R-1
- R-2
- R-3



Character Areas

- Stream/Flood Corridors
- Public Institutional
- Parks/Recreation/Conservation
- Agricultural Preservation
- Rural Places
- Country Estates
- Suburban Neighborhood
- Traditional Neighborhood
- City Living
- Historic Main Street
- Downtown
- Mixed-Use Office
- Gateway Corridor
- Corridor Commercial
- Civic Center
- Community Village
- Neighborhood Village
- Regional Center
- Workplace Center

Road Frontage/Traffic Count



Traffic Count:

9,070 cars per day - Atlanta Hwy. near Bogart Post Office

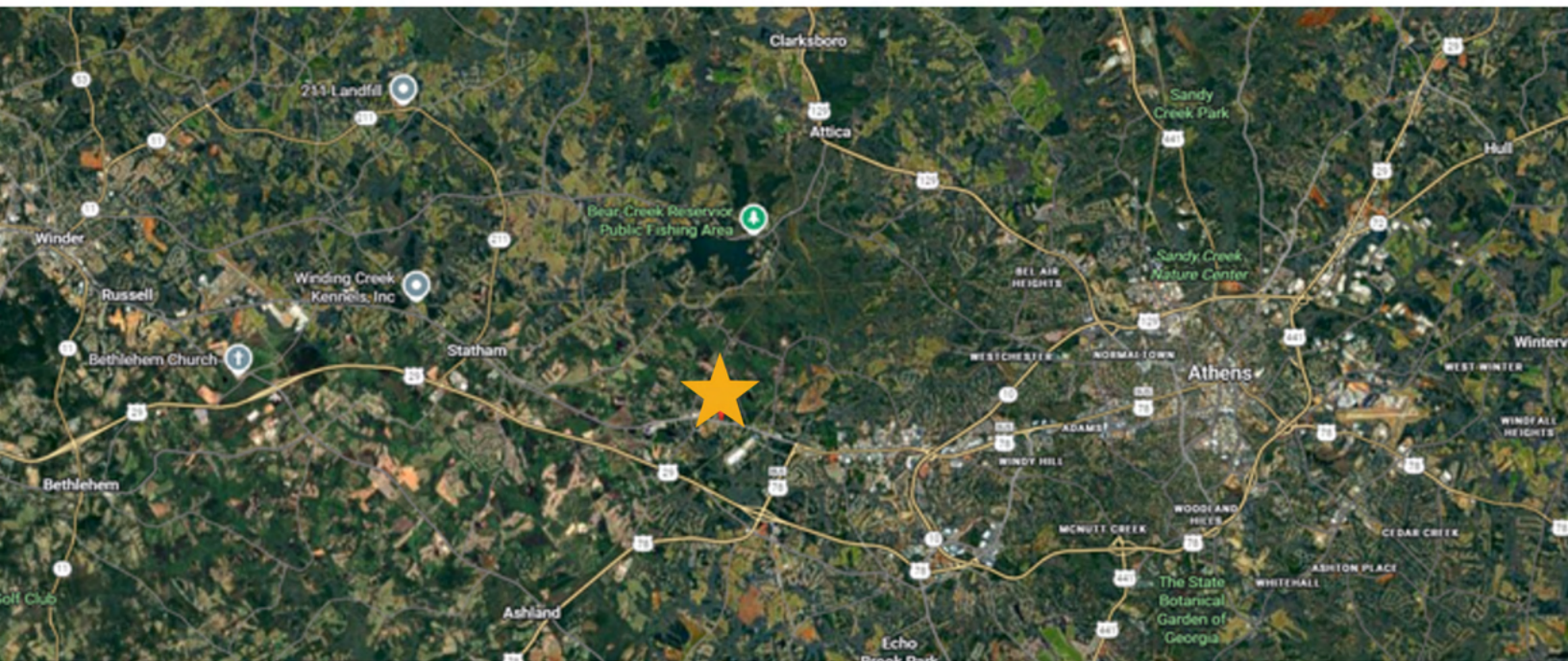
9,600 cars per day - Atlanta Hwy. near Bogart United Methodist Church



Road Frontage:

414 +/- ft. on Atlanta Hwy.

Aerial Maps



Parcel 1 of 3 - 1210 Atlanta Hwy.

Summary

Parcel Number	BO05 002D
Location Address	1210 ATLANTA HWY
Legal Description	1403/682 (L/E) 1403/680 49/645 7/280 ; (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	
Tax District	BOGART (District 03)
Millage Rate	21.056
Acres	0
Neighborhood	BO-05 (382)
Homestead Exemption	Yes (MC)
Landlot/District	N/

Residential Improvement Information

Style	One Family
Heated Square Feet	1953
Interior Walls	Sheet Rock
Exterior Walls	Wood
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	752 Unfinished
Year Built	1981
Roof Type	Asphalt Shingles
Flooring Type	Carpet
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	0
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$260,304
Condition	Average
Fireplaces/Appliances	Const 1 sty 1 Box 1
House Address	1210 ATLANTA HWY



Parcel 2 of 3 - 1220 Atlanta Hwy.

Summary

Parcel Number	BO05 002B
Location Address	1220 ATLANTA HWY
Legal Description	1640/482 344/32 1/60 ; RESIDENCE (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	
Tax District	BOGART (District 03)
Millage Rate	21.056
Acres	0
Neighborhood	Pre 1950 Built Bogart Home (311)
Homestead Exemption	No (50)
Landlot/District	N/

Residential Improvement Information

Style	One Family
Heated Square Feet	1592
Interior Walls	Sheet Rock
Exterior Walls	Vinyl
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1946
Roof Type	Asphalt Shingles
Flooring Type	Carpet
Heating Type	Floor/Wall Furnace
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	0
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$146,777
Condition	Average
Fireplaces/Appliances	Const 1 sty 1 Box 1
House Address	1220 ATLANTA HWY



Parcel 3 of 3 - 1230 Atlanta Hwy.

Summary

Parcel Number	BO05 002A
Location Address	1230 ATLANTA HWY
Legal Description	97/300 1/60; (Note: Not to be used on legal documents)
Class	RC-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	
Tax District	BOGART (District 03)
Millage Rate	21.056
Acres	0
Neighborhood	BO-05 (382)
Homestead Exemption	No (S0)
Landlot/District	N /



Commercial Improvement Information

Description	Garage - Service Repair
Value	\$85,261
Actual Year Built	1950
Effective Year Built	1990
Square Feet	1280
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1



Parcel 3 of 3 - 1230 Atlanta Hwy.

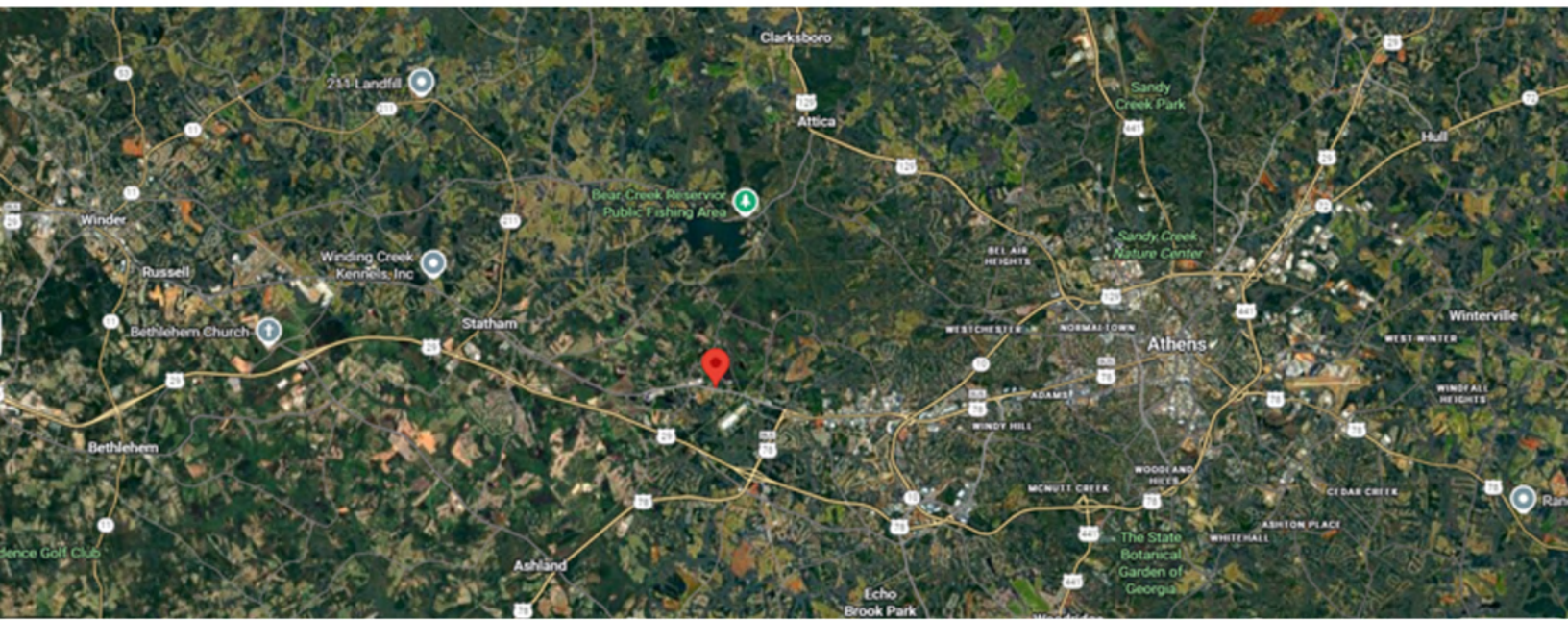
Description	Office
Value	\$25,273
Actual Year Built	1950
Effective Year Built	1970
Square Feet	1512
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1



Description	Warehouse - Storage
Value	\$30,595
Actual Year Built	1980
Effective Year Built	1986
Square Feet	900
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1



Local Points of Interest



Education & Campus

- University of Georgia - 8.6 mi.
- University of North Georgia - Oconee Campus - 9.2 mi.
- Athens Technical College - 12.8 mi.
- Prince Ave. Christian School - 3.8 mi.
- Dove Creek Elementary - 7.4 mi.
- Malcom Bridge Middle School - 4 mi.
- North Oconee High School - 7 mi.

Downtown & Cultural Destinations

- Downtown Athens - 9.1 mi.
- State Botanical Garden of Georgia - 11.4 mi.

Shopping & Retail

- Georgia Square Mall - 3.2 mi.
- Athens West Shopping Center - 4.6 mi.
- Epps Village Shopping Center & Markets at Epps Bridge - 6 mi.
- Clarke Crossing Shopping Center & Beechwood Shopping Center - 4.1 mi.
- Epps Bridge Centre - 5.8 mi.
- Athens Square Shopping Center - 3.1 mi.

Healthcare Facilities

- Piedmont Athens Regional - 8 mi.
- St. Mary's Health Care System - 7.5 mi.
- Landmark Hospital of Athens - 8.2 mi.
- Athens Regional Medical Center - 8.1 mi.

*All locations are approximate.

Demographics Map & Report



Oconee County, Georgia (GA)

County population in 2023: 43,604 (46% urban, 54% rural); it was 26,225 in 2000

County owner-occupied with a mortgage or a loan houses and condos in 2020: 8,362

County owner-occupied free and clear houses and condos in 2020: 3,412

County owner-occupied houses and condos in 2000: 7,260, in 2010: 2,250

Renter-occupied apartments: 2,586 (it was 1,791 in 2000, and 2,204 in 2010)

% of renters here:  20%

State:  18%

Land area: 186 sq. mi.

Water area: 0.4 sq. mi.

Population density: 235 people per square mile  (high).

December 2024 cost of living index in Oconee County: 83.9 (less than average, U.S. average is 100)

Industries providing employment: Educational, health and social services (29.4%), Professional, scientific, management, administrative, and waste management services (11.7%), Finance, insurance, real estate, and rental and leasing (10.5%).

Demographics Map & Report

Median resident age:  41.2 years

Georgia median age:  37.9 years

Males: 21,548  (49.4%)

Females: 22,056  (50.6%)

Average household size:

Oconee County:  2.9 people

Georgia:  2.6 people

Estimated median household income in 2023: \$115,875 (\$55,211 in 1999)

This county:  \$115,875

Georgia:  \$74,632

Median contract rent in 2023 for apartments: \$1,215 (lower quartile is \$841, upper quartile is \$1,934)

This county:  \$1215

State:  \$1193

Estimated median house or condo value in 2023: \$503,141 (it was \$145,900 in 2000)

Oconee:  \$503,141

Georgia:  \$323,000

Lower value quartile - upper value quartile: \$359,931 - \$703,638