

For Sale

Land

89.79 Acres | \$62,368 / AC



The Meadow Lands Mixed-Use Development

Monroe Highway
Bogart, Georgia 30622

Property Highlights

- Already zoned with all utilities including sewer
- Zoned B-2 Commercial and R-3 CCRC
- The CCRC is approved for 416 units
- Over 3,000 feet of frontage on Hwy 78
- Across from Prince Avenue Christian School and Church
- Only 20 Minutes to UGA and downtown Athens, GA
- Less than 5 miles to the Georgia Club
- Under 10 minutes to shopping and dining at Epps Bridge

Property Description

The Meadow Lands is a fully zoned Commercial and Continued Care Retirement Community development on Highway 78 in the core of West Oconee County Georgia. The property is zoned B-2, Highway Commercial and as an R-3 Continued Care Retirement Community (CCRC). The CCRC is approved for 416 units for a total of 233,341 square feet on approximately 40.75 acres. The other 49.05 acres are zoned B-2 and allow for more than 375,000 square feet of commercial development. The property corners Dials Mill Road where there is a full access median cut as well as an additional full access median cut across from Prince Avenue Christian School and Church. All utilities are available on-site including sewer.

OFFERING SUMMARY

Sale Price	\$5,600,000
Lot Size	89.79 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	728	\$98,194
5 Miles	19,883	\$84,941
10 Miles	86,448	\$75,870

For more information

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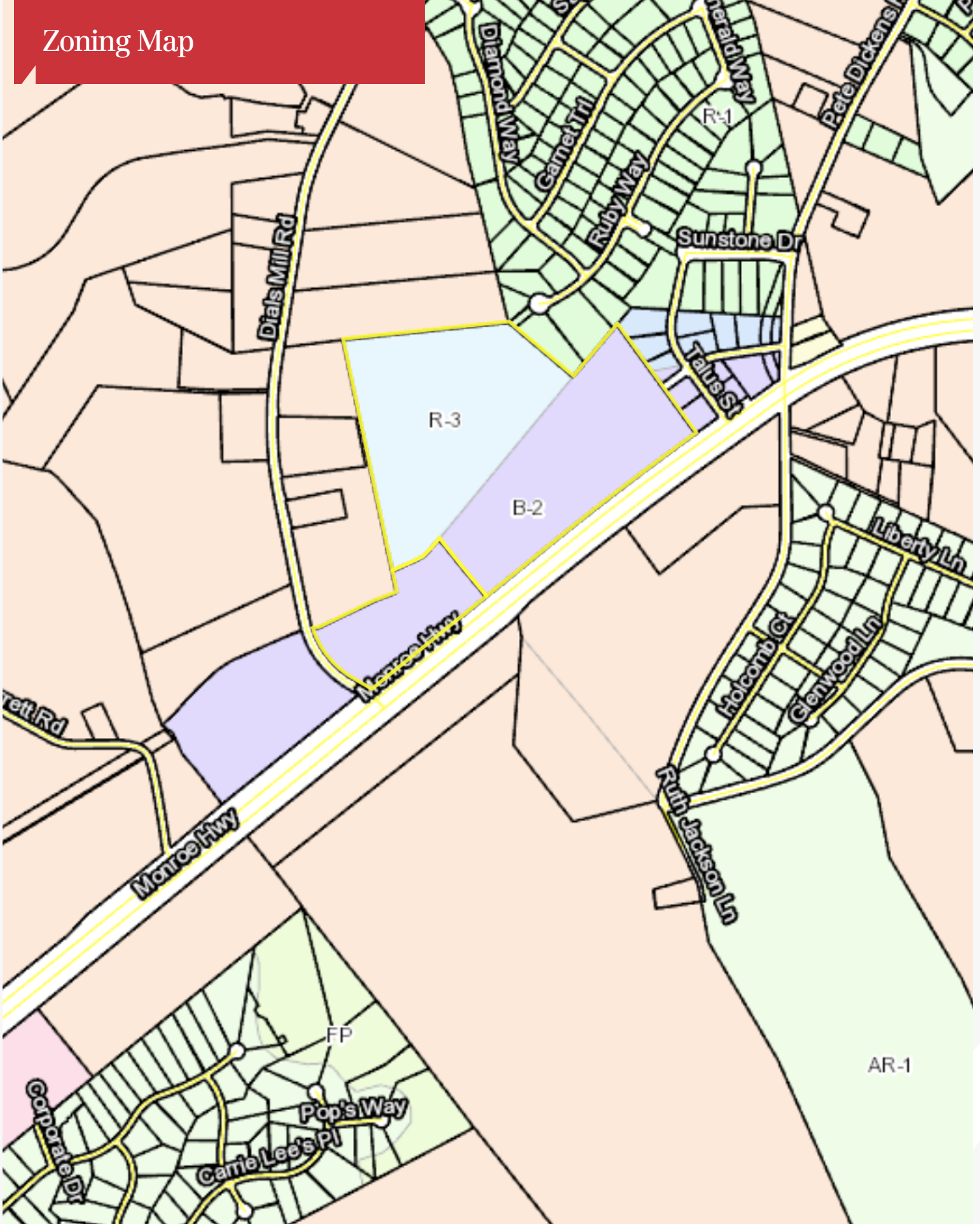
Additional Photos



Additional Photos



Zoning Map

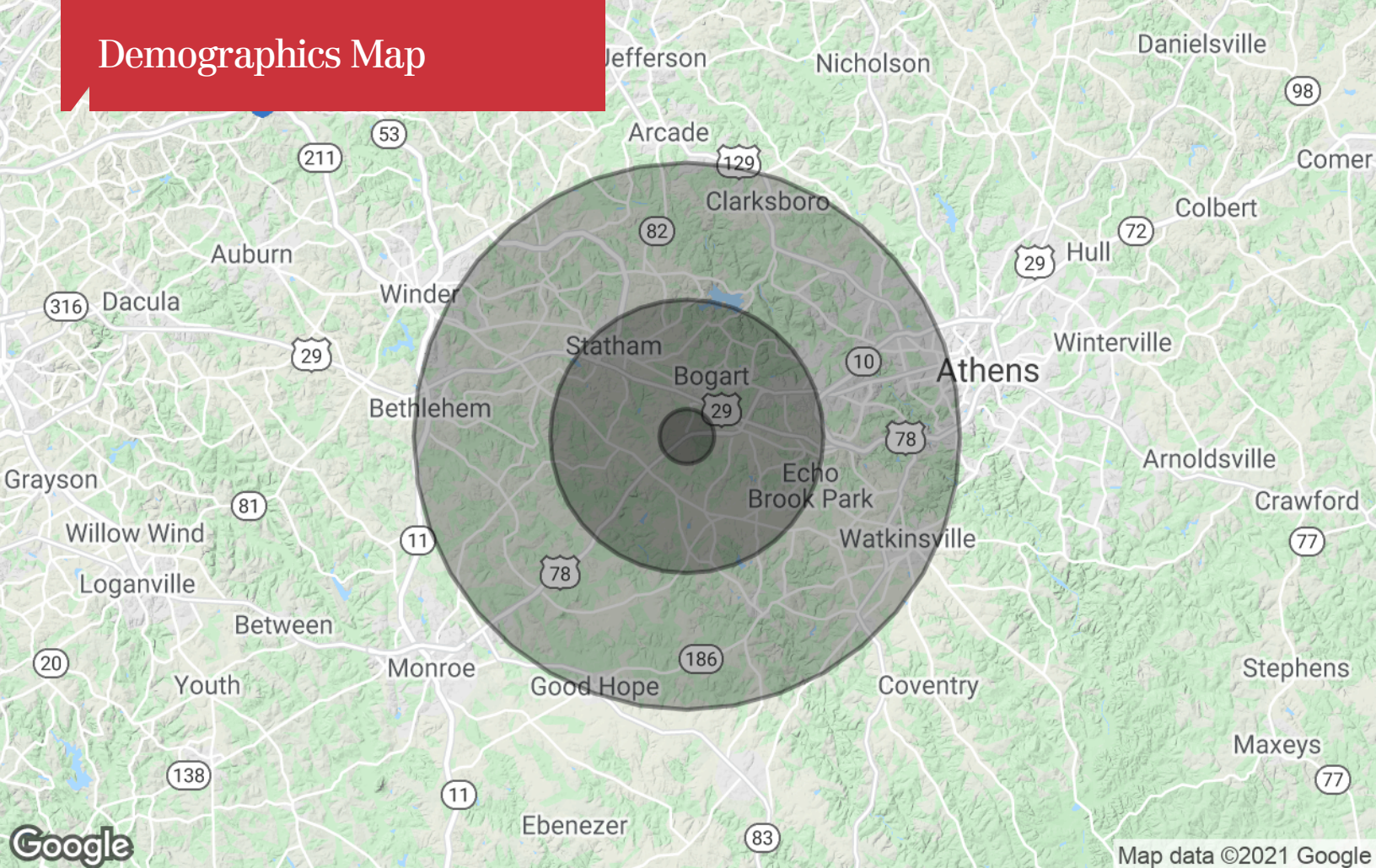




Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	728	19,883	86,448
MEDIAN AGE	39.0	37.1	35.8
MEDIAN AGE (MALE)	38.4	36.1	34.7
MEDIAN AGE (FEMALE)	39.3	37.5	36.5

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	265	7,242	32,462
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$98,194	\$84,941	\$75,870
AVERAGE HOUSE VALUE		\$246,641	\$237,510

Race

	1 Mile	5 Miles	10 Miles
% WHITE	88.2%	82.6%	78.8%
% BLACK	5.4%	12.2%	17.3%
% ASIAN	3.7%	3.1%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.6%	1.9%	1.3%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	4.3%	5.5%	6.7%

* Demographic data derived from 2010 US Census