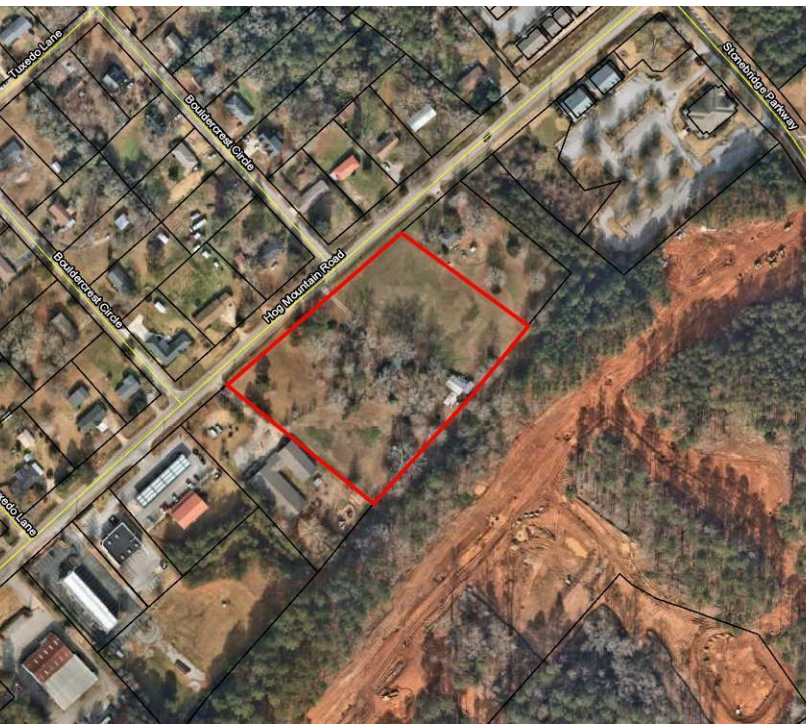
MAXEY COMMERCIAL TRACT

1911 HOG MOUNTAIN RD, WATKINSVILLE, GA 30677

EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price:	$1,092,500
Price / Acre	$250,000
Lot Size:	4.37 ± Acres
Lot Frontage:	509 ft Hog Mountain Rd
Zoning:	AG- Agricultural
Market:	Oconee County
Traffic Count:	7,310 Hog Mountain Rd

PROPERTY OVERVIEW

The property has roughly 500 ft of frontage on Hog Mountain Road and it's an average of 350 ft deep. The topography is relatively flat. There is a single family home located in the center of the property and the balance is open land. The property is well suited for multiple single tenant developments or other commercial and office uses. The current zoning is AG- Agricultural. Sewer runs along the rear property line, and will require an easement.

LOCATION OVERVIEW

The property is located on the south east side of Hog Mountain Road, roughly 1,800 ft north of the intersection with Mars Hill Rd and 770 ft south of the intersection with Stonebridge Pkwy. The property is located in the Butlers Crossing area of Oconee County which is home numerous retail and office users including Publix, Bells Food Stores, CVS, Rite Aid, and multiple restaurants.

PROPERTY HIGHLIGHTS

- Rapidly growing area
- Great site for single tenant retail and other commercial uses
- Great site for medical office or assisted living

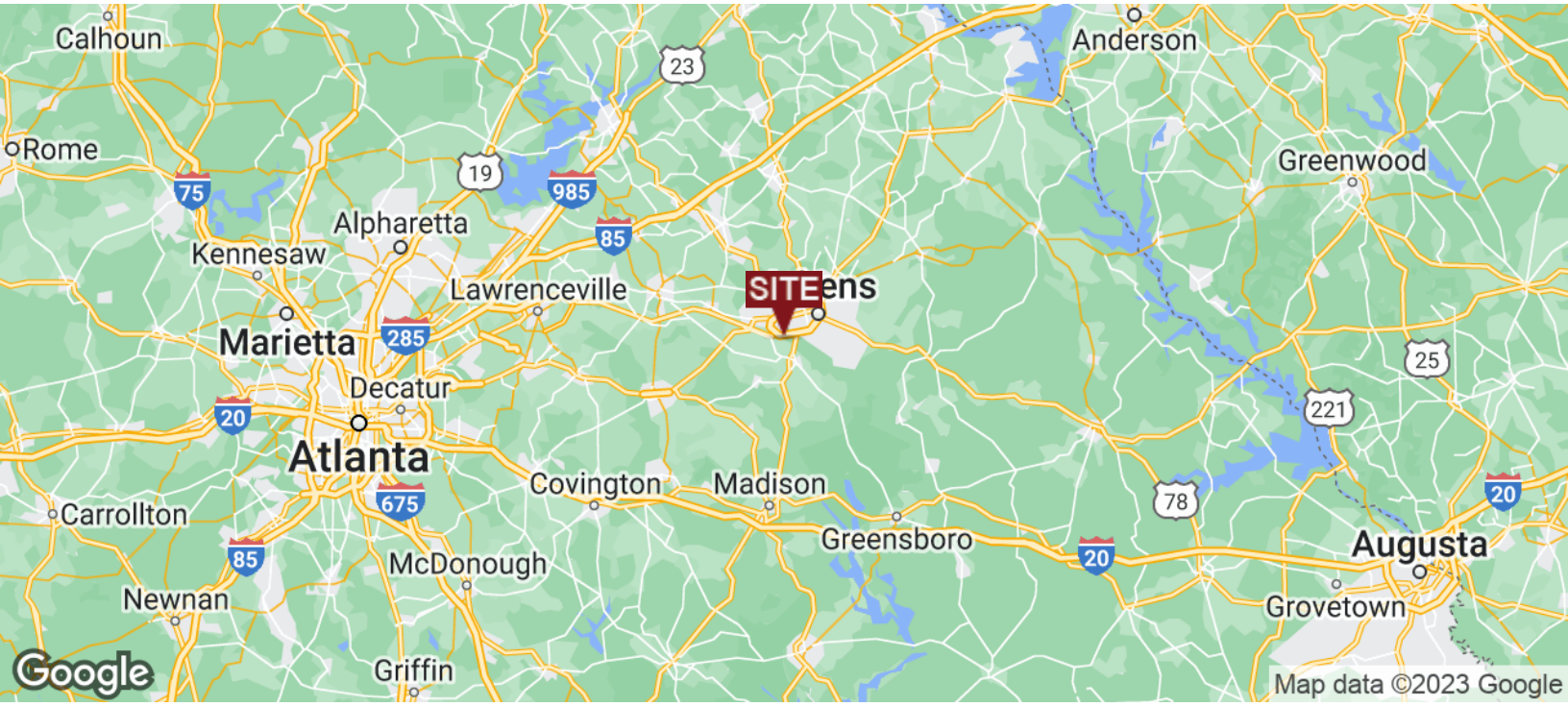
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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Revised: 7-25-2022

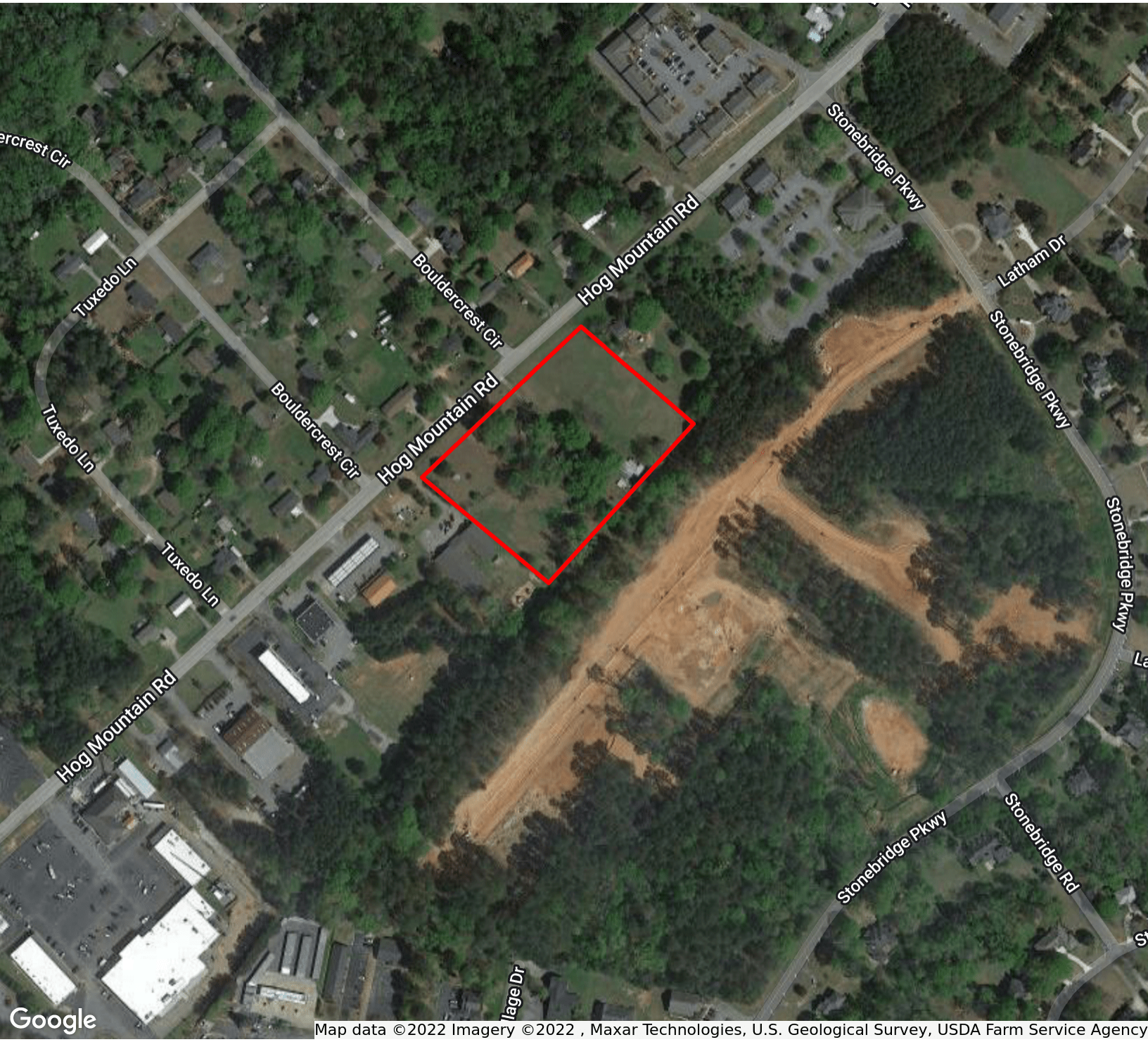
LOCATION MAPS





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AERIAL MAP

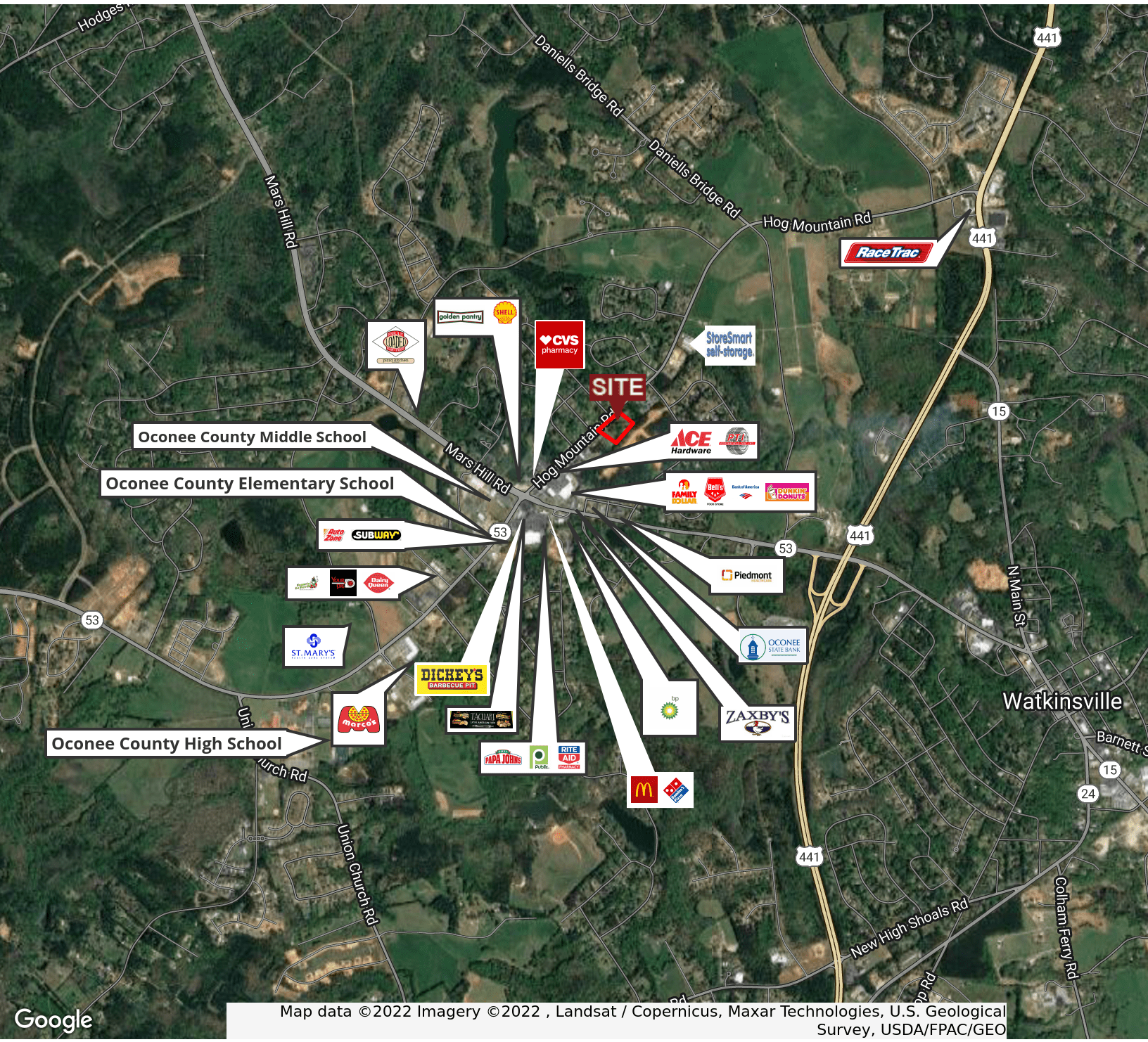


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RETAILER MAP



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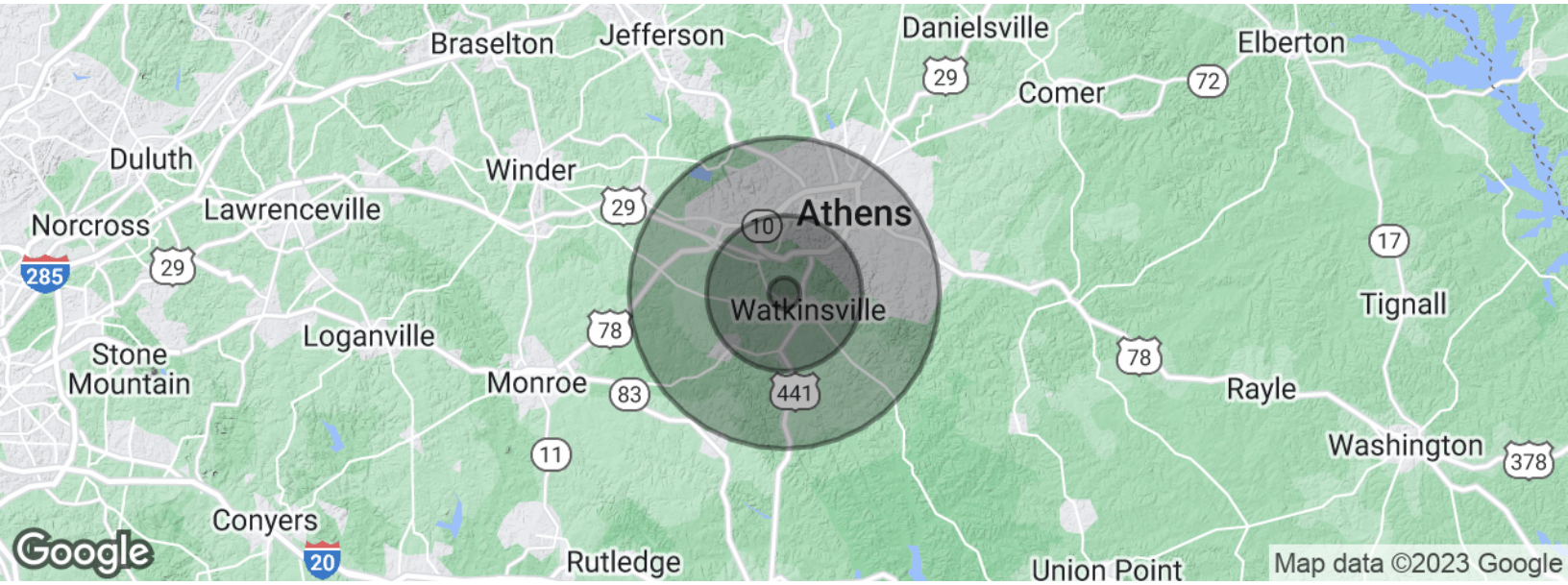
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,182	34,264	157,781
Median age	38.4	34.3	30.6
Median age (Male)	35.9	33.5	29.7
Median age (Female)	40.0	35.1	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	404	12,861	57,283
# of persons per HH	2.9	2.7	2.8
Average HH income	$107,548	$86,166	$60,942
Average house value	$254,499	$278,623	$218,469

** Demographic data derived from 2020 ACS - US Census*

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