

# DEAN TRACT

4380 MARS HILL ROAD, BOGART, GA 30622



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Price / Acre \$350,000

Lot Size: 9.2 Acres

Lot Frontage: 640 ft Mars Hill Rd

Zoning: A-1 - Agricultural

Market: Oconee County

Submarket: Hwy 316

Traffic Count: 27,500 Hwy 316

### PROPERTY OVERVIEW

Property currently has a cell phone tower, a single family home and some outbuildings. There is no income to seller for cell tower. The western border of the property is McNutt Creek. Property is close to Hwy 316. This property could be easily Commercial or Industrial with rezoning.

### LOCATION OVERVIEW

North side of Mars Hill Rd with back border of property being Hwy 316, just west of Hwy 78. This portion of Mars Hill runs directly from 316 to Hwy 78.

### PROPERTY HIGHLIGHTS

- Property is located just off of Hwy 316.
- McNutt Creek runs through the property.
- Commercial or Industrial with rezoning.

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.

**GRANT WHITWORTH**  
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Revised: 2-3-2020

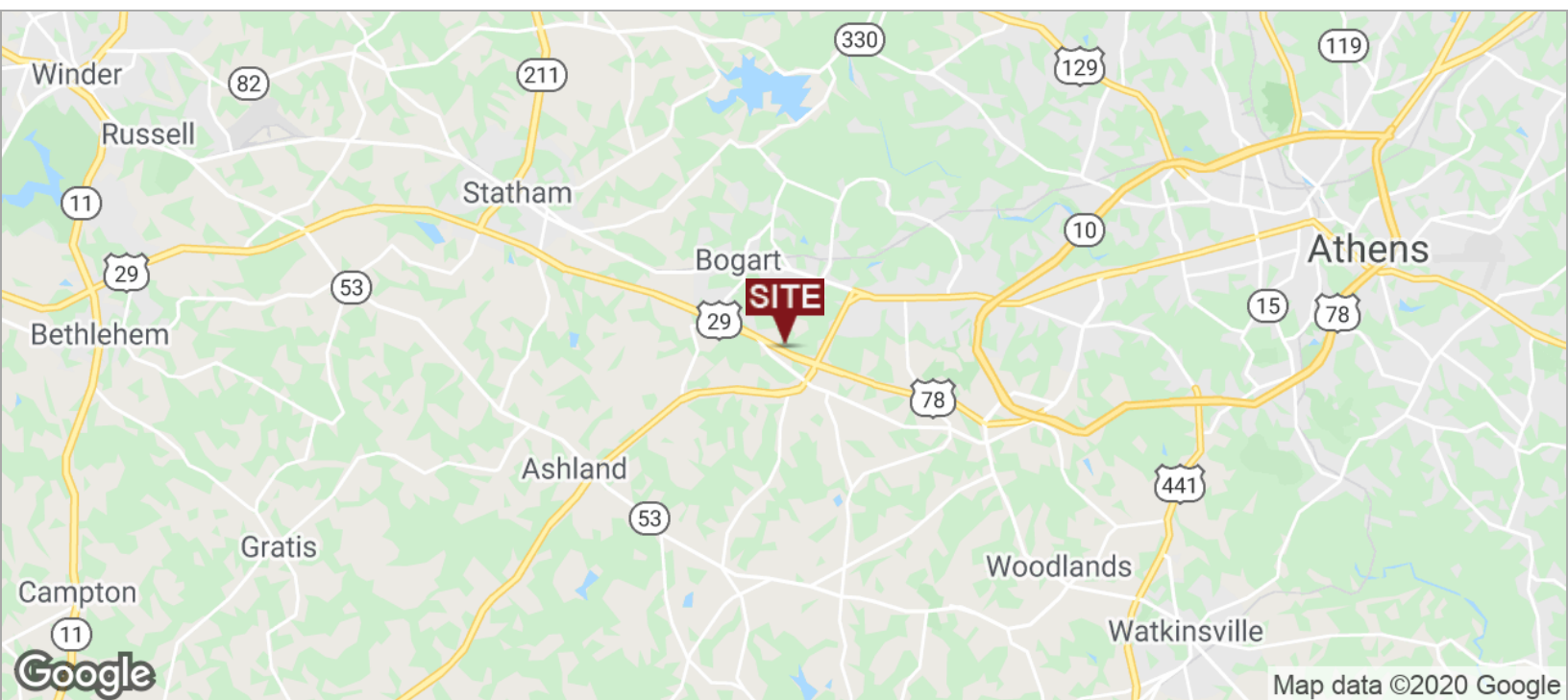
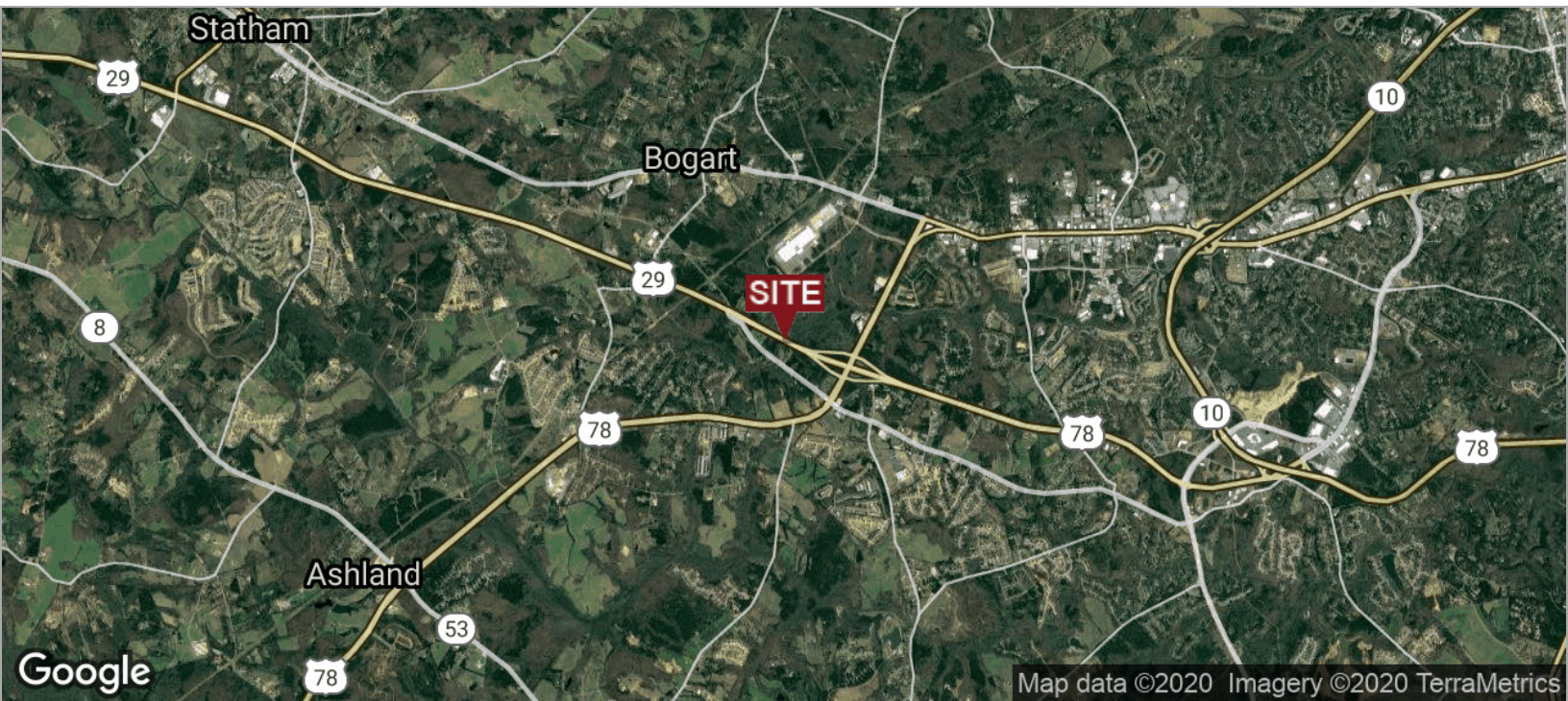


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## LOCATION MAPS



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## AERIAL MAP



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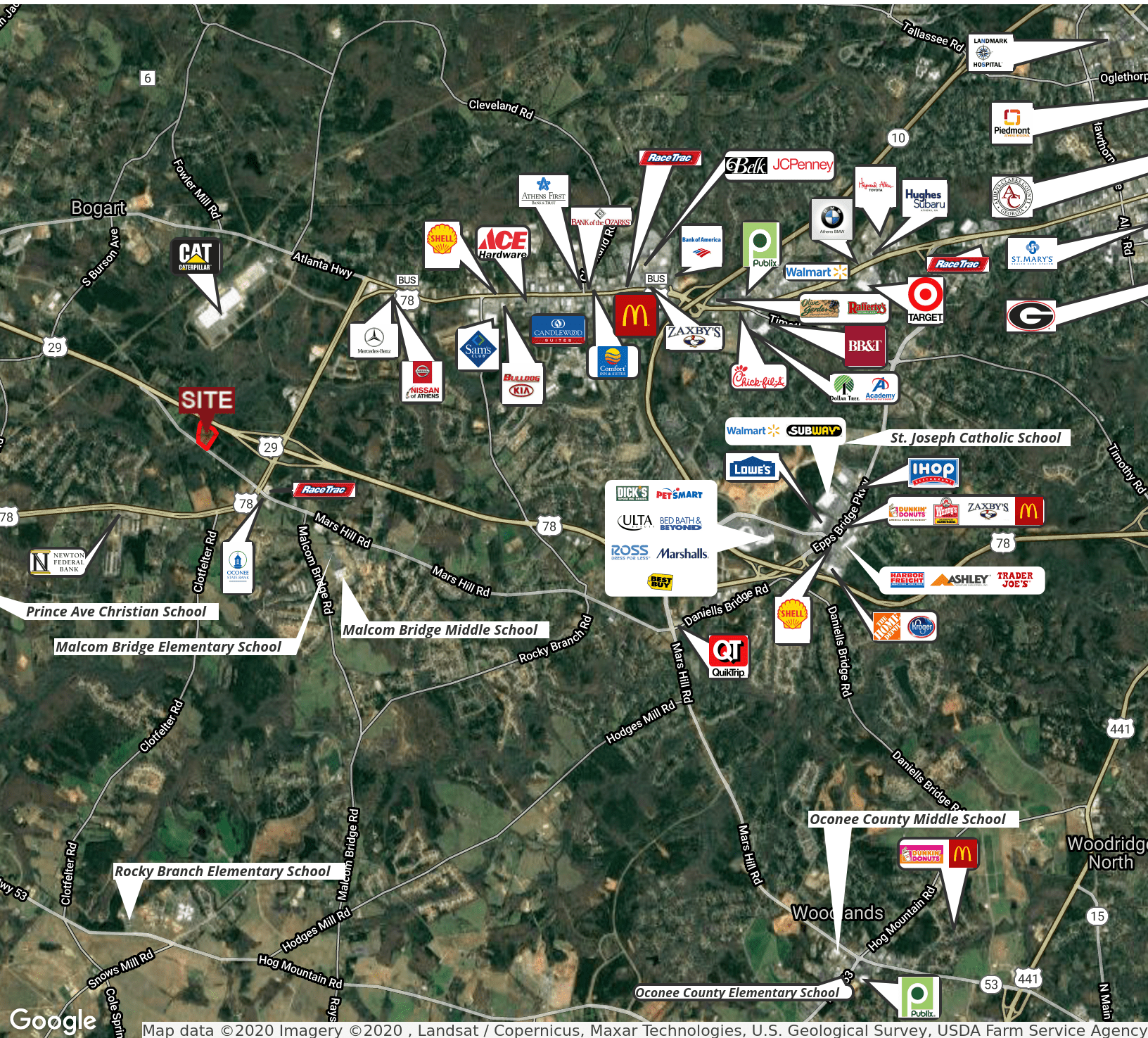


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## RETAILER MAP



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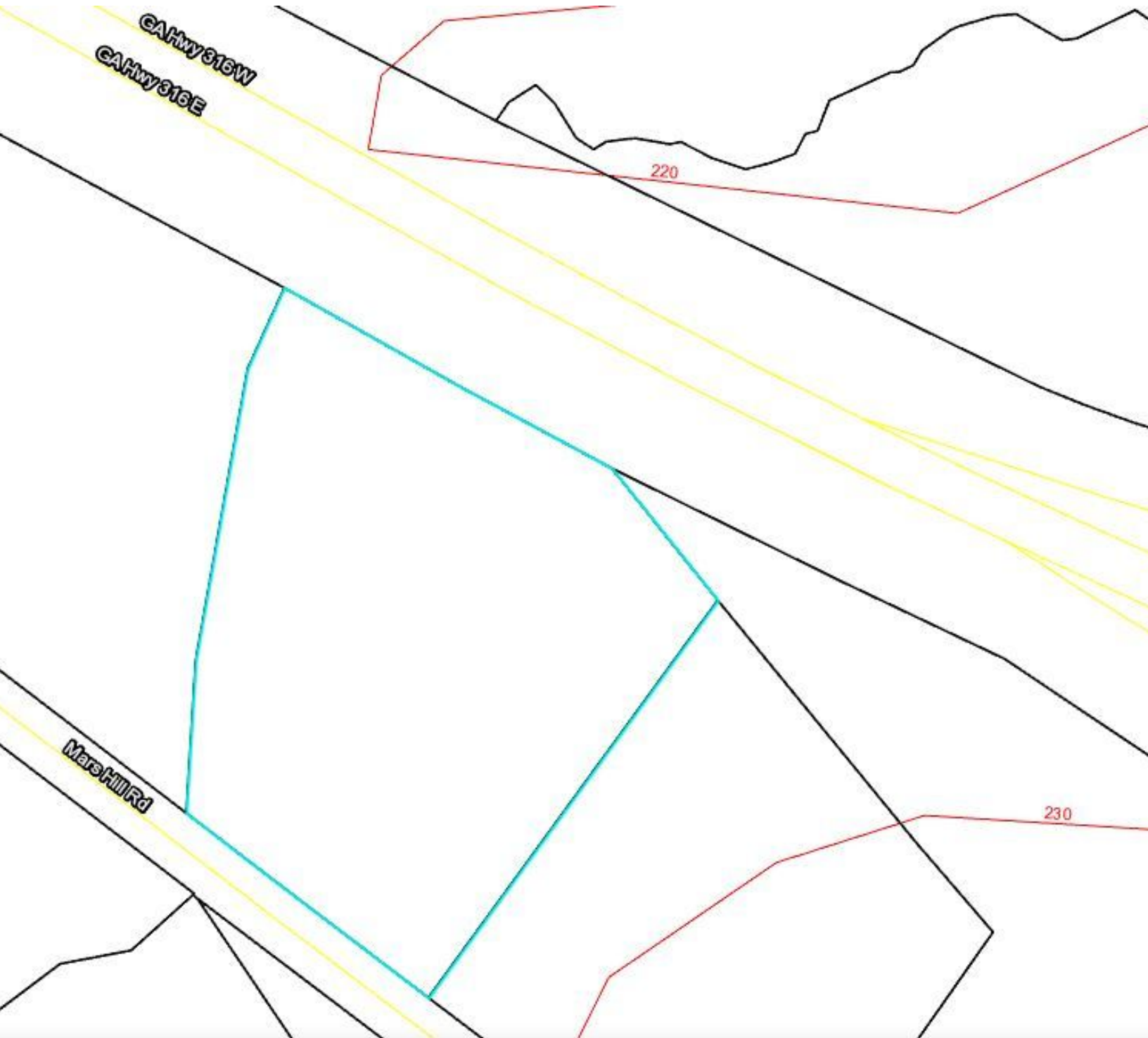


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## TOPOGRAPHY



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## PROPERTY DETAILS

Sale Price	<b>\$350,000</b>
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
APN #	B 02 020
lot Frontage	640 ft
Lot Depth	734 ft
Traffic Count	27500
Traffic Count Street	Hwy 316
Traffic Count Frontage	500
Power	Yes
Topography	Flat

### LOCATION INFORMATION

Building Name	DEAN TRACT
Street Address	4380 Mars Hill Road
City, State, Zip	Bogart, GA 30622
County	Oconee
Market	Oconee County
Sub-market	Hwy 316
Cross-Streets	Mars Hill Rd & Monroe Hwy
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 316
Nearest Airport	Atlanta International

### UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Sewer	Yes

### BUILDING INFORMATION

Number of Lots	1
Best Use	Commercial & Industrial

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