



±3.816 AC

Fully Developed Commercial Site Available

1465 Hidden Hill Ct | Bogart, GA 30622 | Oconee County





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Offering Summary



\$1,100,000
(\$288,260/AC)



± 3.816 AC



Current Zoning: B-2
Highway Business District



All Utilities Available
Including Sewer



Traffic
Mars Hill Rd – 5,970 VPD
Highway 78 – 27,800 VPD
Highway 316 – 41,600 VPD



US-29

Property Overview

The offering consists of ± 3.816 acres in northern Oconee County, being a portion of Parcel # B 02 069 AC. The property is currently zoned B-2, Highway Business District, providing a commercial development opportunity within a growing area of the county. All utilities are available to the site, including sewer.

Located near Mars Hill Road with convenient access to Highway 78 and Highway 316, the property benefits from strong regional connectivity and nearby residential and commercial growth. Traffic counts include approximately 5,970 VPD on Mars Hill Road, 27,800 VPD on Highway 78 and 41,600 VPD on Highway 316.

Development of the site will be subject to Oconee County approvals, including any required zoning, special use and purchaser-specific use approvals. With available infrastructure, strong access and continued growth in the surrounding area, the property is well positioned for future commercial development.





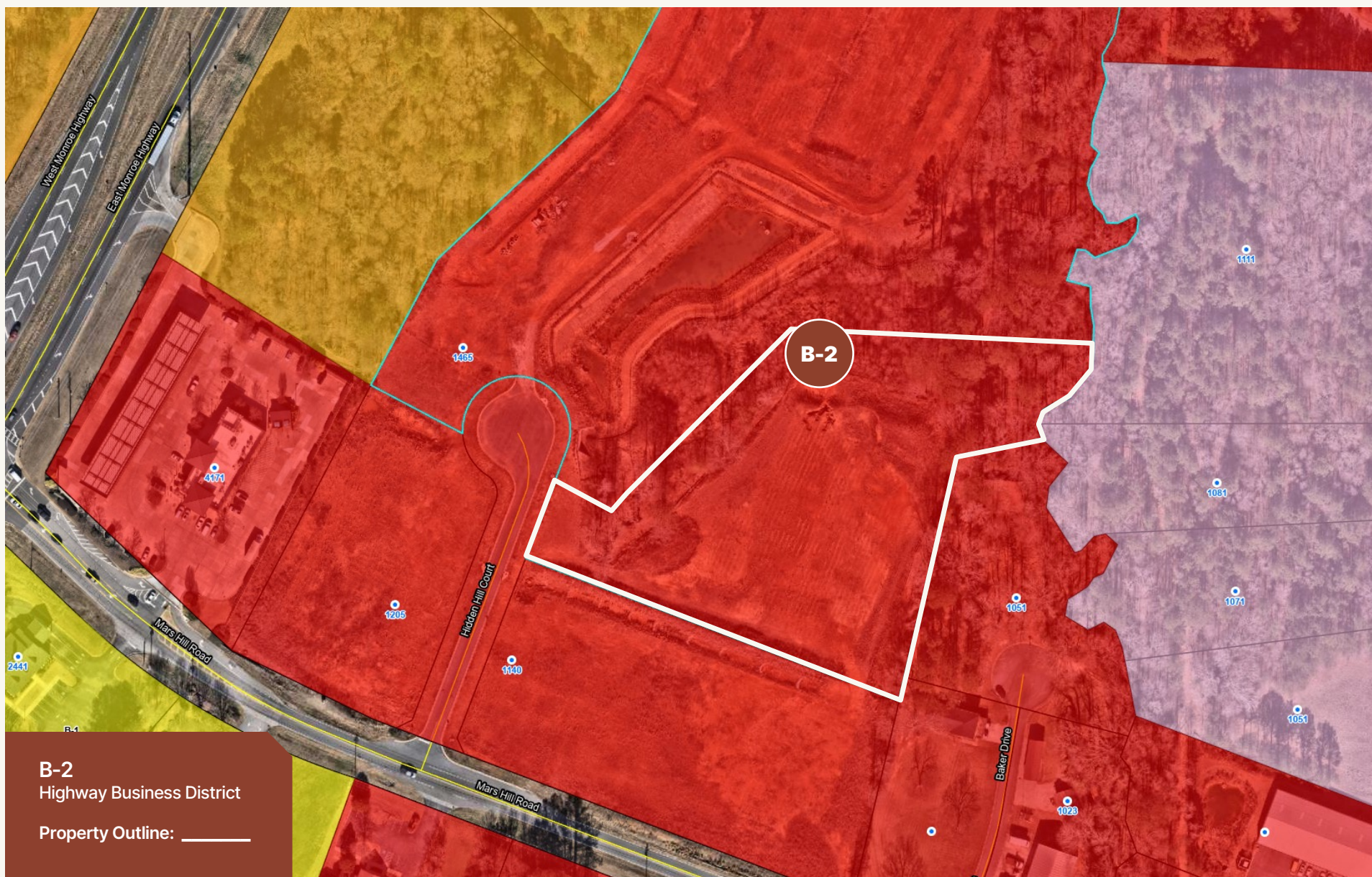
Location Overview

Located just off Highway 78 in northern Oconee County, the property is positioned within one of the county's top growth corridors. Highway 78 provides direct connectivity to Athens, western Oconee County and communities toward Metro Atlanta, while nearby Highway 53 and Highway 316 expand regional access.

The surrounding area continues to attract residential and commercial investment, with new housing activity adding rooftops and supporting demand for retail, restaurants, services and other commercial uses. Mixed-use and commercial projects along the Highway 78 corridor further reinforce the area's continued development.

Oconee County also maintains a strong demographic base, with continued population growth and median household income exceeding \$121,000. With convenient access to Athens and a growing residential base, the property is well positioned to benefit from continued commercial growth in northern Oconee County.

Current Zoning



Topography Map



LOCATION MAP

7.9 miles/13min

Drive to Watkinsville

11.3 miles/18min

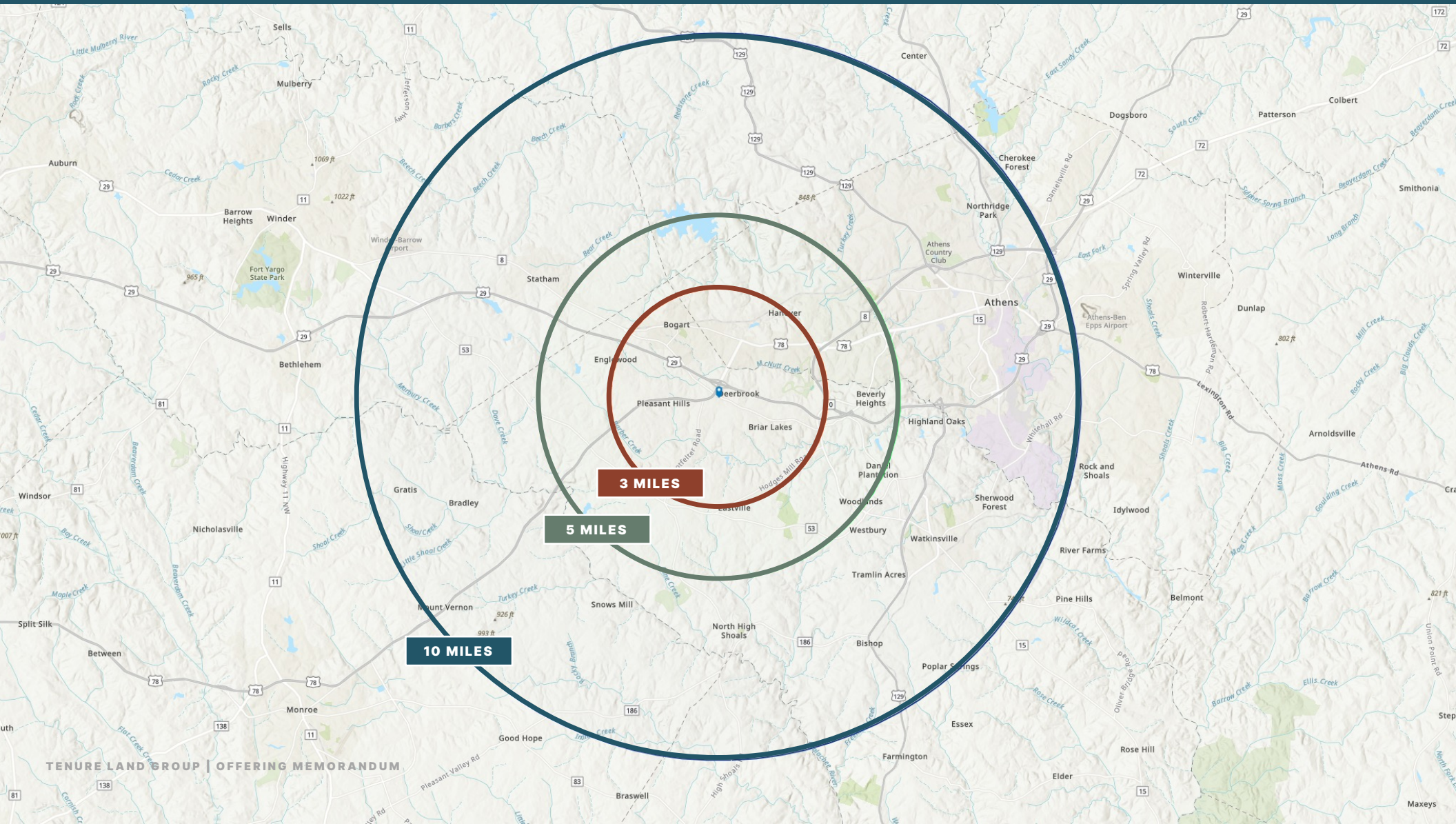
Drive to Athens

15.1 miles /19min

Drive to Monroe

42,166

Population within 5 miles

\$141,334Average Household
income (5 miles)

Retailers Map



Demographics

Executive Summary

4050-4112 Mars Hill Rd, Bogart, Georgia, 30622



Rings: 3, 5, 10 mile radii

Population	3 miles	5 miles	10 miles
2020 Population	15,440	37,751	162,162
2020 Male Population	47.9%	47.9%	47.6%
2020 Female Population	52.1%	52.1%	52.4%
2026 Population	17,744	42,166	176,477
2026 Male Population	48.2%	48.3%	48.2%
2026 Female Population	51.8%	51.8%	51.8%
2031 Population	19,045	44,706	184,275
2031 Male Population	47.8%	48.0%	48.1%
2031 Female Population	52.2%	52.0%	51.9%
2010-2020 Annual Rate	2.73%	2.24%	1.56%
2020-2026 Annual Rate	2.25%	1.79%	1.36%
2026-2031 Annual Rate	1.43%	1.18%	0.87%

In the identified area, the current year population is **176,477**. In 2020, the Census count in the area was **162,162**. The rate of change since 2020 was **1.36%** annually. The five-year projection for the population in the area is **184,275** representing a change of **0.87%** annually from 2026 to 2031. Currently, the population is **48.2%** male and **51.8%** female.

Median Age

2026 Median Age	38.9	38.8	31.3
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The median age in this area is **31.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	70.3%	71.8%	67.0%
2026 Black Alone	10.7%	11.2%	16.1%
2026 American Indian Alone	0.2%	0.3%	0.5%
2026 Asian Alone	8.1%	6.7%	4.8%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.8%	3.5%	4.8%
2026 Two or More Races	6.8%	6.4%	6.8%
2026 Hispanic Origin	8.3%	7.9%	9.9%
2026 Diversity Index	56.1	54.0	60.3

Persons of Hispanic origin represent **9.9%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **60.3** in the identified area, compared to **73.0** for the U.S. as a whole.

Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 4050-4112 Mars Hill Rd, Bogart, Georgia, 30622 | Rings: 3, 5, 10 mile radii

Households	3 miles	5 miles	10 miles
2026 Wealth Index	127	121	84
2010 Total Households	4,549	11,950	52,465
2020 Total Households	5,804	14,565	61,734
2026 Total Households	6,748	16,335	68,078
2031 Total Households	7,263	17,372	71,784
2010-2020 Annual Rate	2.47%	2.00%	1.64%
2020-2026 Annual Rate	2.44%	1.85%	1.58%
2026-2031 Annual Rate	1.48%	1.24%	1.07%
2026 Average Household Size	2.63	2.56	2.42

The household count in this area has changed from **61,734** in 2020 to **68,078** in the current year, a change of **1.58%** annually. The five-year projection of households is **71,784**, a change of **1.07%** annually from the current year total. Average household size is currently **2.42**, compared to **2.46** in the year 2020. The number of families in the current year is **38,009** in the specified area.

Mortgage Income

2026 Percent of Income for Mortgage	22.4%	24.2%	28.8%
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Median Household Income

2026 Median Household Income	\$109,169	\$98,839	\$75,332
2031 Median Household Income	\$126,886	\$116,258	\$88,552
2026-2031 Annual Rate	3.05%	3.30%	3.29%

Average Household Income

2026 Average Household Income	\$148,568	\$141,334	\$106,667
2031 Average Household Income	\$165,806	\$160,535	\$122,134
2026-2031 Annual Rate	2.22%	2.58%	2.75%

Per Capita Income

2026 Per Capita Income	\$55,987	\$54,737	\$41,397
2031 Per Capita Income	\$62,667	\$62,345	\$47,827
2026-2031 Annual Rate	2.28%	2.64%	2.93%

Income Equality

2026 Gini Index	42.6	45.2	48.4
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Source: This infographic contains data provided by U.S. Census (2010, 2020), Esri (2026, 2031). U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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