



**COLDWELL
BANKER
COMMERCIAL**

UPCHURCH REALTY

TALUS STREET BUSINESS LOT

\$250,000

1090 Talus Street
Bogart, GA 30622

AVAILABLE SPACE

0.83 Acres

AREA

1090 Talus Street is a .83 acre lot zoned B-2 off of Highway 78 across from the Prince Avenue Christian School and adjacent to a Oconee Animal Hospital, New Image Dentistry, Dollar General and a large single family residential neighborhood. Located in Oconee County in between Athens & Monroe. Located on a pin corner at the entrance to the Oconee County approved Meadowlands Senior Living Community.



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COLDWELL BANKER COMMERCIAL
UPCHURCH REALTY
2405 West Broad Street, Athens, GA 30606
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FOR SALE

CBCWORLDWIDE.COM



TALUS STREET BUSINESS LOT

1090 Talus Street, Bogart, GA 30622

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

SALE

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SALE



OFFERING SUMMARY

Sale Price: \$250,000

Lot Size: 0.83 Acres

Zoning: B-2

PROPERTY OVERVIEW

1090 Talus Street is a commercial lot zoned B-2 off of Highway 78 in Bogart, Georgia across from the Prince Avenue Christian School and adjacent to Oconee Animal Hospital, New Image Dentistry, Dollar General and a large single family residential neighborhood. This property is located on a pin corner at one of the entrances to the Oconee County approved Meadowlands Continued Care Retirement Community and shopping center. The retail component of the Meadowlands project includes 179,000 square feet of commercial space, which will be anchored by a 65,000-square-foot grocery store. The senior living component will consist of 517 residential units. There will be a total of 101 independent living units comprised of cottages, quadrplex buildings, mansion flats buildings, and Meriweather flat buildings. B-2 zoning allows for various uses including, but not limited to: medical centers, professional offices, food and beverage establishments, retail shops, auto parts stores. This property is located in Oconee County in between Athens-Clarke and Walton counties.

PROPERTY HIGHLIGHTS

- Located on a pin corner at one of the entrances to the Meadowlands Continued Care Retirement Community.
- Zoned B-2 and adjacent to occupied commercial buildings and a large single family neighborhood.
- Off of Highway 78 with close proximity to Athens-Clarke & Walton counties.
- Oconee County is continually recognized a top school district in the State of Georgia.

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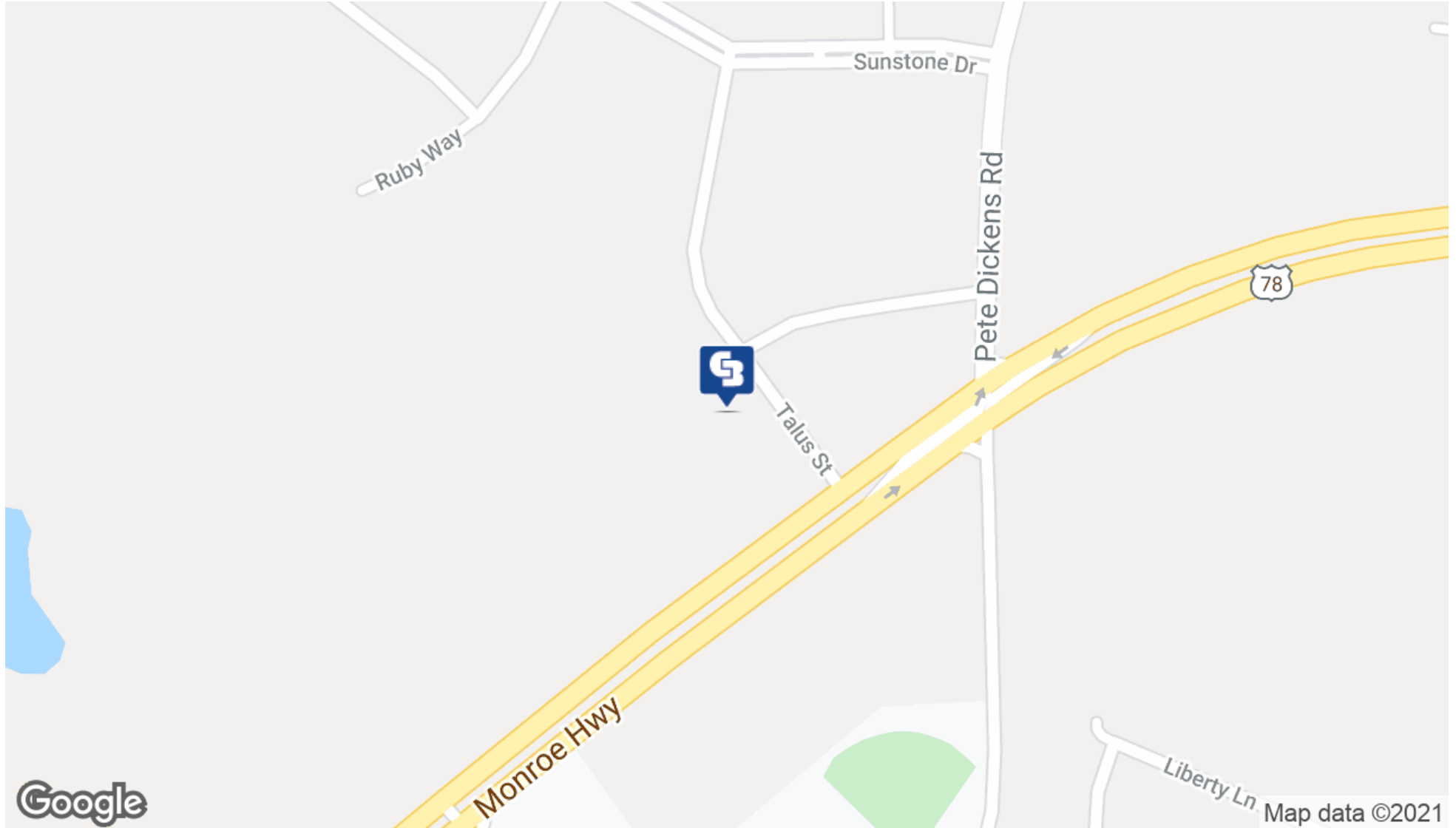
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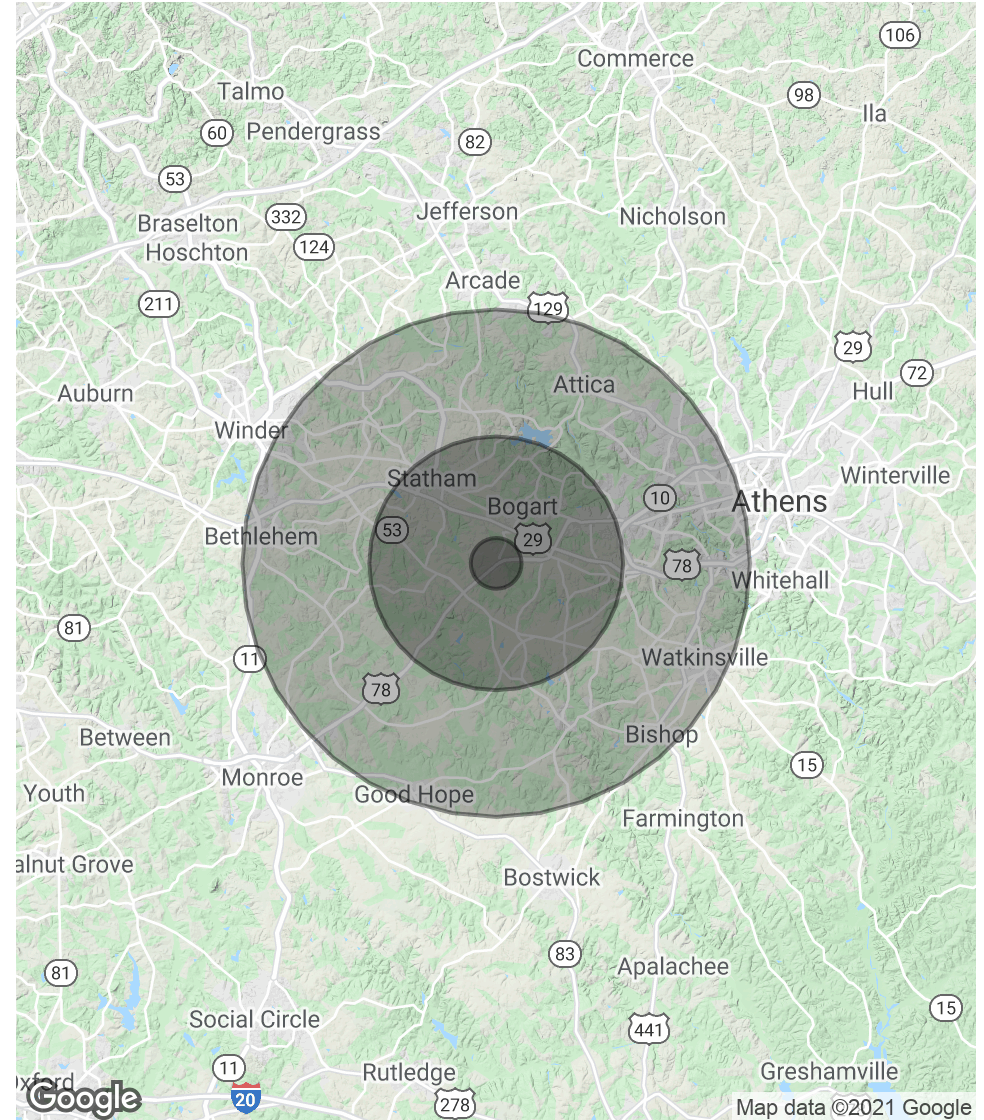
TALUS STREET BUSINESS LOT

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 728 | 19,745 | 85,309 |
| Average age | 39.0 | 37.1 | 35.8 |
| Average age (Male) | 38.4 | 36.2 | 34.7 |
| Average age (Female) | 39.3 | 37.5 | 36.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 265 | 7,192 | 31,973 |
| # of persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH income | \$98,194 | \$84,679 | \$75,747 |
| Average house value | | \$245,849 | \$235,548 |

* Demographic data derived from 2010 US Census



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