

SALE

829 OLMSTEAD DRIVE
829 Olmstead Dr Hinesville, GA 31313



PROPERTY DESCRIPTION

Rare investment opportunity—five income-producing properties situated on 2 acres in Hinesville, just seconds from Fort Stewart Gate 2. This portfolio includes one single-family residence and four duplex buildings, all fully occupied with strong rental history and a stable NOI. One acre includes a fully approved set of development plans for a 30-unit apartment community, offering investors immediate cash flow today and a shovel-ready expansion opportunity for tomorrow. The main home, located at 829 Olmstead Drive, is a 1,461 sq ft single-family residence featuring a new HVAC system and a chain-link fenced yard. The remaining buildings are duplexes, each equipped with window units for cooling and wall furnaces for heating, providing simple, low-maintenance mechanical systems ideal for long-term rental operations. This portfolio is exceptionally well positioned minutes from major retailers, grocery stores, medical services, restaurants, schools, and Liberty County's largest employment centers. Proximity to Fort Stewart Gate 2 ensures consistent demand for rental housing in all economic cycles, making this one of the most reliable rental markets in Southeast Georgia. Combining strong income performance, 100% occupancy, future development potential, and a location supported by year-round economic stability, this offering is ideal for investors seeking a high-demand market with built-in scalability. Sold as one combined portfolio only. Seller is a licensed Broker in the State of Georgia and is married to the co-Seller.

PROPERTY HIGHLIGHTS

- Rare investment portfolio consisting of five income-producing properties on 2 acres
- Prime location just seconds from Fort Stewart Gate 2 in Hinesville
- Includes one single-family residence and four duplex buildings
- 100% occupied with strong rental history and stable NOI
- One acre includes fully approved development plans for a 30-unit apartment community
- Immediate cash flow with a shovel-ready expansion opportunity
- Main residence (829 Olmstead Drive): 1,461 sq ft, new HVAC, chain-link fenced yard
- Duplexes feature window A/C units and wall furnaces for low-maintenance operation
- Sold as one combined portfolio only & Seller is a licensed Georgia Broker and is married to the co-Seller

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	5
Lot Size:	2 Acres

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

Leigh Smiley
(912) 368-4300



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
829	-	-	1,461 SF	\$1,400	\$0.96	-	-	-	12 Months	-
825	-	-	-	\$950	-	-	-	-	12 Months	-
827	-	-	-	\$950	-	-	-	-	12 Months	-
152	-	-	-	\$750	-	-	-	-	12 Months	-
154	-	-	-	\$800	-	-	-	-	12 Months	-
TOTALS			1,461 SF	\$4,850	\$0.96	\$0	\$0.00	\$0		
AVERAGES			1,461 SF	\$970	\$0.96					

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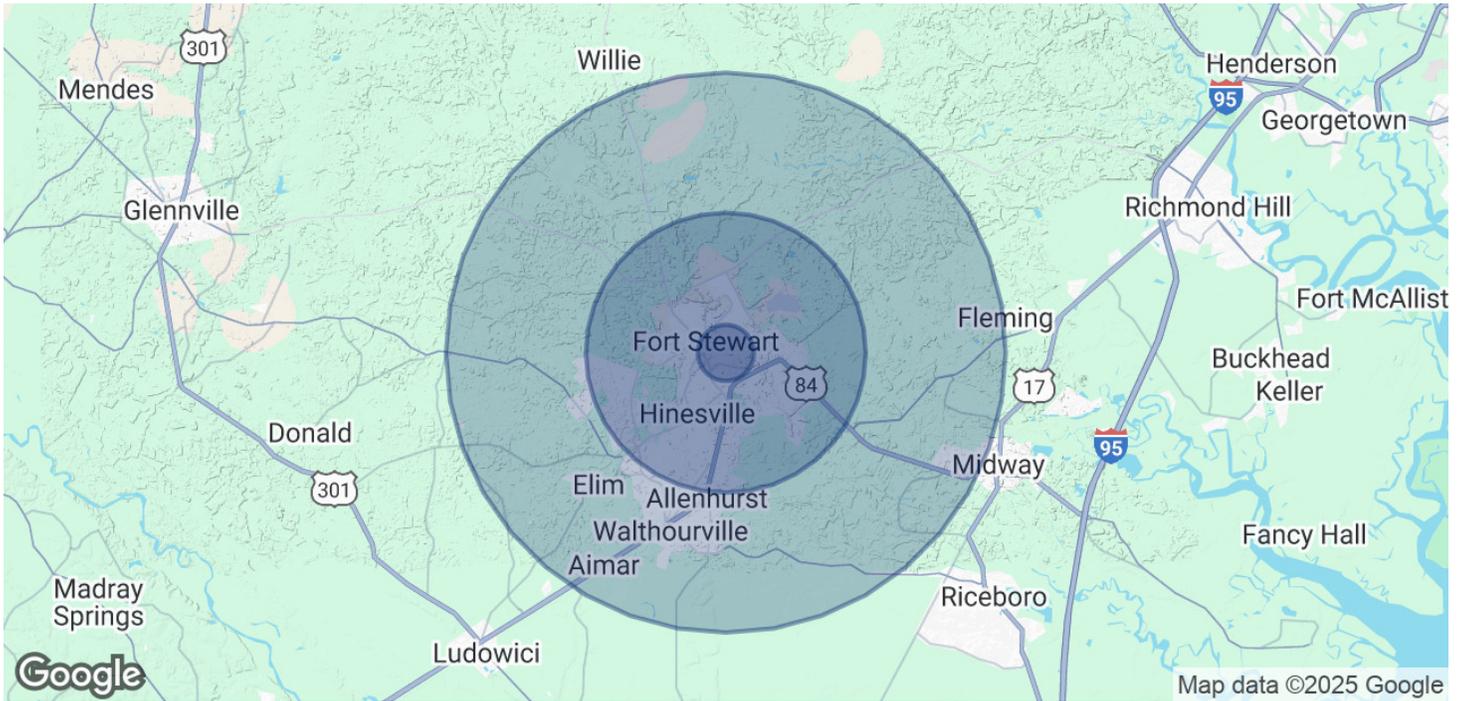


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,106	45,824	68,674
Average Age	32	31	33
Average Age (Male)	31	30	32
Average Age (Female)	33	32	34
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,925	16,050	23,918
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$69,135	\$67,569	\$70,368
Average House Value	\$184,444	\$183,105	\$191,199

Demographics data derived from AlphaMap

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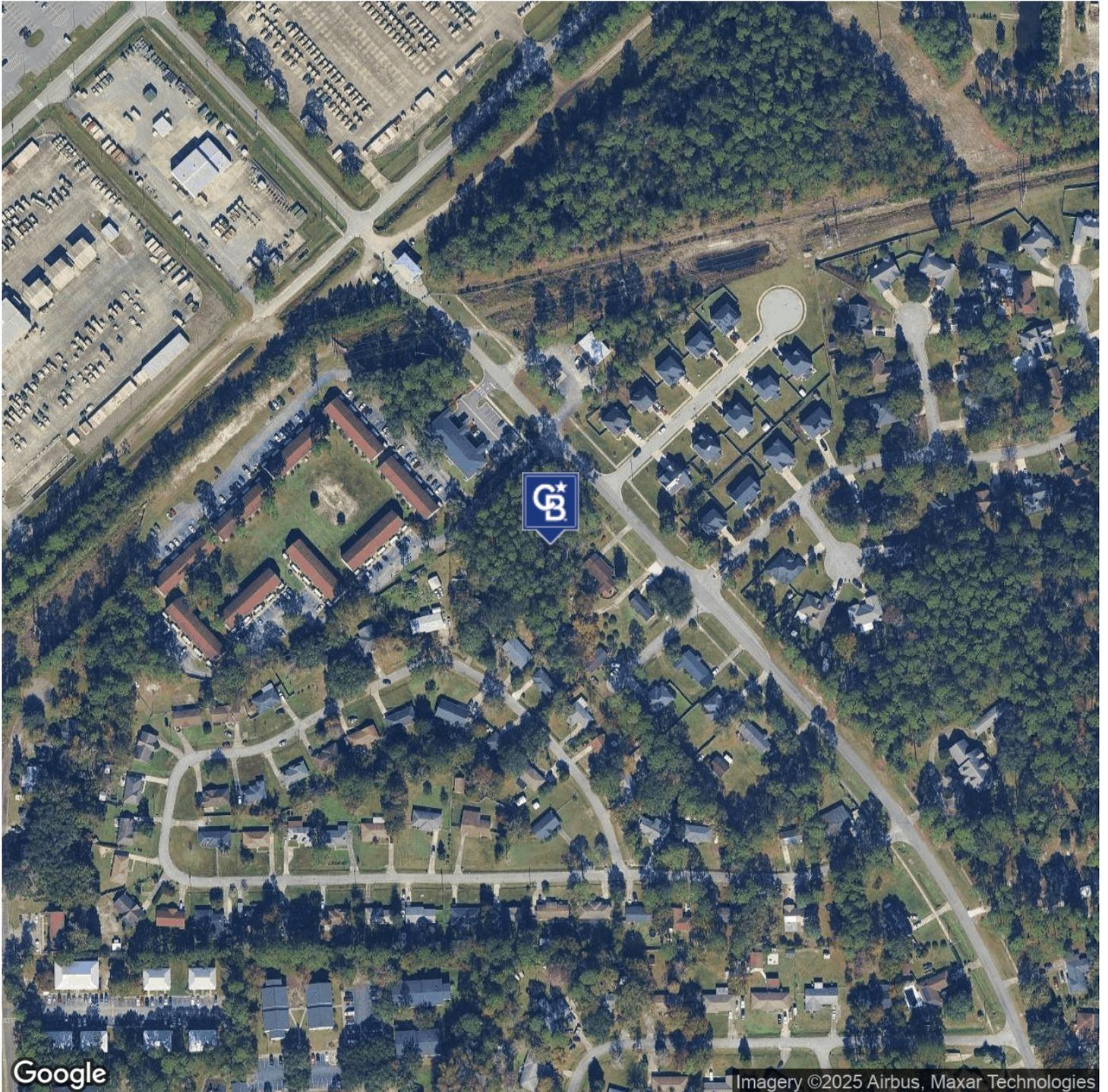


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