

SALE

27 ZOE LANE WALTHOURVILLE, GA 31333

27 Zoe Lane Walthourville, GA 31313



PROPERTY DESCRIPTION

Commercial Land for Sale – Walthourville, GA Discover this 4.4-acre wooded property located just west of Hinesville. The offering consists of two parcels: Parcel 050B042 – 1.1 acres and Parcel 050D001 – 3.3 acres Zoned General Commercial, the property features approximately 310 feet of frontage on US Highway 84 (West Oglethorpe Highway), providing excellent visibility and access. Prime Location Highlights Close proximity to Fort Stewart gates and numerous established businesses High-traffic corridor with approximately 15,600 vehicles passing daily Ideal for retail, service, or mixed-use development This property offers a rare opportunity to invest in a growing commercial area with strong traffic counts and strategic positioning along a major highway.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,177	14,949	25,046
Total Population	3,213	40,458	71,974
Average HH Income	\$73,642	\$69,782	\$69,725

PROPERTY HIGHLIGHTS

- The property consists of ±4.4 acres across two parcels just west of Hinesville.
- It is zoned General Commercial, allowing for a wide range of development uses.
- The site offers approximately 310 feet of frontage on US Highway 84 (West Oglethorpe Highway).
- Daily traffic counts along Highway 84 average approximately 15,600 vehicles per day.
- The location provides excellent visibility and convenient access for future development.
- The property is situated near Fort Stewart gates and established commercial businesses.
- This site is well suited for retail, service, or mixed-use development in a growing corridor.

OFFERING SUMMARY

Sale Price:	\$349,900
Lot Size:	4.4 Acres

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



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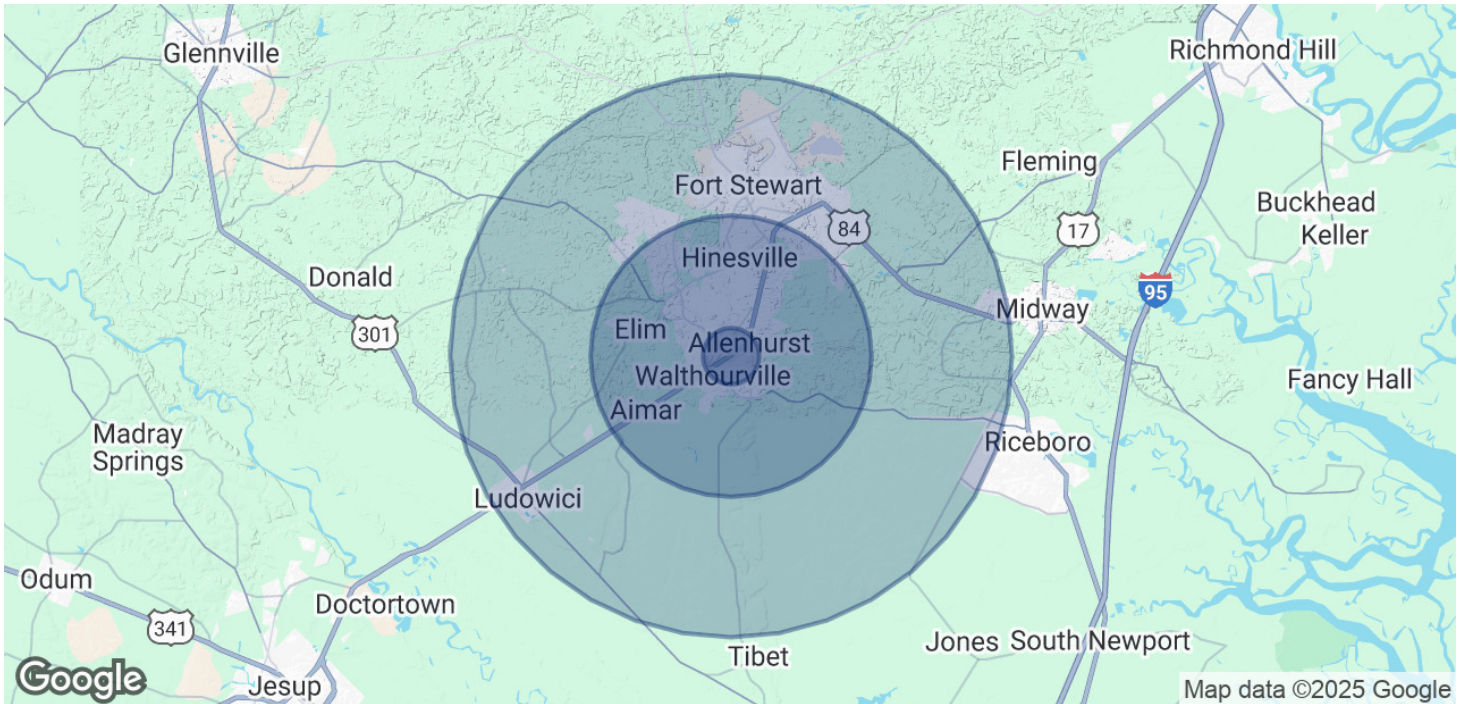


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,213	40,458	71,974
Average Age	35	34	33
Average Age (Male)	34	33	32
Average Age (Female)	36	35	34

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,177	14,949	25,046
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$73,642	\$69,782	\$69,725
Average House Value	\$180,538	\$187,214	\$190,340

Demographics data derived from AlphaMap

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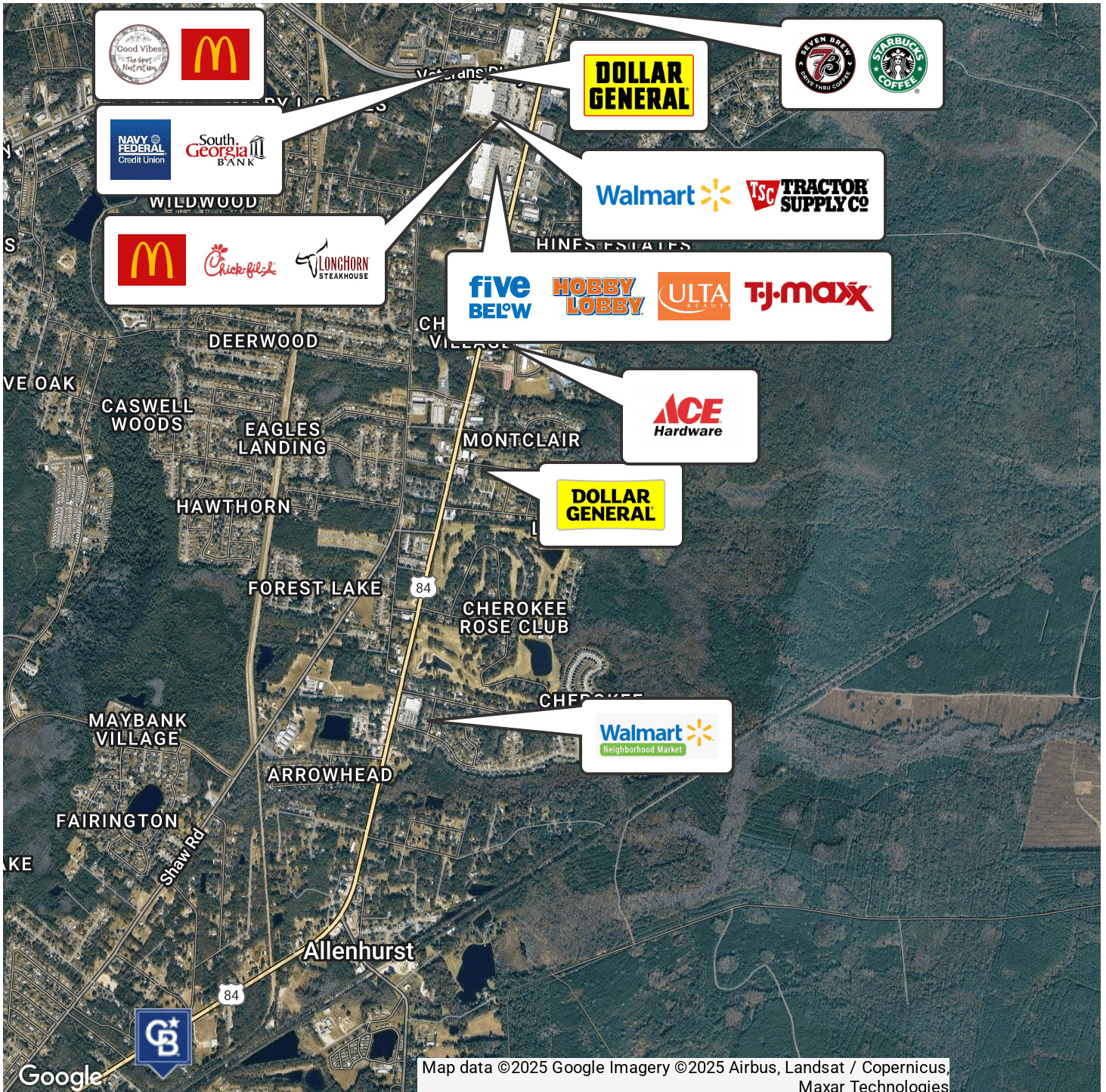


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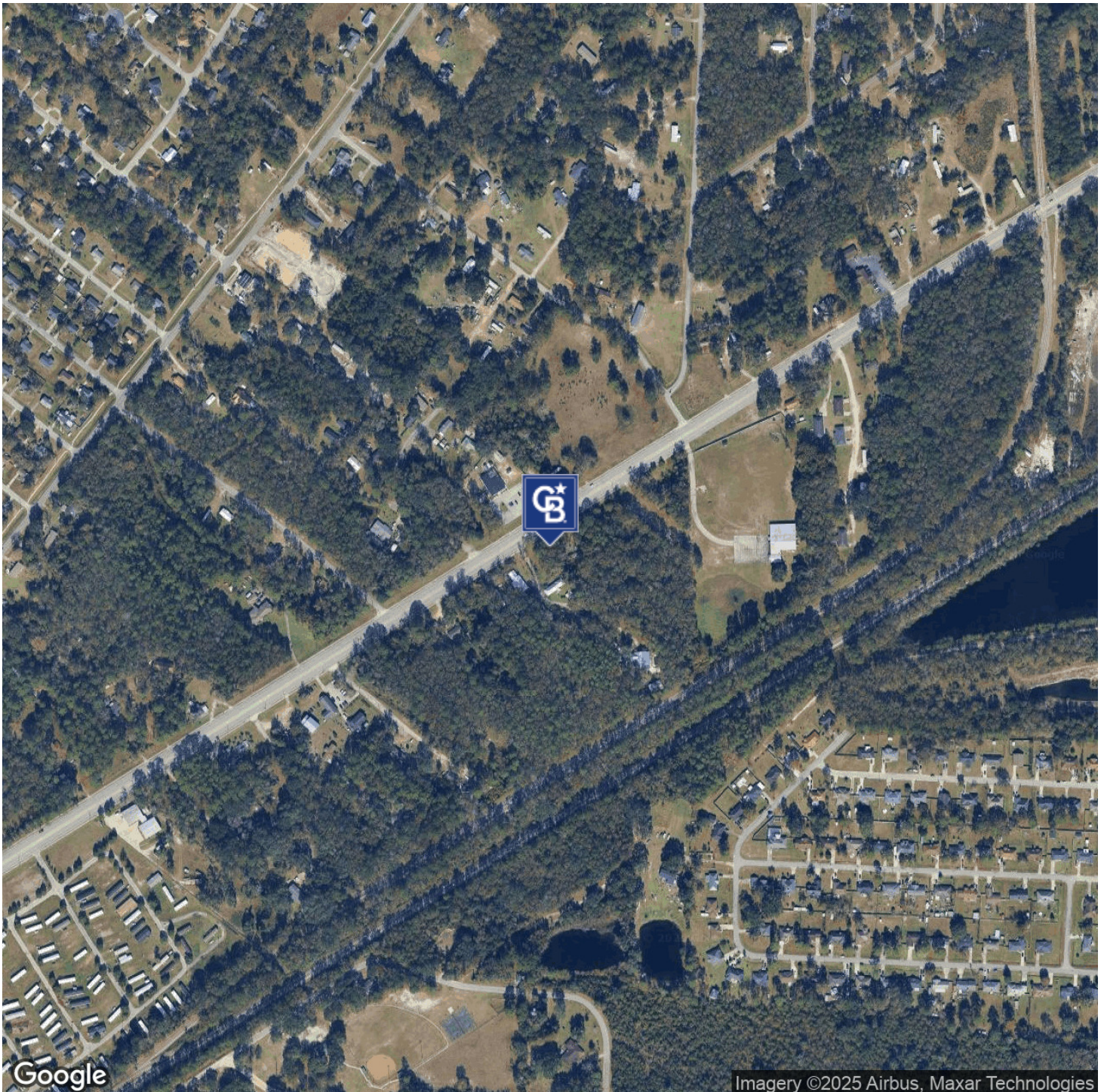


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