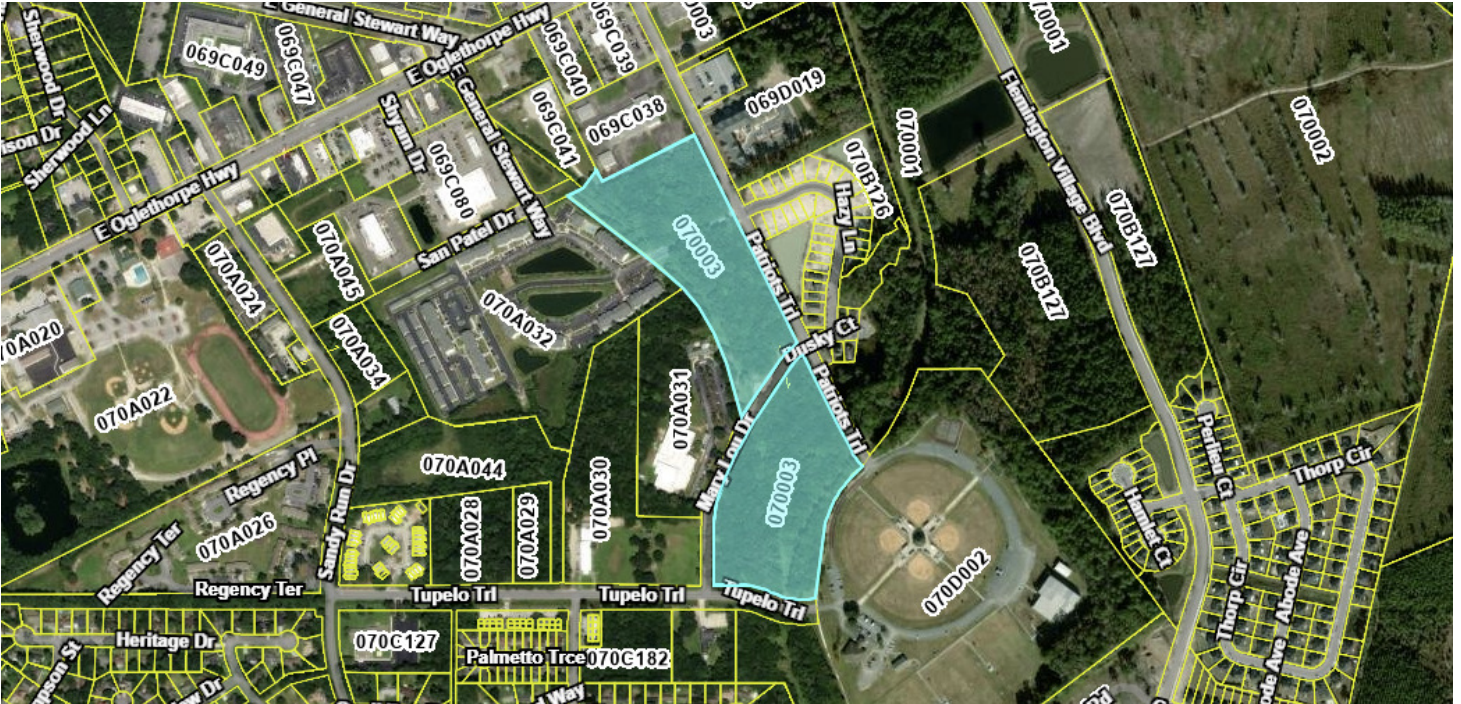


SALE

23.6 AC PATRIOTS TRAIL

23.6 AC Patriots Trail Hinesville, GA 31313



PROPERTY DESCRIPTION

Off of US 84 E (E Oglethorpe Hwy), Turn left onto Patriots Trail. Exciting Multifamily Development Opportunity on Patriots Trail! Discover the dynamic potential of this prime property nestled along Patriots Trail. Strategically positioned at the heart of regional growth, it boasts proximity to key amenities such as the Liberty County Recreational Department and YMCA, making it an ideal location for a multifamily development. With easy access to Fort Stewart gates 1, 2, and 3, convenience meets strategic advantage. Tract 3, a portion of which is within the city limits of Flemington, offers incredible potential for a range of development possibilities. Boasting approximately 1,700 linear feet of road frontage on Patriots Trail, the property is primed for subdivision, providing flexibility for various projects. Seize this exceptional opportunity now! The property is available and ready for development. Contact us today for more information and to explore the endless possibilities that await along Patriots Trail!

PROPERTY HIGHLIGHTS

- Prime location in Hinesville
- 23.6 acres of expansive land
- Ideal for office or office building development
- High visibility and accessibility
- Proximity to key amenities and services
- Flexible zoning for various office uses
- Excellent investment opportunity

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	0 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	4,946	15,814	24,310
Total Population	12,622	45,007	69,521
Average HH Income	\$68,408	\$67,134	\$70,359

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

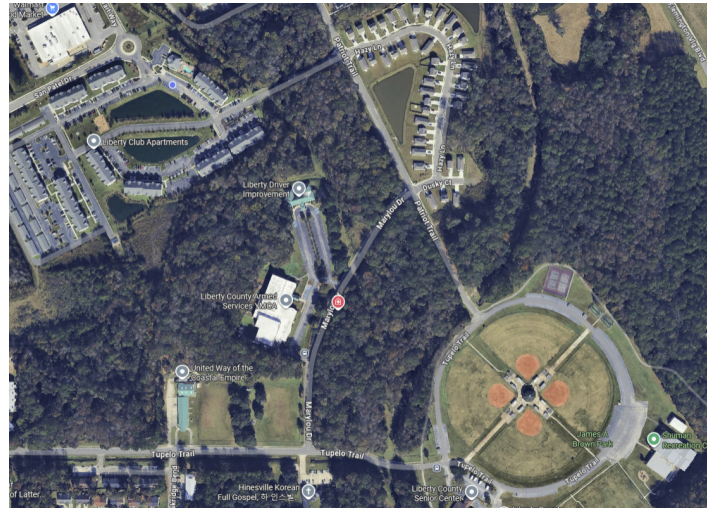


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

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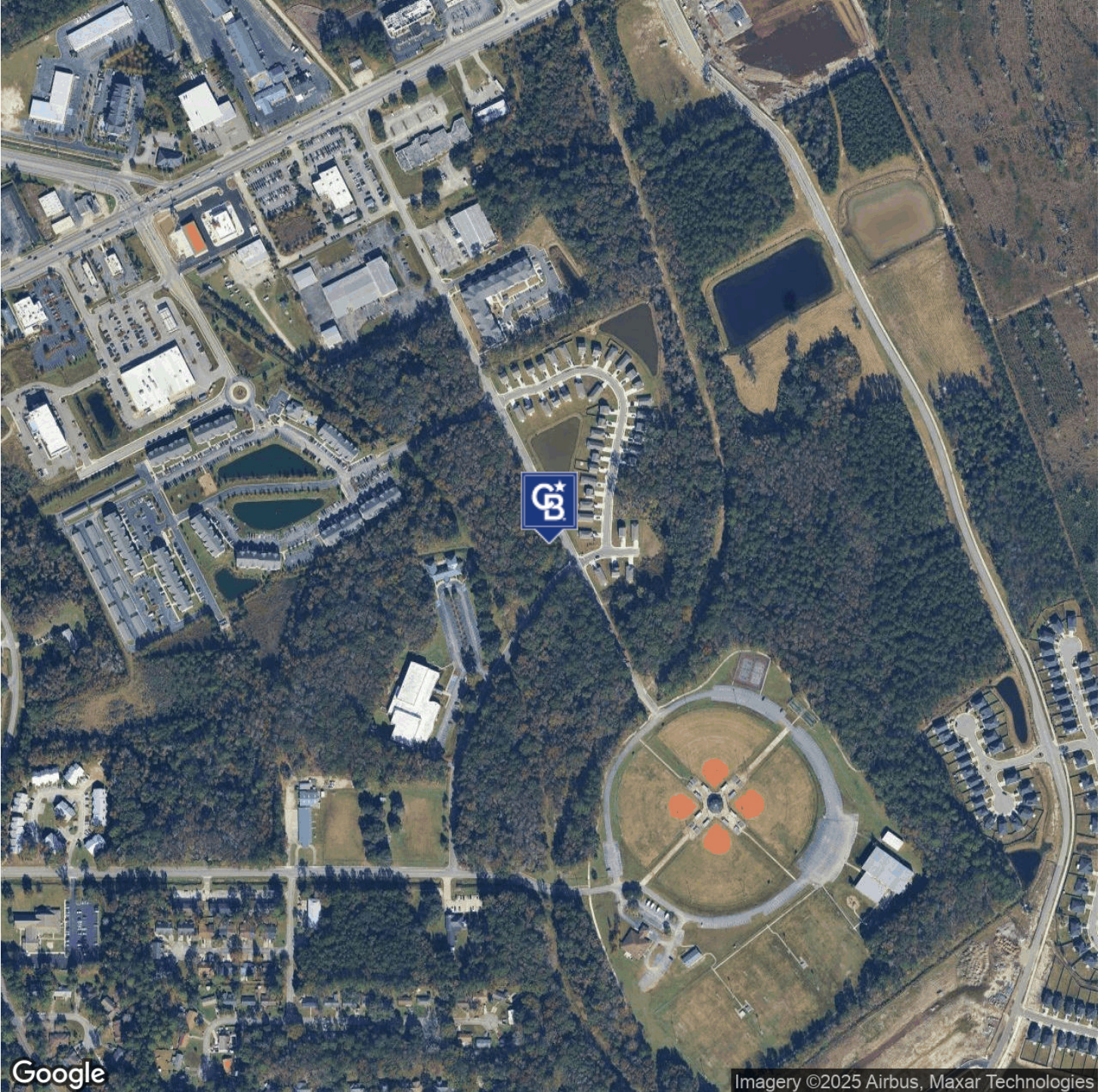
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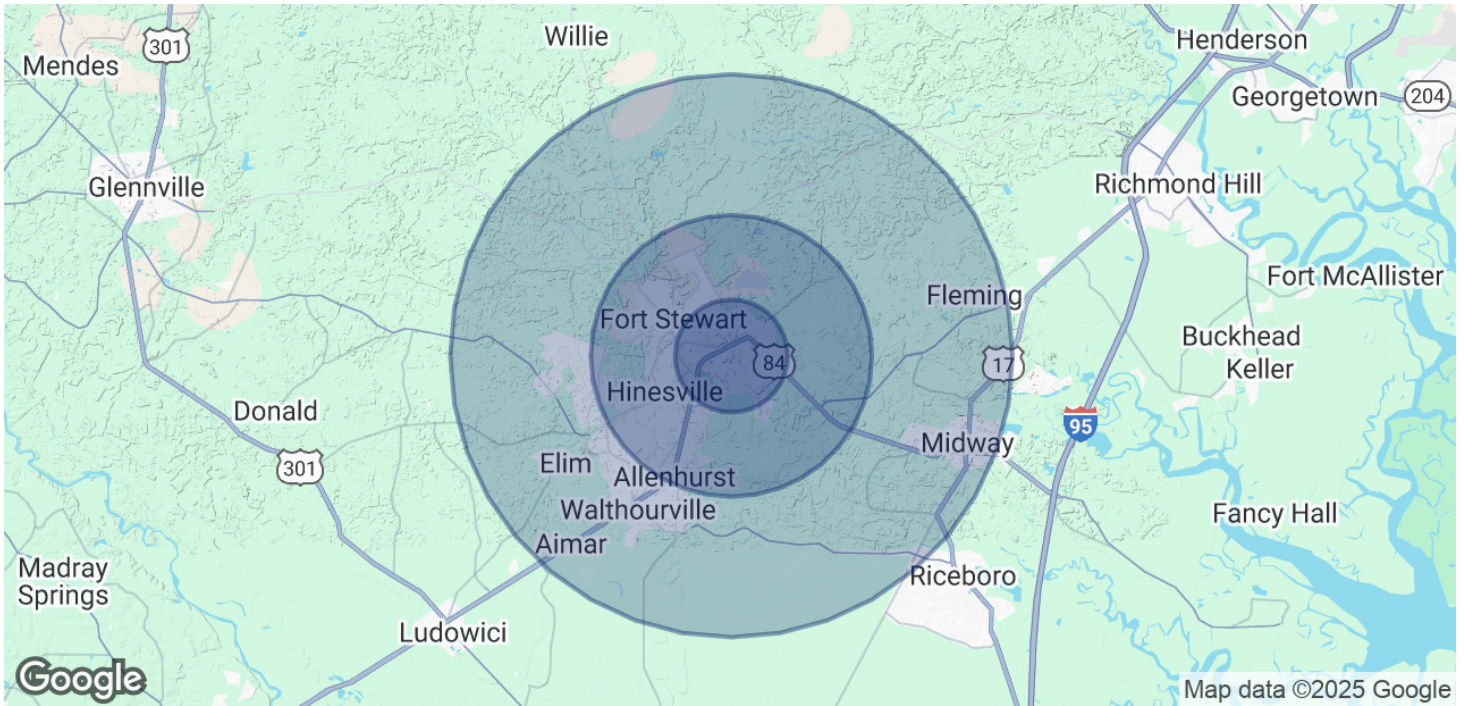


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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	12,622	45,007	69,521
Average Age	34	32	33
Average Age (Male)	33	31	32
Average Age (Female)	35	33	34
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	4,946	15,814	24,310
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$68,408	\$67,134	\$70,359
Average House Value	\$186,007	\$182,749	\$191,654

Demographics data derived from AlphaMap

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