



**COLDWELL
BANKER
COMMERCIAL**

HOLTZMAN REALTORS

0 E OGLETHORPE HWY Hinesville, GA 31313

SALE PRICE

\$600,000

AVAILABLE SPACE

1.4 Acres

FEATURES

- Commercial land opportunity.
- 25,950 vehicles per day.
- Located in military opportunity zone.
- Centrally located between Ft. Stewart Gate 3 and Midway, GA.



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FOR SALE

CBCWORLDWIDE.COM

OFFICE

Jimmy Shanken

912.408.4040

jshanken@cbcworldwide.com

**COLDWELL BANKER COMMERCIAL
HOLTZMAN REALTORS**

730 East General Stewart Way, Hinesville, GA 31313
912.368.4300



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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. ?No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

180

Companies

Presence in

40+

Countries

Nearly

3,000

Professionals

7,081

YE Sales Transactions

\$6.0 Billion

Sales Volume

7,187

YE Lease Transactions

\$3.2 Billion

Lease Volume

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WHY COLDWELL BANKER COMMERCIAL HOLTZMAN REALTORS

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price: \$600,000

Lot Size: 1.4 Acres

Zoning: B1

Price / SF: \$9.84

PROPERTY OVERVIEW

Commercial land located on US Highway 84 in the growing community of Flemington, GA is currently available! This property is centrally located between Ft. Stewart Gate 3 and Midway, GA within a military opportunity zone. Considerable location for commercial users as restaurants, hotels, and clinics are nearby.

PROPERTY HIGHLIGHTS

- Commercial land opportunity.
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LOCATION INFORMATION

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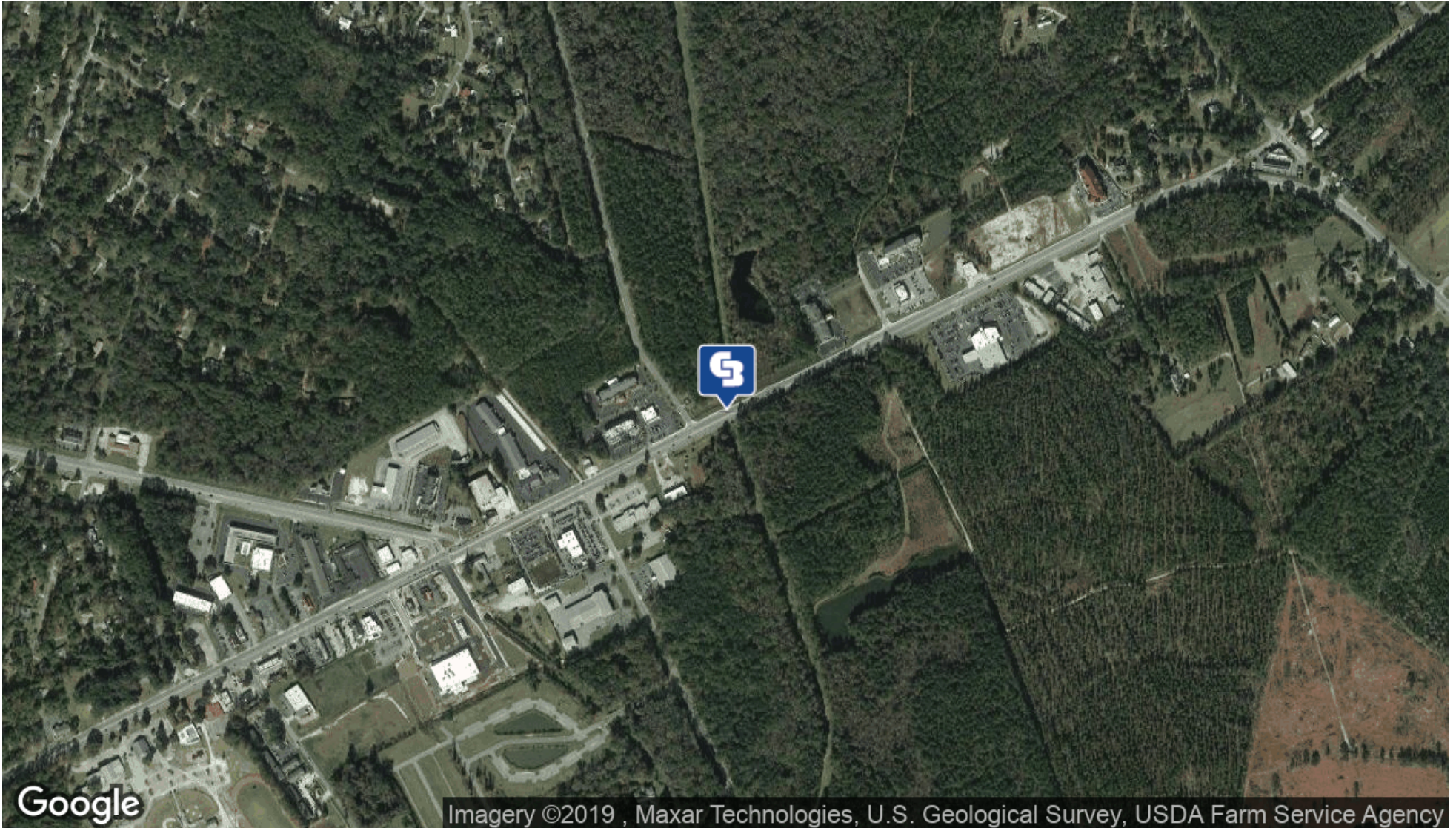
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DEMOGRAPHICS

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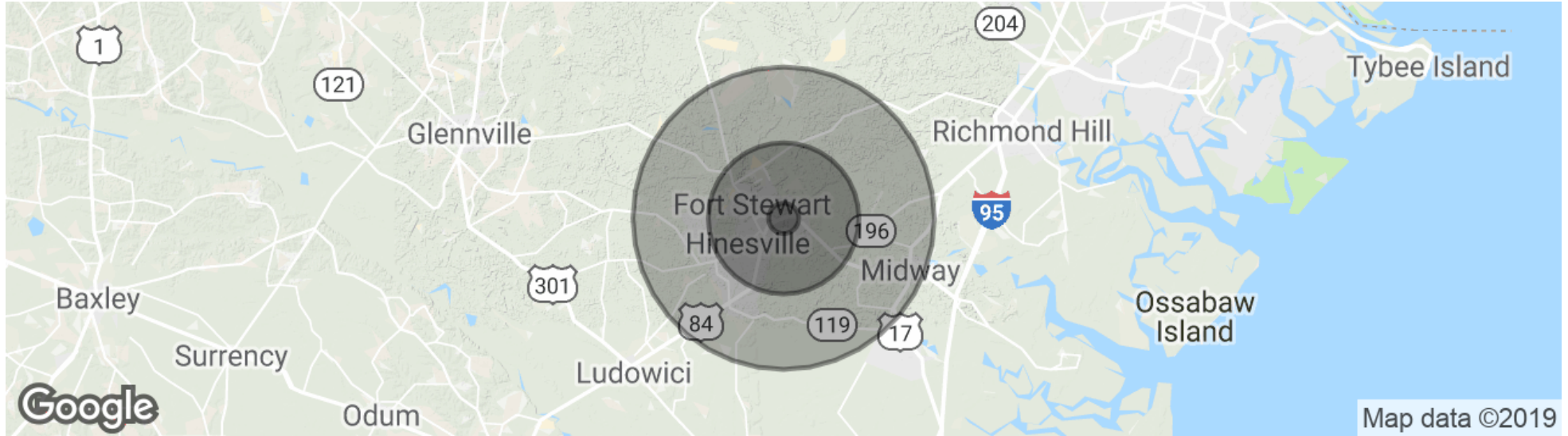
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,289	31,603	62,900
Median age	27.1	27.3	27.3
Median age (Male)	26.2	25.3	25.4
Median age (Female)	27.8	29.8	29.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,227	11,708	22,486
# of persons per HH	2.7	2.7	2.8
Average HH income	\$55,753	\$50,598	\$48,792
Average house value	\$155,174	\$140,637	\$135,710

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

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JIMMY SHANKEN

Comm Sales Associate

jshanken@cbcworldwide.com

Direct: 912.408.4040 | **Cell:** 912.977.4733

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