

SALE

8.68 AC TRANQUILL WAY

Tranquill Way Flemington, GA 31313



PROPERTY DESCRIPTION

This rare in-town commercial assemblage offers high-visibility, high-utility development acreage in the heart of Liberty County's most active commercial corridor. Located directly behind World of Beer, Fairfield Inn & Suites, and Holiday Inn, these parcels deliver unmatched access to Hwy 84 and heavy daily traffic generated by hotels, retailers, and Fort Stewart. Parcel 069B022 – 1.72 Acres | C-3 Commercial Parcel 069B024 – 5.00 Acres | C-3 Commercial Parcel 069D018 – 1.92 Acres | A-1 Agricultural (Required use Drainage/Retention Systems) Total Combined Acreage: ±8.68 Acres The two C-3 commercial parcels offer broad development flexibility for retail, restaurant, hospitality, office, and service-based uses. The 1.92-acre A-1 parcel provides for engineered stormwater retention, maximizing developable area on the commercial tracts. Hwy 84 / East Oglethorpe Hwy: ±33,000 AADT (Georgia DOT). Located just off the Hwy 84 corridor behind major national brands. Strong visibility from surrounding commercial uses. Immediate access to Tranquil Way, serving hotels, restaurants, and retail.

PROPERTY HIGHLIGHTS

- Rare in-town commercial assemblage totaling ±8.68 acres in the heart of Liberty County's most active commercial corridor
- Positioned directly behind World of Beer, Fairfield Inn & Suites, and Holiday Inn, offering exceptional synergy with established national brands
- Unmatched access to Hwy 84, benefiting from heavy daily traffic generated by hotels, retailers, and Fort Stewart
- 069B022 – 1.72 Acres | C-3 Commercial
- 069B024 – 5.00 Acres | C-3 Commercial
- 069D018 – 1.92 Acres | A-1 Agricultural (ideal for drainage/retention systems)
- Hwy 84 / East Oglethorpe Hwy traffic counts: ±33,000 AADT (Georgia DOT)

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	8.68 Acres

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

Leigh Smiley
(912) 368-4300



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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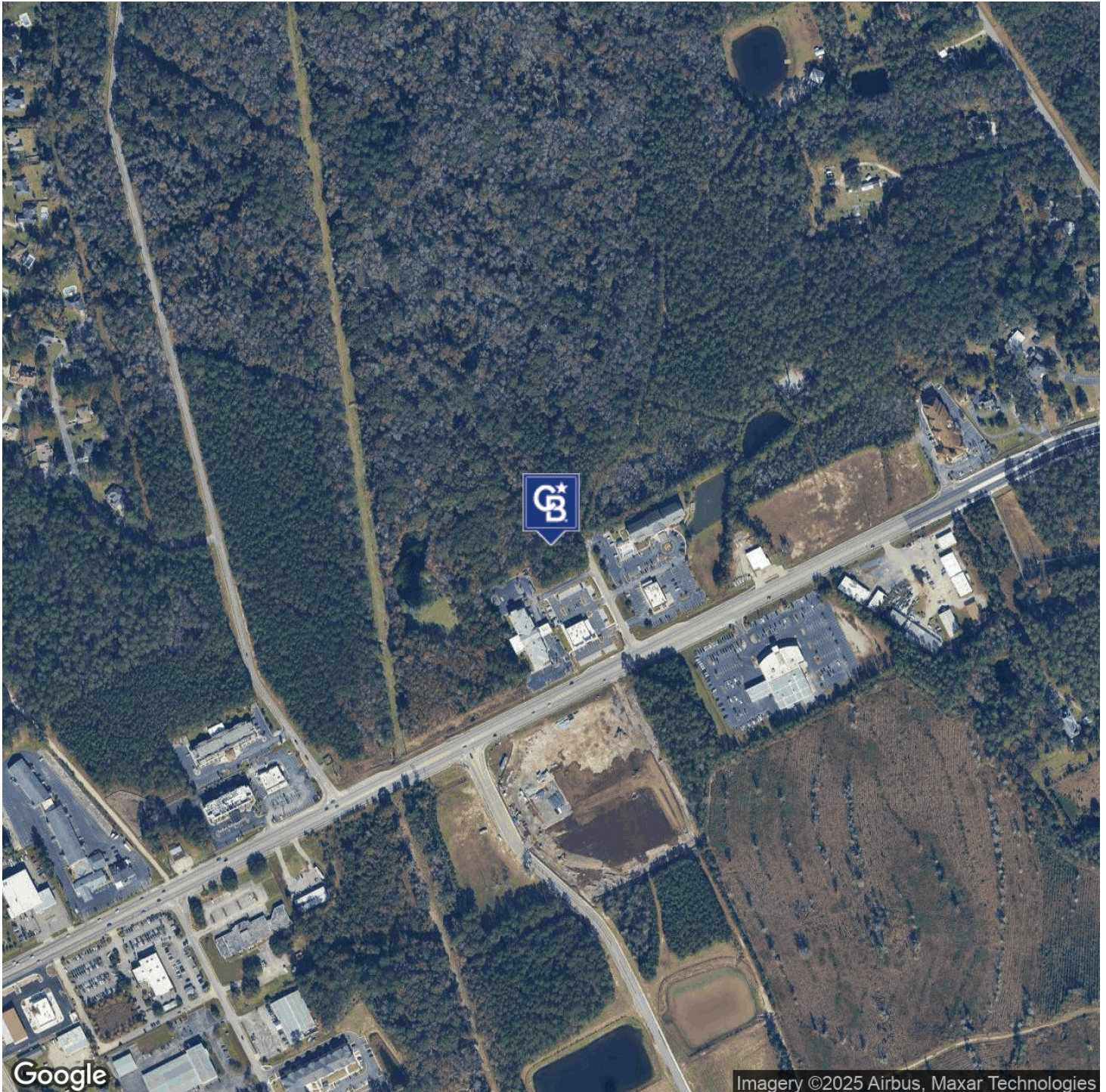


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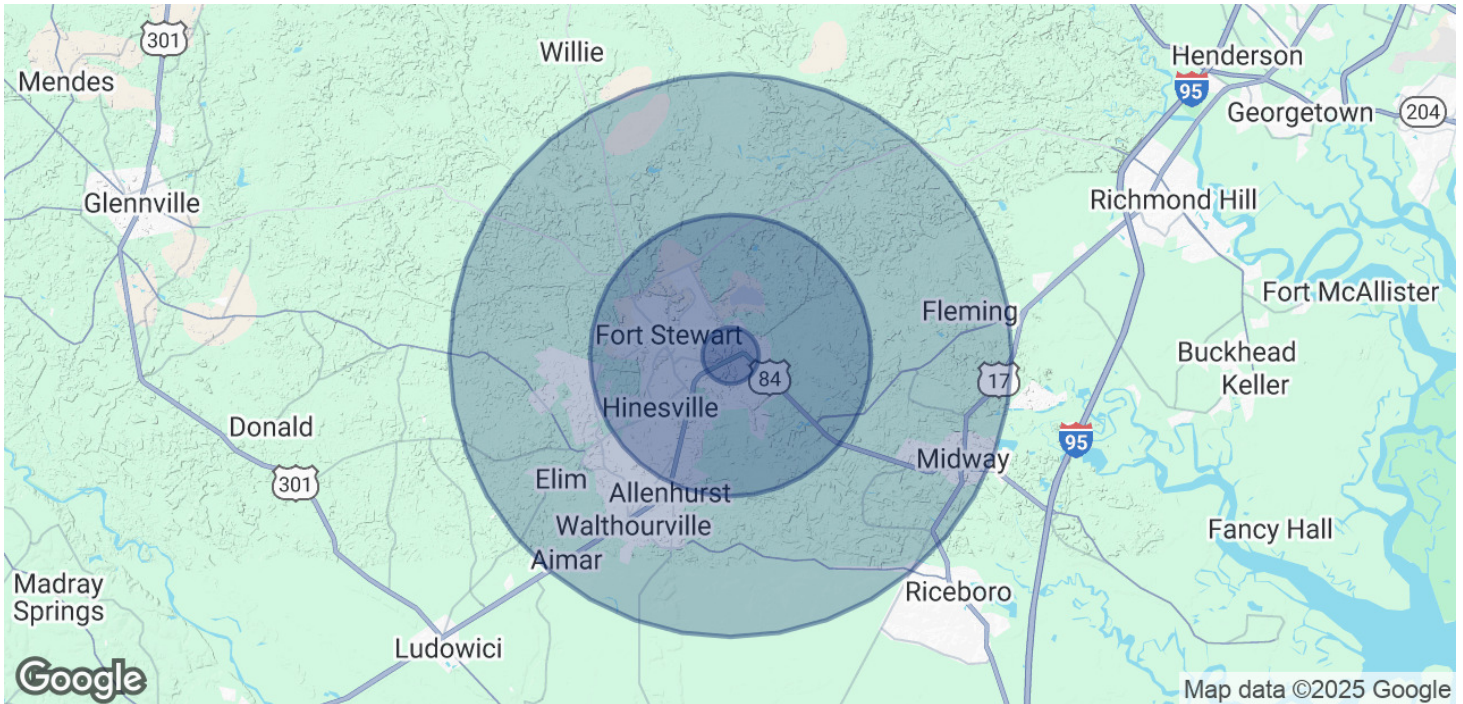


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,455	44,228	69,488
Average Age	34	31	33
Average Age (Male)	32	31	32
Average Age (Female)	35	32	34

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,039	15,510	24,299
# of Persons per HH	2.4	2.9	2.9
Average HH Income	\$67,743	\$67,124	\$70,362
Average House Value	\$210,812	\$182,673	\$191,668

Demographics data derived from AlphaMap

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