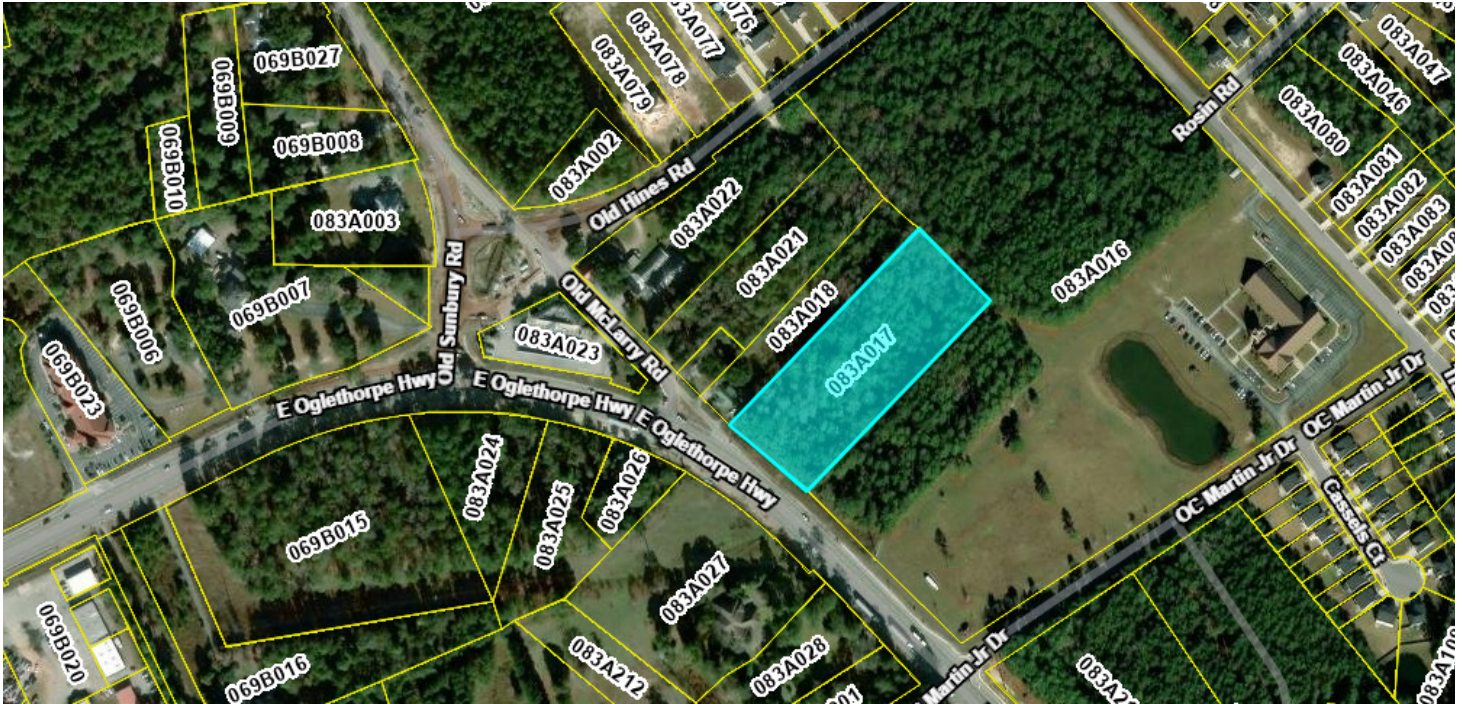


SALE

3.3 AC EAST OGLETHORPE HWY

E Oglethorpe Hwy Flemington, GA 31313



PROPERTY DESCRIPTION

Positioned along the rapidly expanding Hwy 84 corridor, this 3.3-acre tract offers exceptional visibility and access in one of Liberty County's most active growth pockets. Located in the City of Flemington adjacent to Hinesville and minutes from Fort Stewart, this site sits in the direct path of commercial, residential, and infrastructure expansion. 3.3 Acres of high-exposure commercial land. Approx. 340' ± of road frontage on East Oglethorpe Hwy (Hwy 84) Flat, usable topography suitable for a wide variety of commercial development Hwy 84 / East Oglethorpe Hwy: ± 28,000–33,000 AADT (Georgia Department of Transportation corridor average 2023) Strong commuter flow between Hinesville, Fort Stewart, Flemington, Walthourville, and Midway. Excellent signage and exposure at a major primary corridor.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	196	12,870	24,299
Total Population	510	37,269	69,488
Average HH Income	\$86,237	\$66,236	\$70,362

PROPERTY HIGHLIGHTS

- Prime 3.3-acre commercial tract positioned along the rapidly expanding Hwy 84 corridor
- Exceptional visibility with approximately 340' ± of frontage on East Oglethorpe Hwy (Hwy 84)
- Flat, usable topography suitable for a wide range of commercial development opportunities
- High traffic counts with ±28,000–33,000 AADT (GDOT corridor average, 2023)
- Strategically placed in the direct path of commercial, residential, and infrastructure growth

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	3.3 Acres

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

Leigh Smiley
(912) 368-4300



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

SALE

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E Oglethorpe Hwy Flemington, GA 31313



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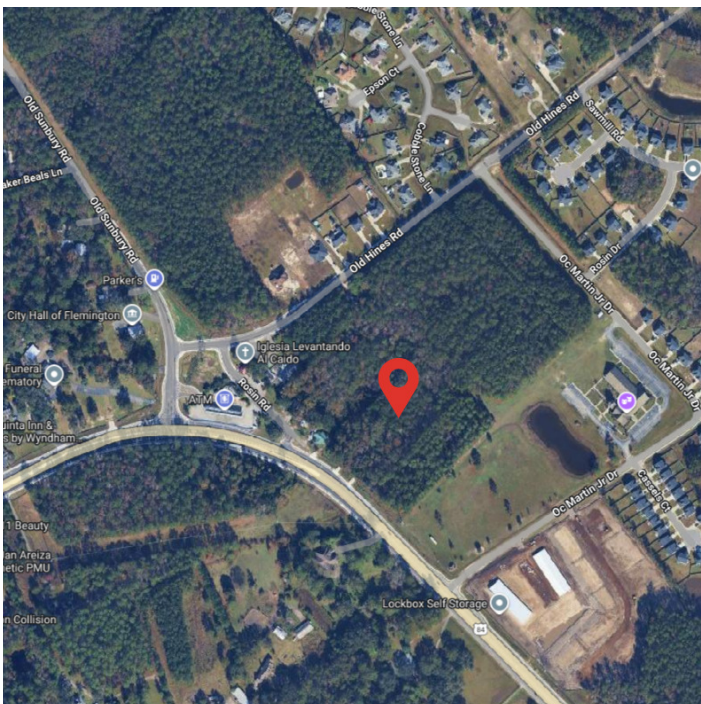


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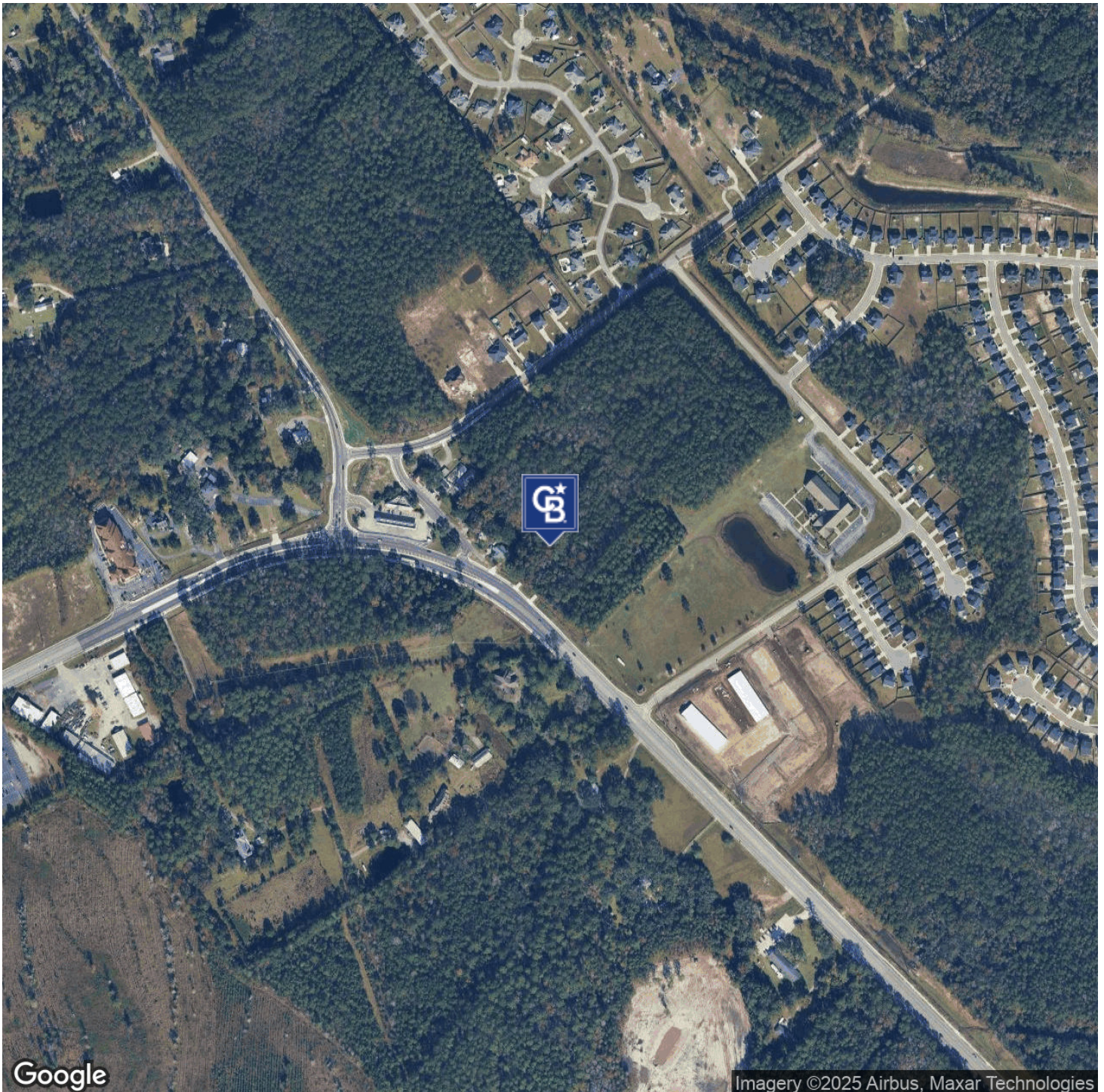


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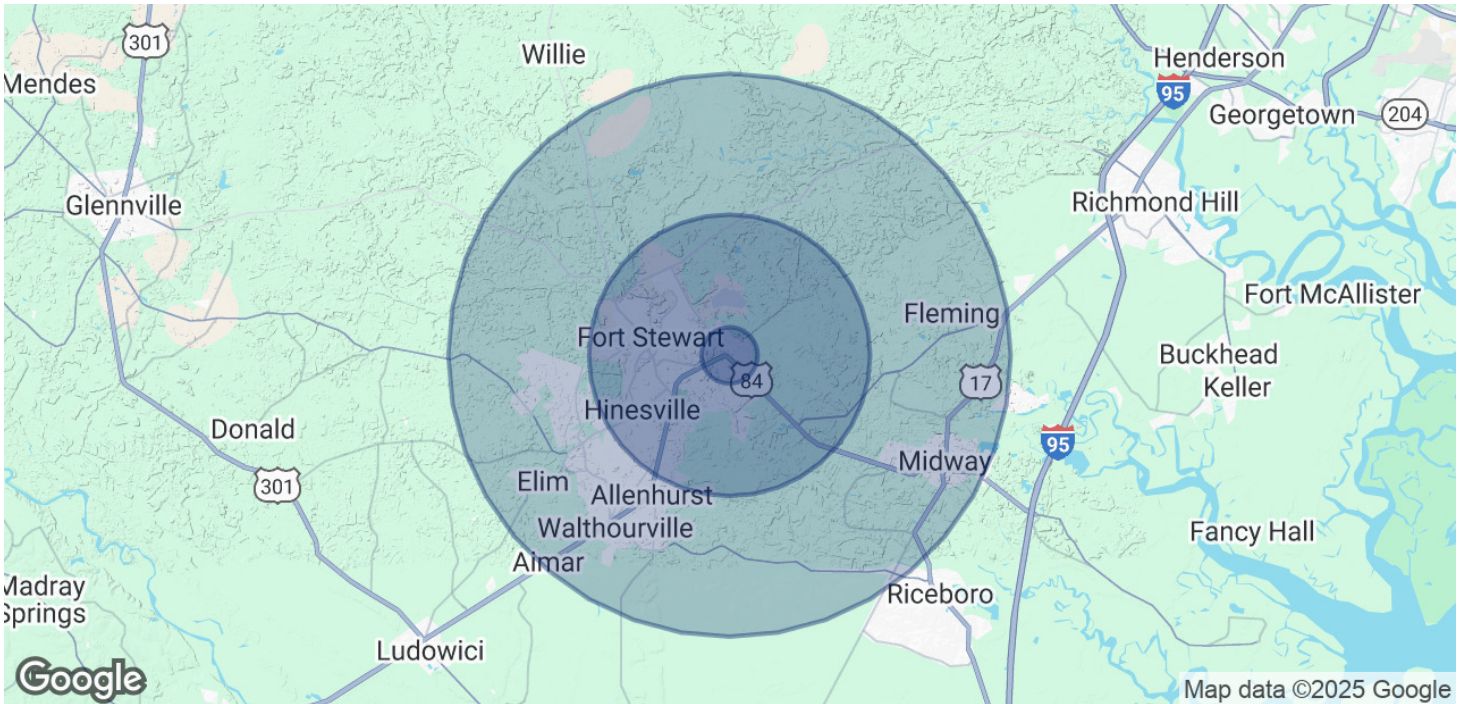


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3.3 AC EAST OGLETHORPE HWY

E Oglethorpe Hwy Flemington, GA 31313



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	510	37,269	69,488
Average Age	39	31	33
Average Age (Male)	39	30	32
Average Age (Female)	39	32	34

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	196	12,870	24,299
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$86,237	\$66,236	\$70,362
Average House Value	\$197,976	\$184,613	\$191,668

Demographics data derived from AlphaMap

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