



FOR SALE

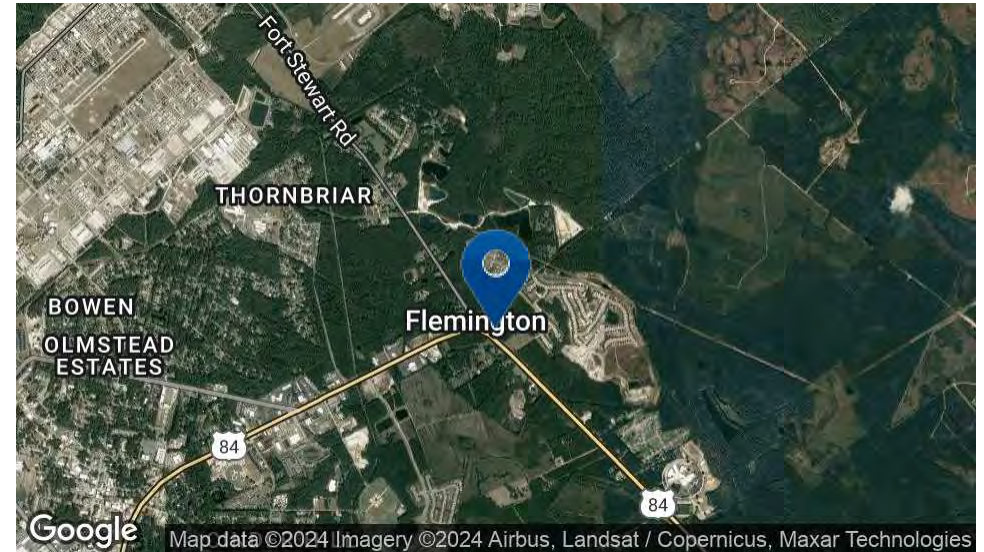
0 E OGLETHORPE HWY

Hinesville, GA 31313

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER
Commercial Sales Associate
ahansbarger@shermanandhemstreet.com
706.722.8334

Property Summary



PROPERTY DESCRIPTION

3.3-acre development site located in Flemingington/Hinesville, GA. With surrounding development projects currently under construction, such as over 170 townhome subdivision units (spanned over 3 sites), a 300 hundred apartment unit complex on Flemingington Village Blvd, Chic-Fila-A, World of Beer and Publix Shopping Center all going in on surrounding property, this site provides opportunity to be apart of this city's growth. Best use would be rezone for a PUD for mixed use commercial/residential or high density residential development given recently approved adjacent developments. Water and sewer lines are at the road ready for taps. 2 curb cuts are present to the site. Daily Traffic Counts reach 33,200 at this properties frontage.

LOCATION DESCRIPTION

Site is located just 4 miles from Fort Stewart Army Base and 3rd Infantry Division. Property is adjacent to Liberty County's Performing Arts building, fronting East Oglethorpe Hwy in Flemingington/Hinesville, GA. Hinesville is one of the fastest growing cities in the Southeast region of Georgia, and also home to the Cherokee Rose Country Club Golf Course.



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OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	3.3 Acres
Water:	Available at Road
Sewer:	Available at Road

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,225	7,894	15,510
Total Population	2,953	22,431	44,228
Average HH Income	\$64,969	\$66,994	\$67,124

Aerial Photo



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Retailer Map



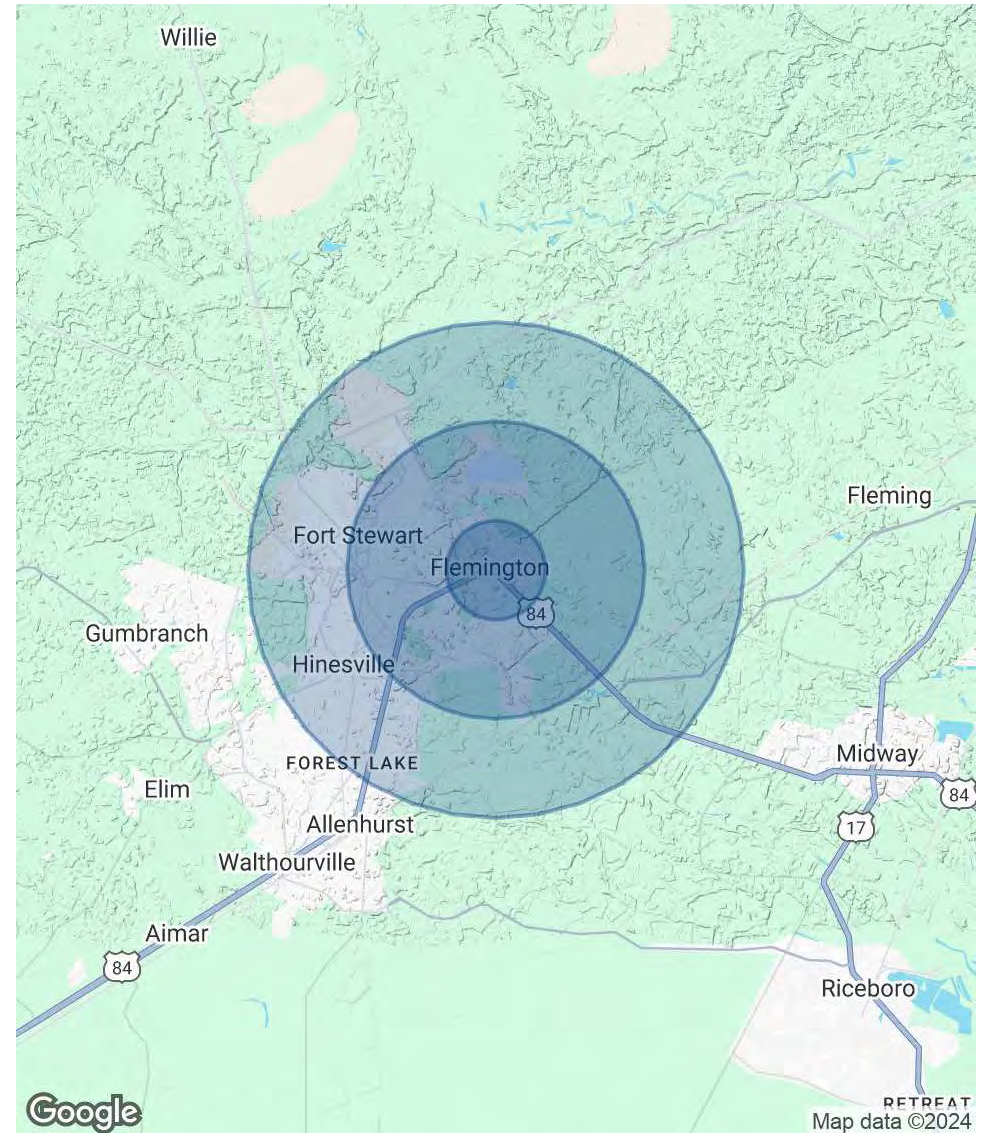
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,953	22,431	44,228
Average Age	33	32	31
Average Age (Male)	32	31	31
Average Age (Female)	35	33	32
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,225	7,894	15,510
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$64,969	\$66,994	\$67,124
Average House Value	\$206,363	\$183,170	\$182,673

Demographics data derived from AlphaMap



Advisor Bio



ALEX HANSBARGER

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ahansbarger@shermanandhemstreet.com

Direct: **706.722.8334** | Cell: **912.509.2108**

GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
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