

# SALE

## 4.64 AC HIGHWAY 196

4.64 AC Hwy 196 W Hinesville, GA 31313



### PROPERTY DESCRIPTION

Located at the corner of Churchfield Dr and Hwy 196 W, the opportunities are boundless. The lot is relatively level on the corner, centrally located between Fort Stewart Gate 7 & 8. This site would be excellent for mixed use for multi-family and/or retail. There are utilities in the area for your convenience. Fort Stewart is the Largest Department of Defense Installation East of the Mississippi River and has a \$5 Billion Dollar Economic Impact on our region. Introducing a prime investment opportunity in Hinesville, Georgia. The 4.64 AC Highway 196 property features zoning for Highway Commercial use, offering a promising setting for a wide range of business ventures. Its strategic location within the Hinesville area provides excellent visibility and accessibility, presenting a strong advantage for potential investors. With its ample acreage, this property is poised to accommodate various development possibilities, making it an ideal prospect for land and other investors seeking a valuable asset in a bustling commercial hub.

### OFFERING SUMMARY

Sale Price:	\$749,900
Lot Size:	4.64 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	38	99
Total Population	16	107	273
Average HH Income	\$79,428	\$76,063	\$77,271

**Jimmy Shanken, CCIM, CIPS, RSPS**  
912.408.4040



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### PROPERTY HIGHLIGHTS

- - Zoned for Highway Commercial use
- - Excellent visibility and accessibility
- - Centrally located between Fort Stewart Gate 7 & 8
- - Suitable for mixed-use development
- - Ideal for multi-family and/or retail
- - Relatively level corner lot
- - Utilities available in the area
- - Strategic location for various business ventures

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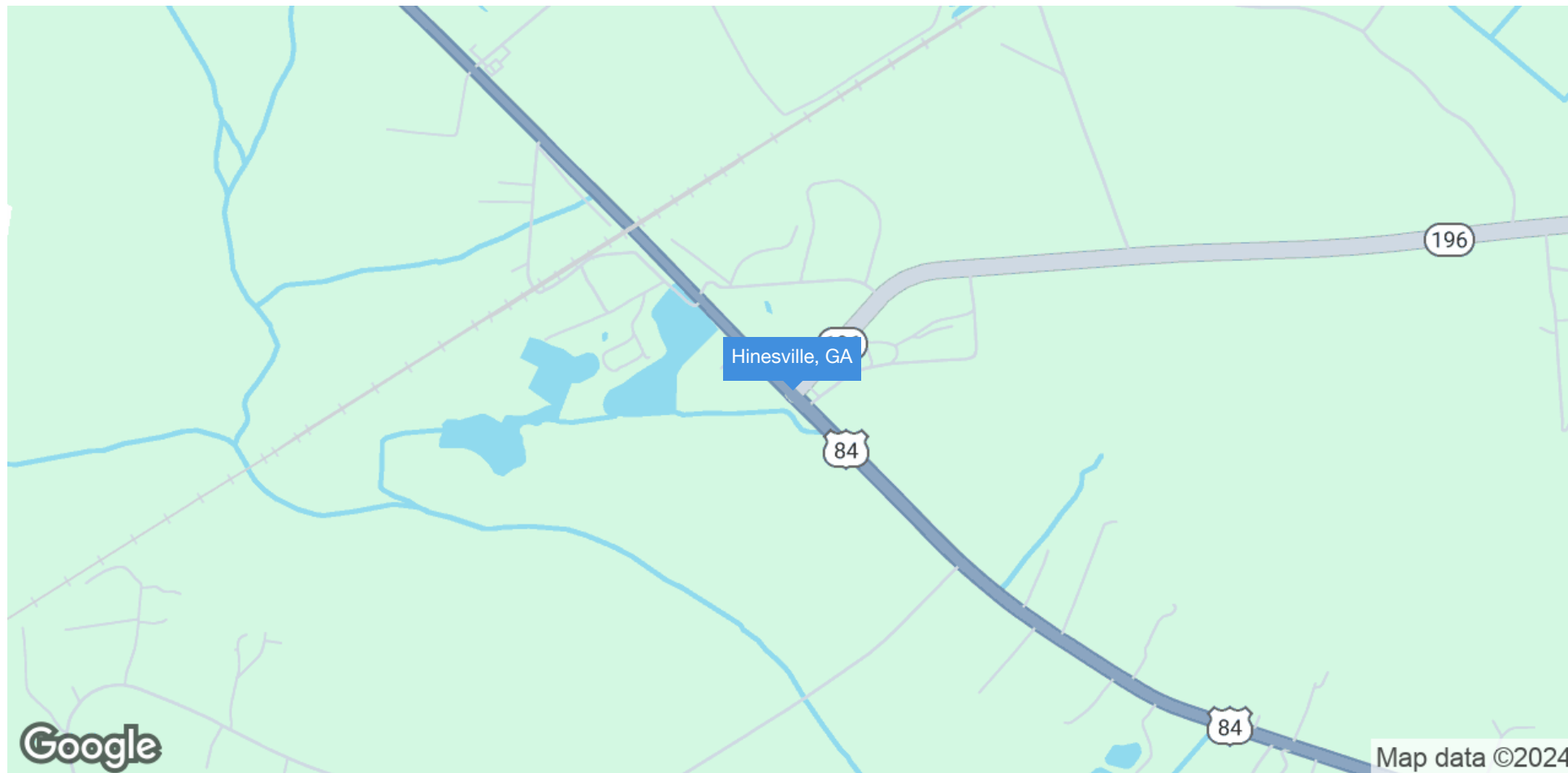


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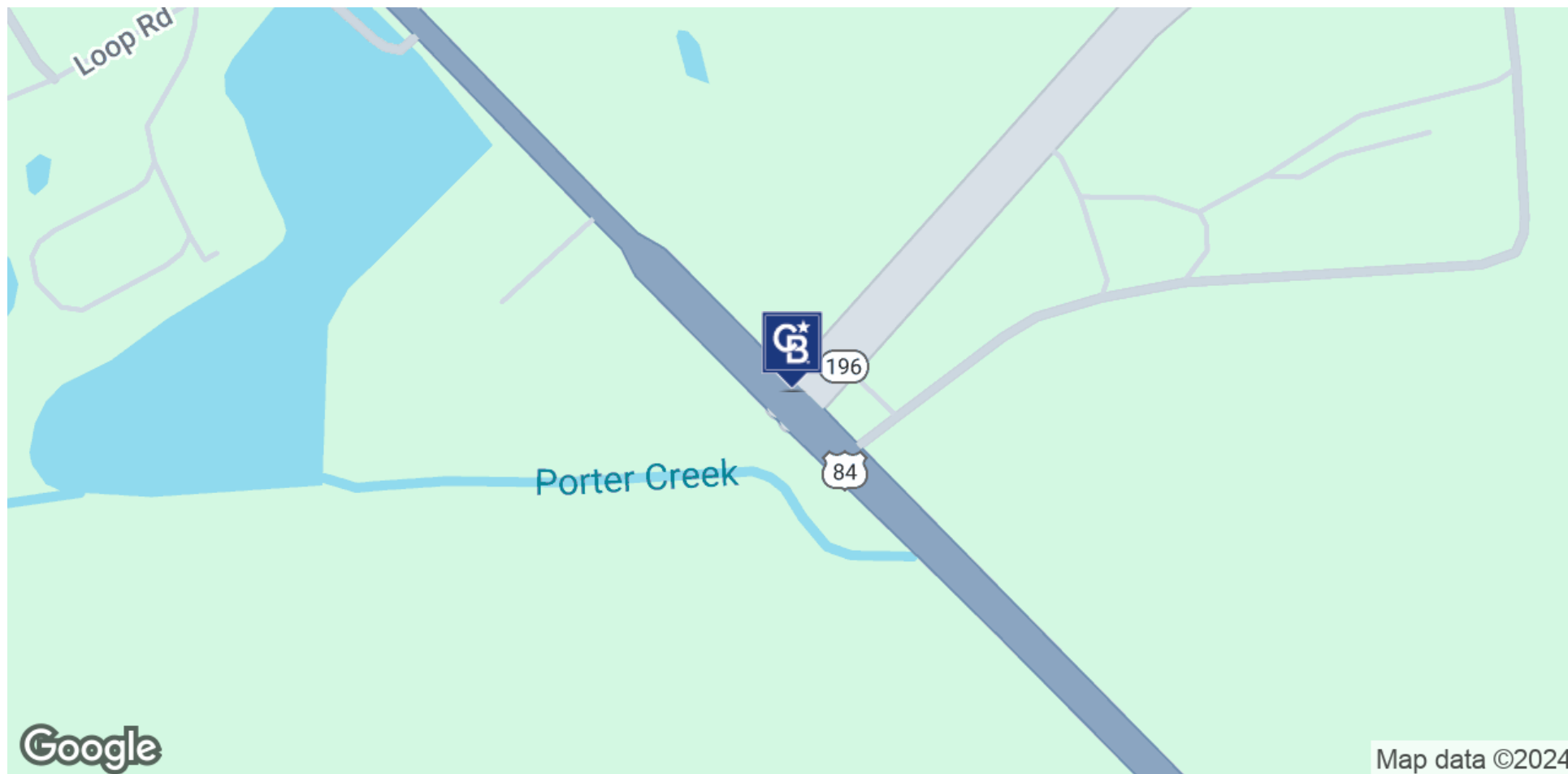


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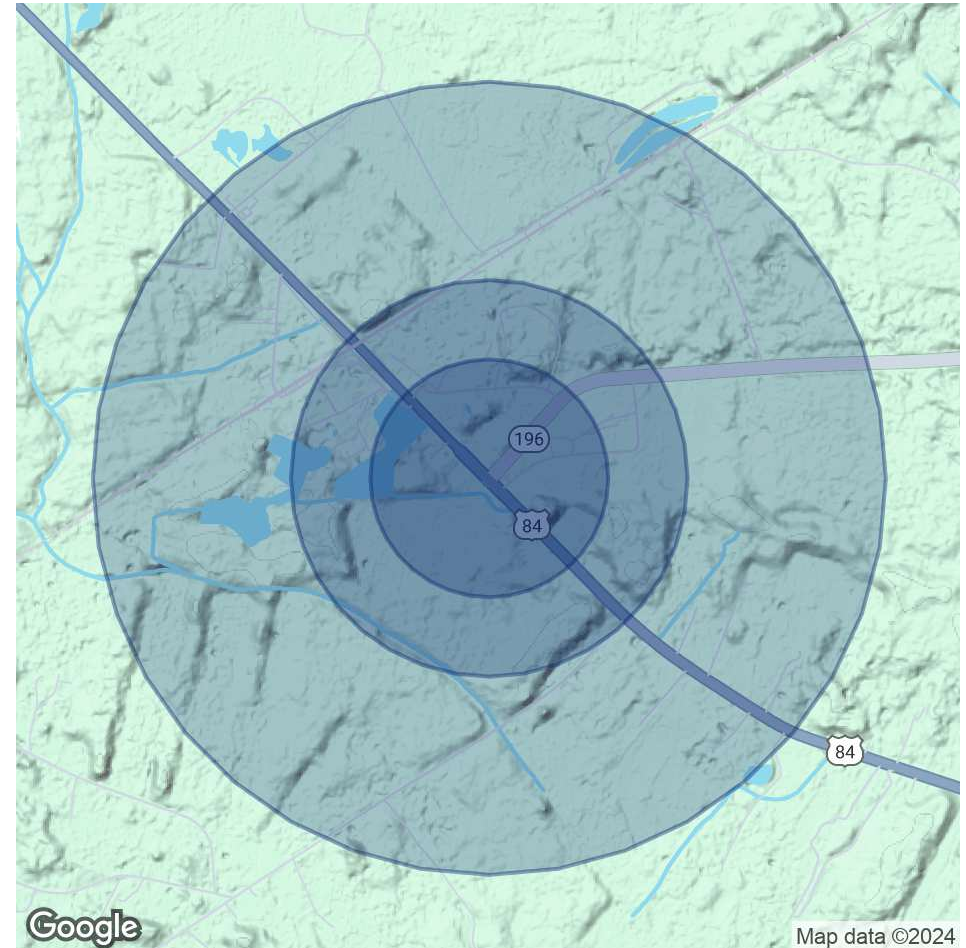
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16	107	273
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	38	99
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$79,428	\$76,063	\$77,271
Average House Value	\$173,778	\$166,823	\$169,005

Demographics data derived from AlphaMap



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