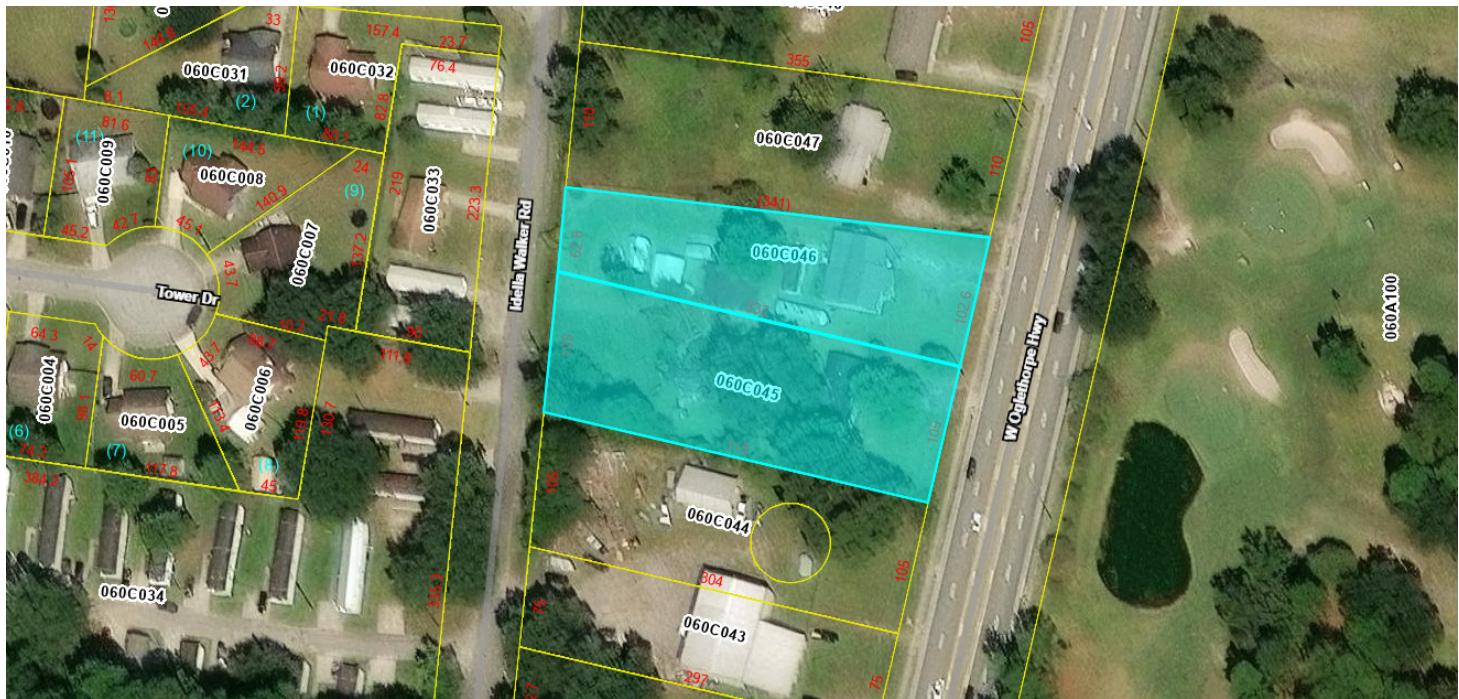


SALE

1321 / 1323 WEST OGLETHORPE HIGHWAY, HINESVILLE, GA 31313

1323 W Oglethorpe Hwy Hinesville, GA 31313



PROPERTY DESCRIPTION

Exceptional commercial opportunity with two parcels sold together, totaling 1.43 acres directly across from the Cherokee Rose Golf Course. Parcel 1: 0.78 acres featuring a 3-bedroom, 1-bath home with dining room and spacious eat-in kitchen. Parcel 2: 0.65 acres with home and outbuildings, adding valuable storage and utility space. Prime visibility with direct access to Highway 84 and South Main Street. East Street runs along the back side of the property, enhancing accessibility. Zoned C2, currently used as residential, offering flexibility for future commercial development. Chain-link fencing around most of the property. Storage shed with electricity in the backyard. This combined 1.43-acre property offers both residential comfort and commercial potential, making it an ideal investment for business owners or developers seeking a high-traffic, high-visibility location in Hinesville.

PROPERTY HIGHLIGHTS

- Two Parcels Sold Together: Total of 1.43 acres (0.78 acres + 0.65 acres).
- Zoning Flexibility: Zoned C2, currently used as residential, offering multiple redevelopment options.
- Existing Improvements: Includes a 3-bedroom, 1-bath home, dining room, spacious kitchen, and outbuildings for storage.
- Infrastructure Ready: Chain-link fencing around most of the property and a storage shed with electricity.
- High Visibility & Traffic: Excellent exposure for commercial ventures in a growing Hinesville corridor.
- Versatile Opportunity: Ideal for investors, developers, or business owners seeking a mixed-use or commercial site.

OFFERING SUMMARY

Sale Price:	\$999,800
Lot Size:	1.43 Acres
Building Size:	960 SF

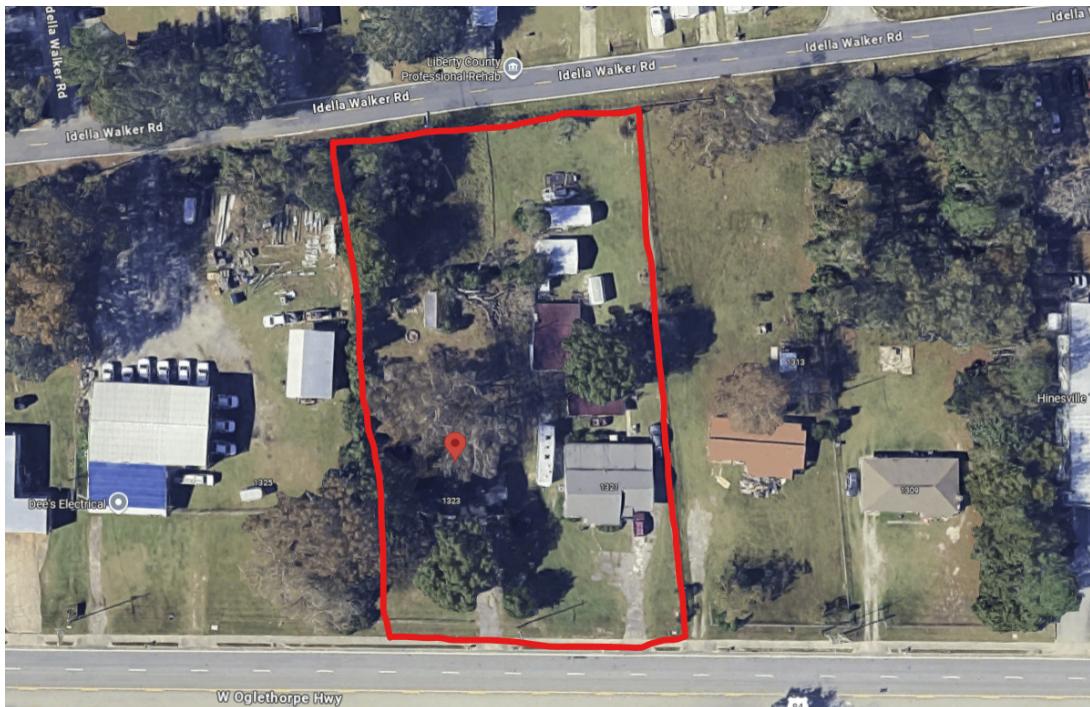
Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040



**COLDWELL BANKER
COMMERCIAL
SOUTHERN COAST**

SALE 1321 / 1323 WEST OGLETHORPE HIGHWAY, HINESVILLE, GA 31313

1323 W Oglethorpe Hwy Hinesville, GA 31313



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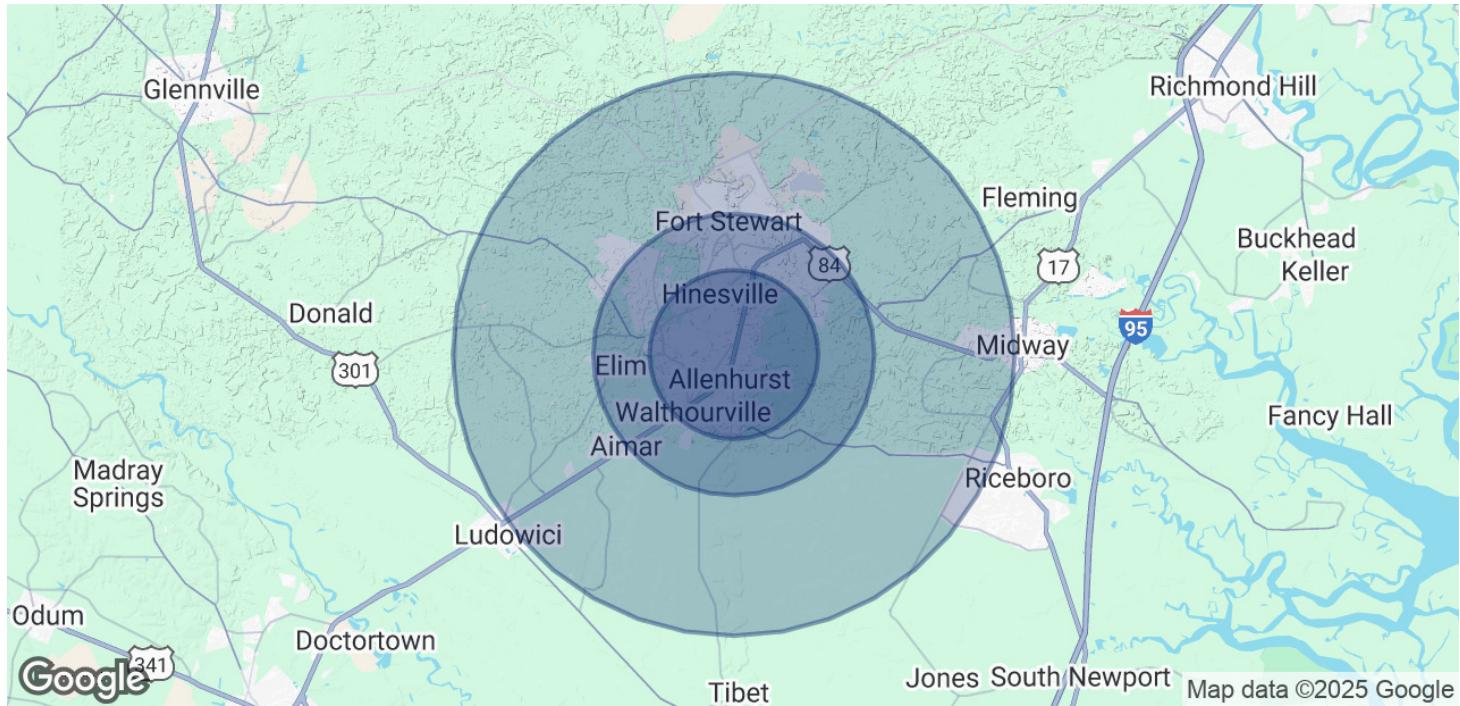


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1323 W Oglethorpe Hwy Hinesville, GA 31313



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,493	51,079	72,157
Average Age	34	34	33
Average Age (Male)	33	33	32
Average Age (Female)	35	35	34

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,057	18,979	25,129
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$69,898	\$69,816	\$70,294
Average House Value	\$178,633	\$186,746	\$191,023

Demographics data derived from AlphaMap

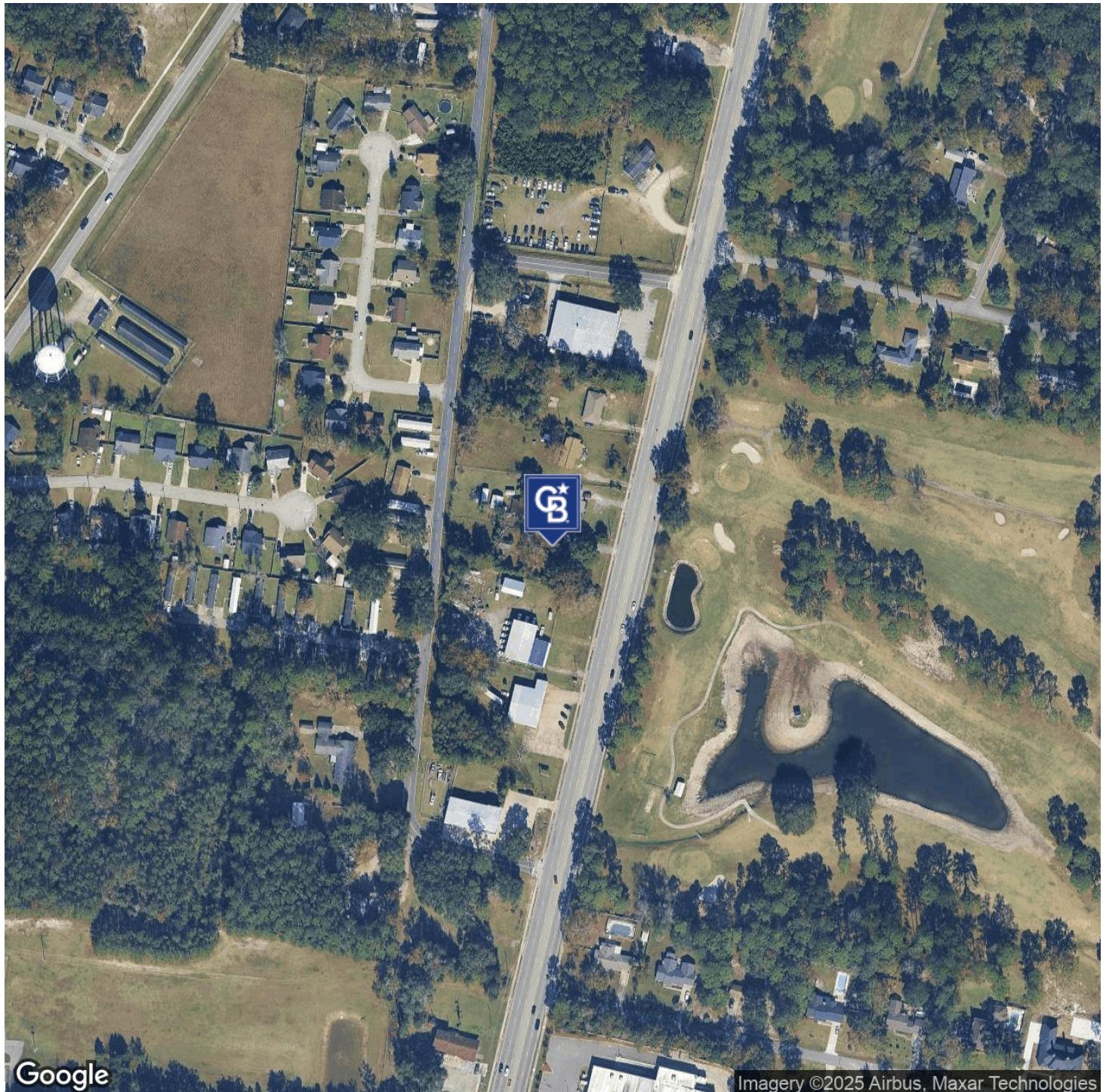
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