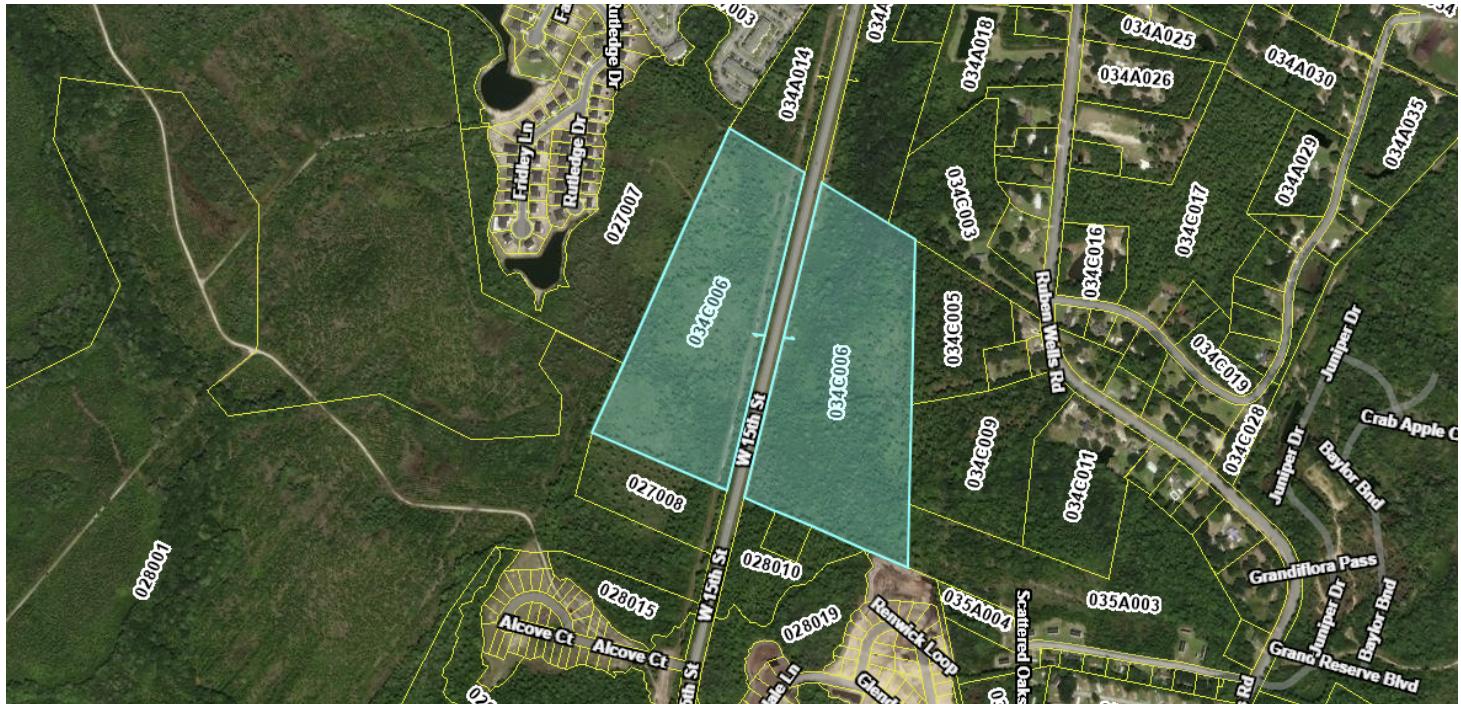


# SALE

## 56.16 AC WEST 15TH STREET

56.16 AC West 15th Street Hinesville, GA 31313



### PROPERTY DESCRIPTION

56.16-acre commercial property, strategically located near Fort Stewart's gates, offering exceptional development opportunities. With 28.53 acres of usable uplands, this expansive site provides flexibility for a variety of uses, including multifamily residential, commercial, and storage unit development. Situated in a high-growth area with convenient access to major highways and Fort Stewart, this property is ideal for investors, developers, or businesses looking to establish a presence in a thriving market. Zoning options allow for diverse possibilities, making this land a rare find with unlimited potential.

### PROPERTY HIGHLIGHTS

- Near Fort Stewart's Gate 7
- Paved road access
- Room for expansion
- Rapidly expanding housing market
- Paved frontage

### OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	56.16 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	922	18,085	25,001
Total Population	2,432	50,635	72,194
Average HH Income	\$69,019	\$70,123	\$69,800

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

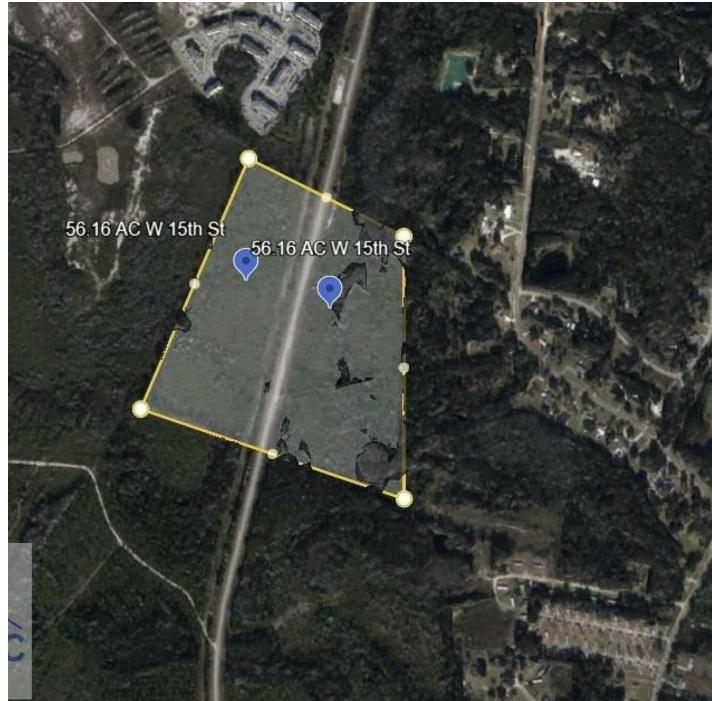
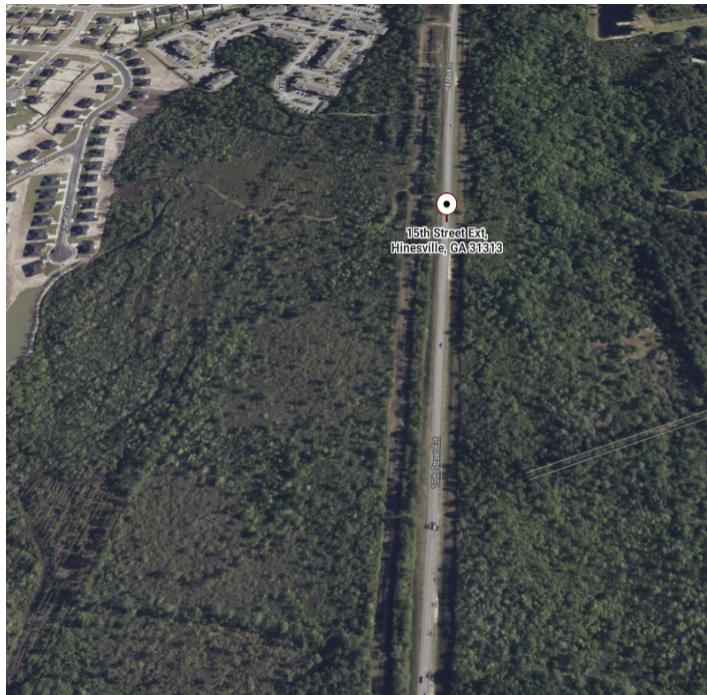
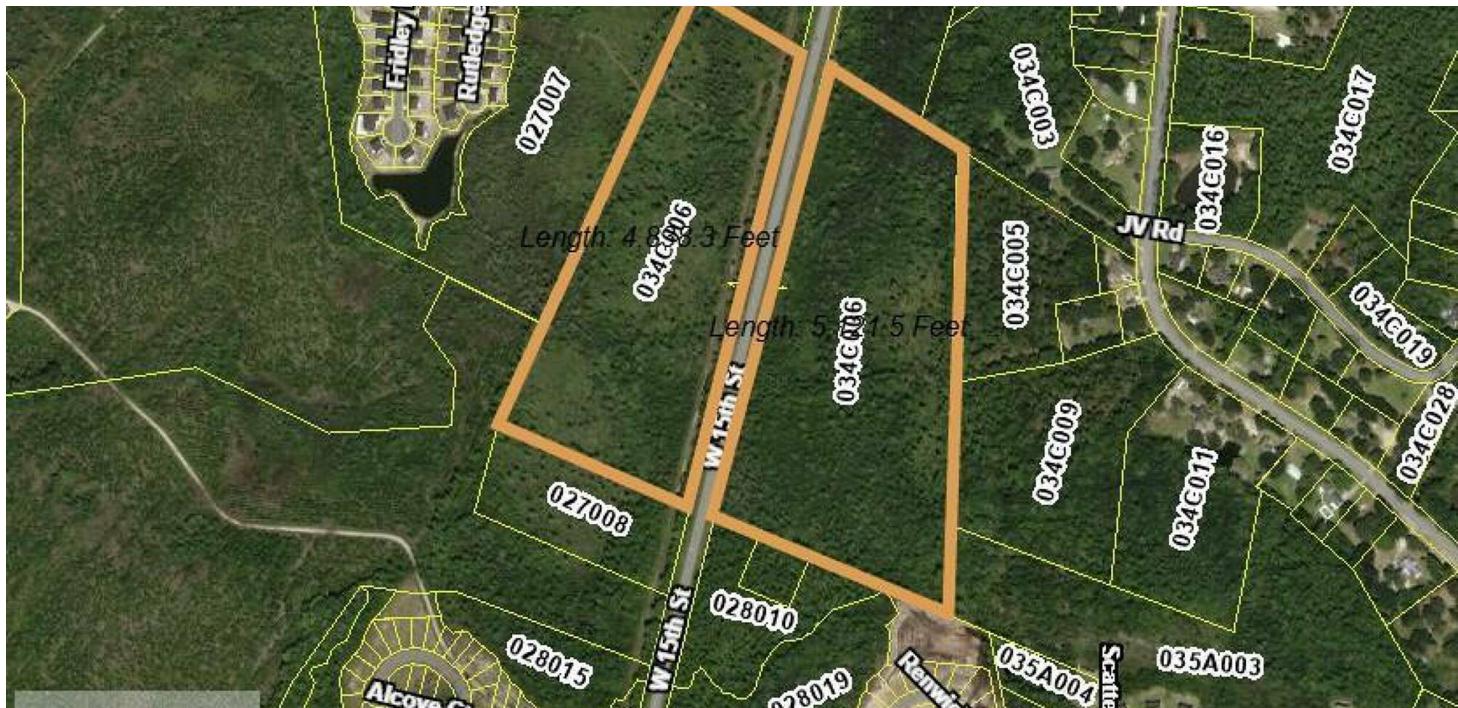


**COLDWELL BANKER  
COMMERCIAL  
SOUTHERN COAST**

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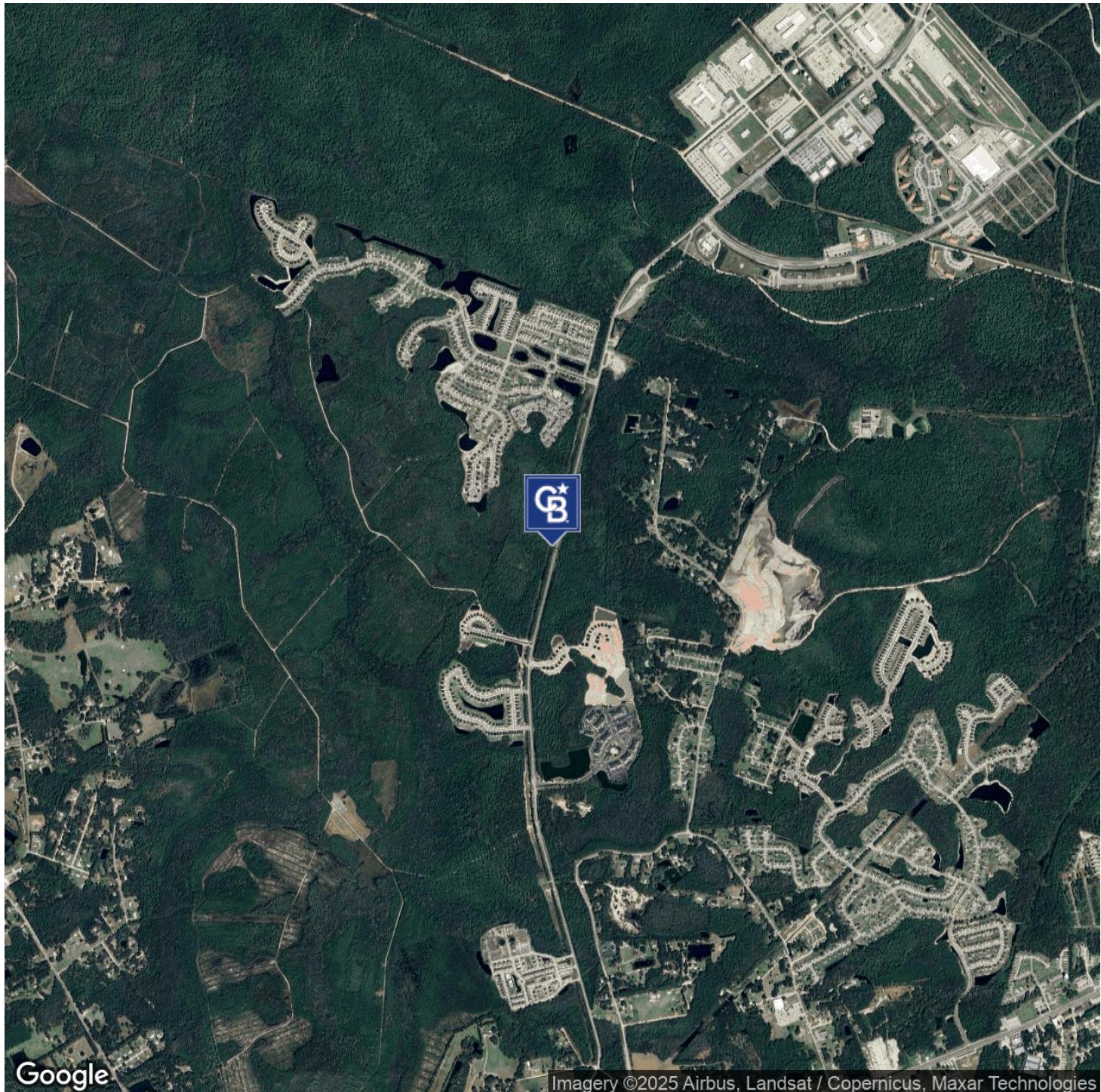


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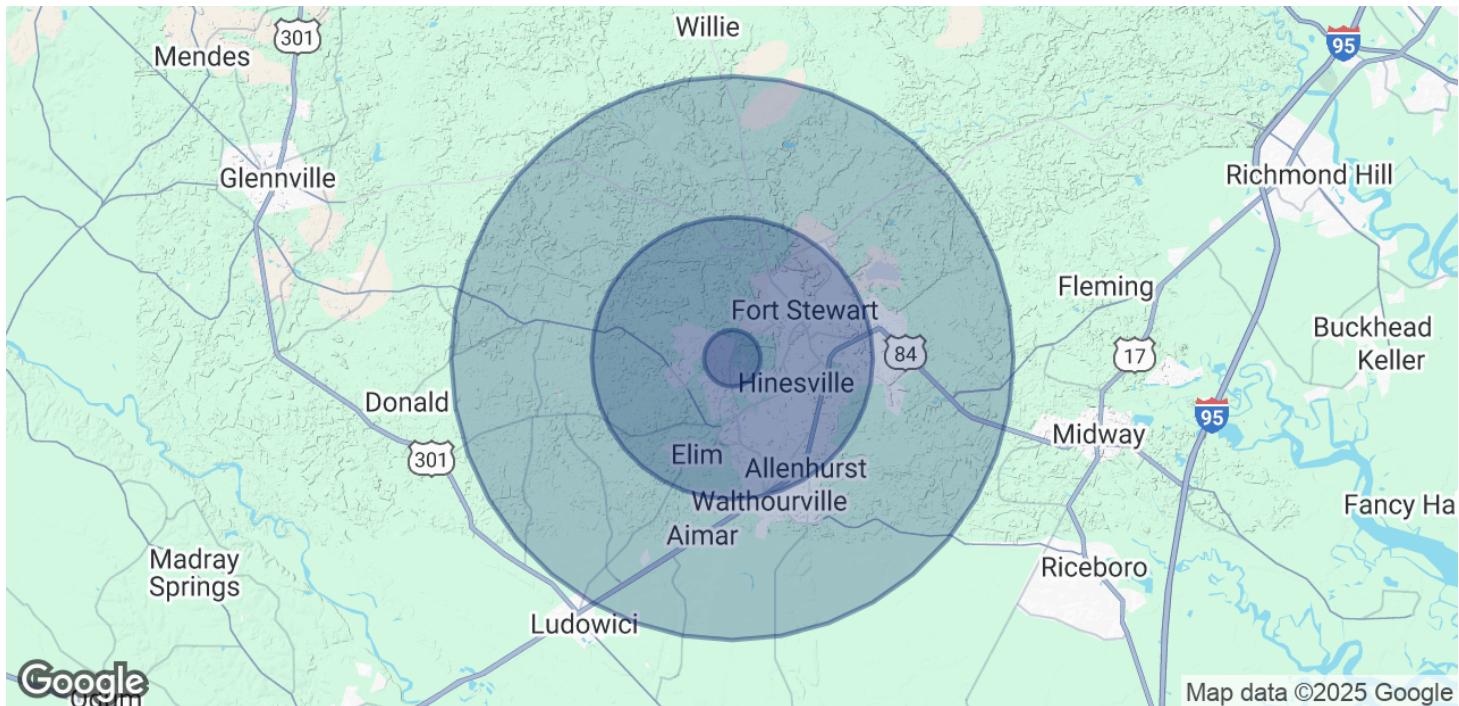


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## 56.16 AC WEST 15TH STREET

56.16 AC West 15th Street Hinesville, GA 31313



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,432	50,635	72,194
Average Age	31	33	33
Average Age (Male)	30	32	32
Average Age (Female)	32	34	33

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	922	18,085	25,001
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$69,019	\$70,123	\$69,800
Average House Value	\$193,199	\$194,329	\$190,501

Demographics data derived from AlphaMap

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