

# SALE

## LEROY COFFER HWY

262.44 AC Leroy Coffe Hwy Fleming, GA 31309



### PROPERTY DESCRIPTION

With around 140 usable acres, this versatile land presents a prime opportunity for both commercial and residential development. Its strategic location and significant highway exposure make it ideal for various investment possibilities. Don't miss the potential of this large-scale property.

Contact:  
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Coldwell Banker Southern Coast  
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### PROPERTY HIGHLIGHTS

- Zoned A1/AR1
- Prime location in Fleming
- Ideal for land investment
- Generous lot size
- Potential for various uses

### OFFERING SUMMARY

|             |              |
|-------------|--------------|
| Sale Price: | \$1,800,000  |
| Lot Size:   | 262.44 Acres |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 7         | 21        | 98       |
| Total Population  | 20        | 59        | 278      |
| Average HH Income | \$86,788  | \$84,507  | \$85,349 |

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



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**COMMERCIAL**  
SOUTHERN COAST

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SALE PRICE **\$1,800,000**

## LOCATION INFORMATION

|                  |                           |
|------------------|---------------------------|
| Street Address   | 262.44 AC Leroy Coffe Hwy |
| City, State, Zip | Fleming, GA 31309         |
| County           | Liberty                   |

## BUILDING INFORMATION

|                     |      |
|---------------------|------|
| Building Size       | 0 SF |
| Number of Lots      | 1    |
| Number of Buildings | 0    |

## PROPERTY INFORMATION

|                  |                                      |
|------------------|--------------------------------------|
| Property Type    | Commerical & Residential Development |
| Property Subtype | Other                                |
| Zoning           | A1/AR1                               |
| Lot Size         | 262.44 Acres                         |
| APN #            | 207 033                              |
| Lot Depth        | 0 ft                                 |

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

|           |     |
|-----------|-----|
| Restrooms | 0.0 |
|-----------|-----|

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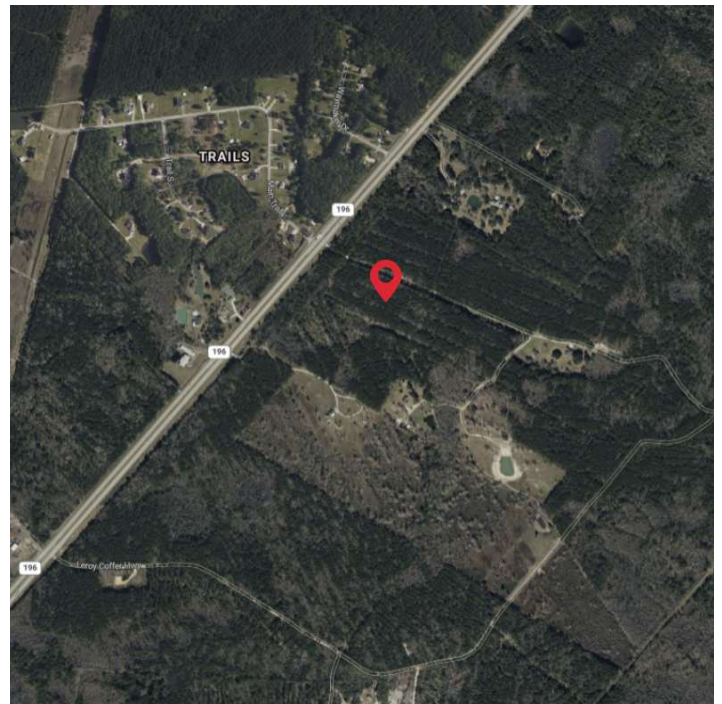


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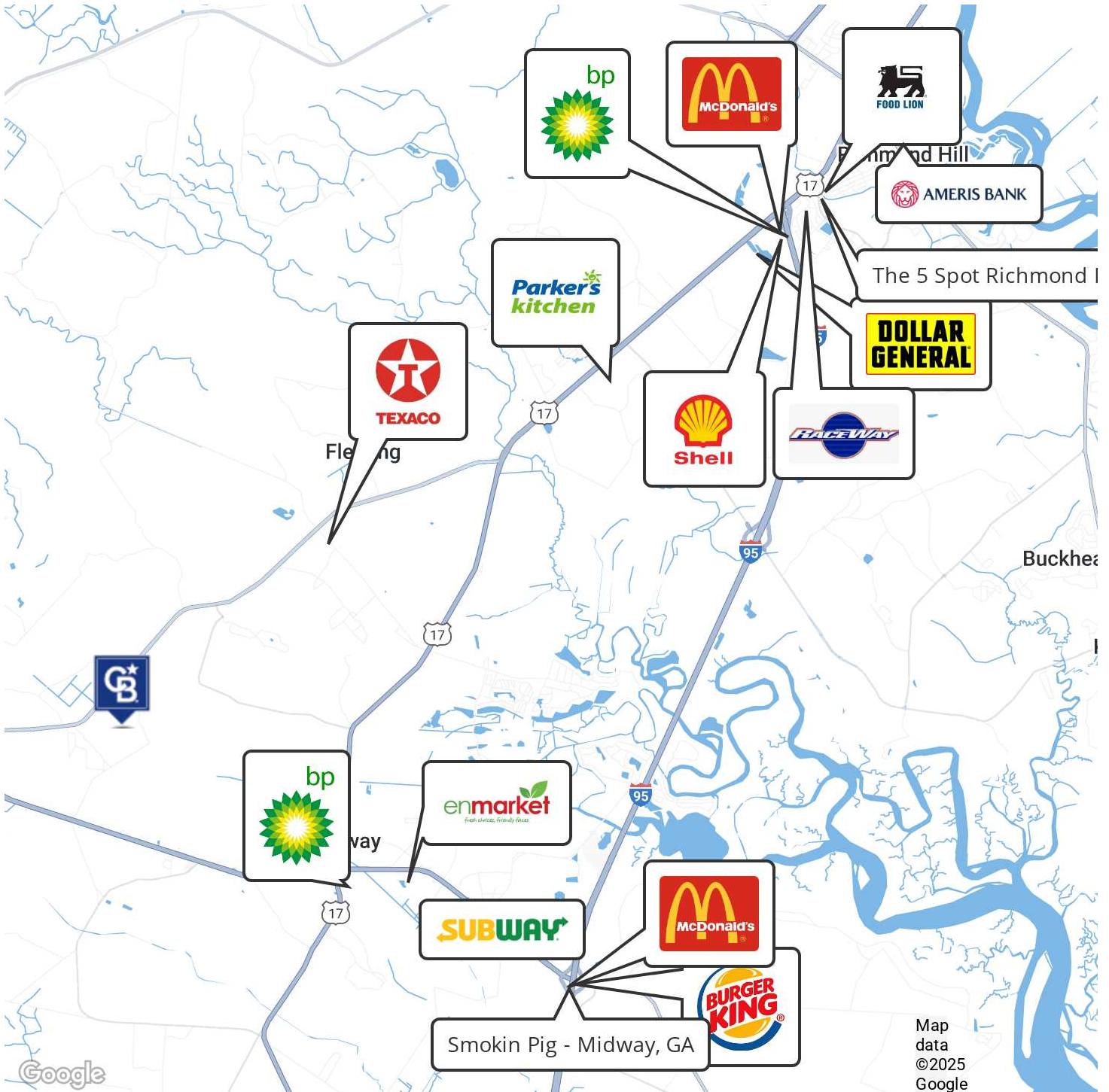
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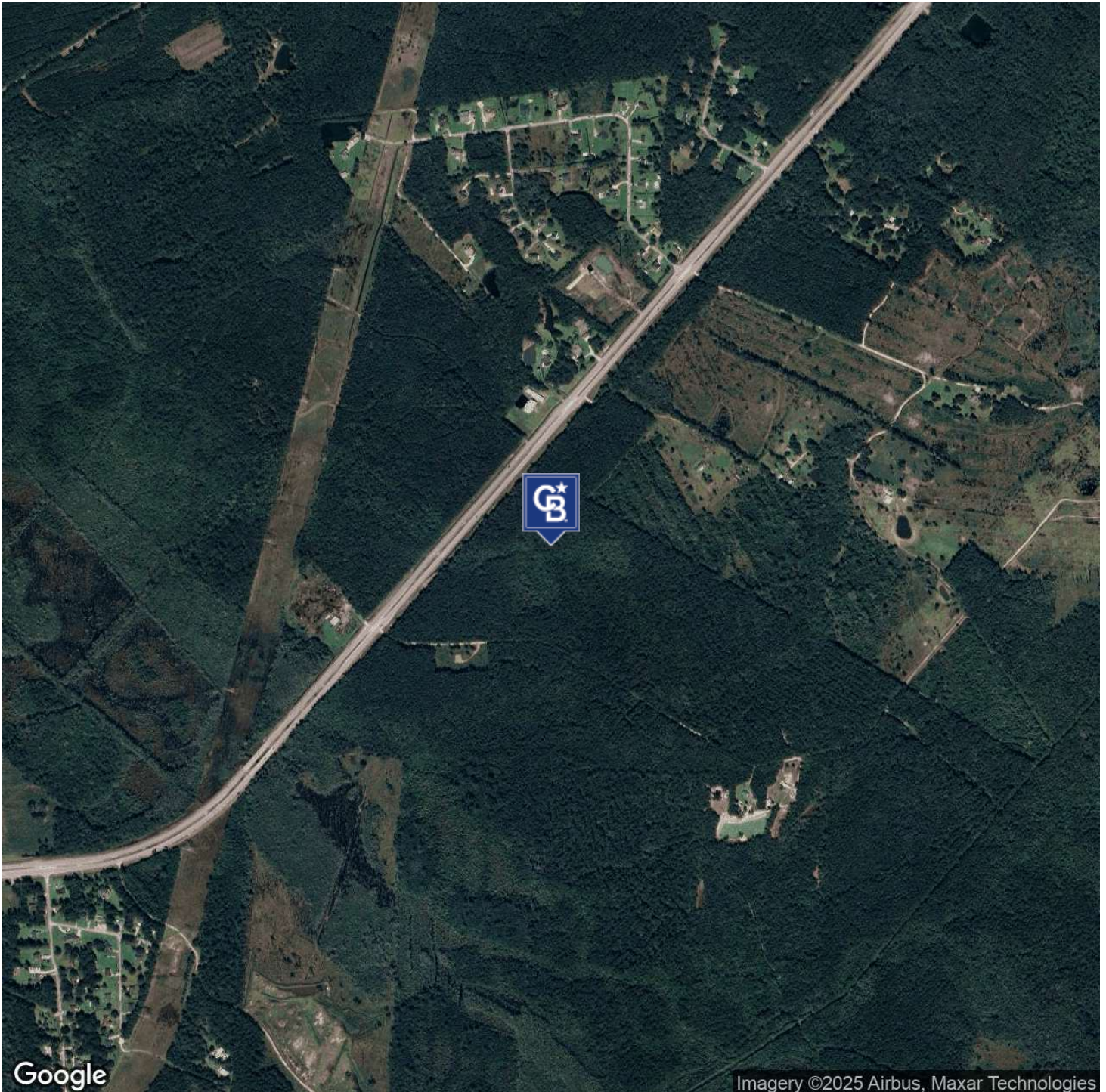
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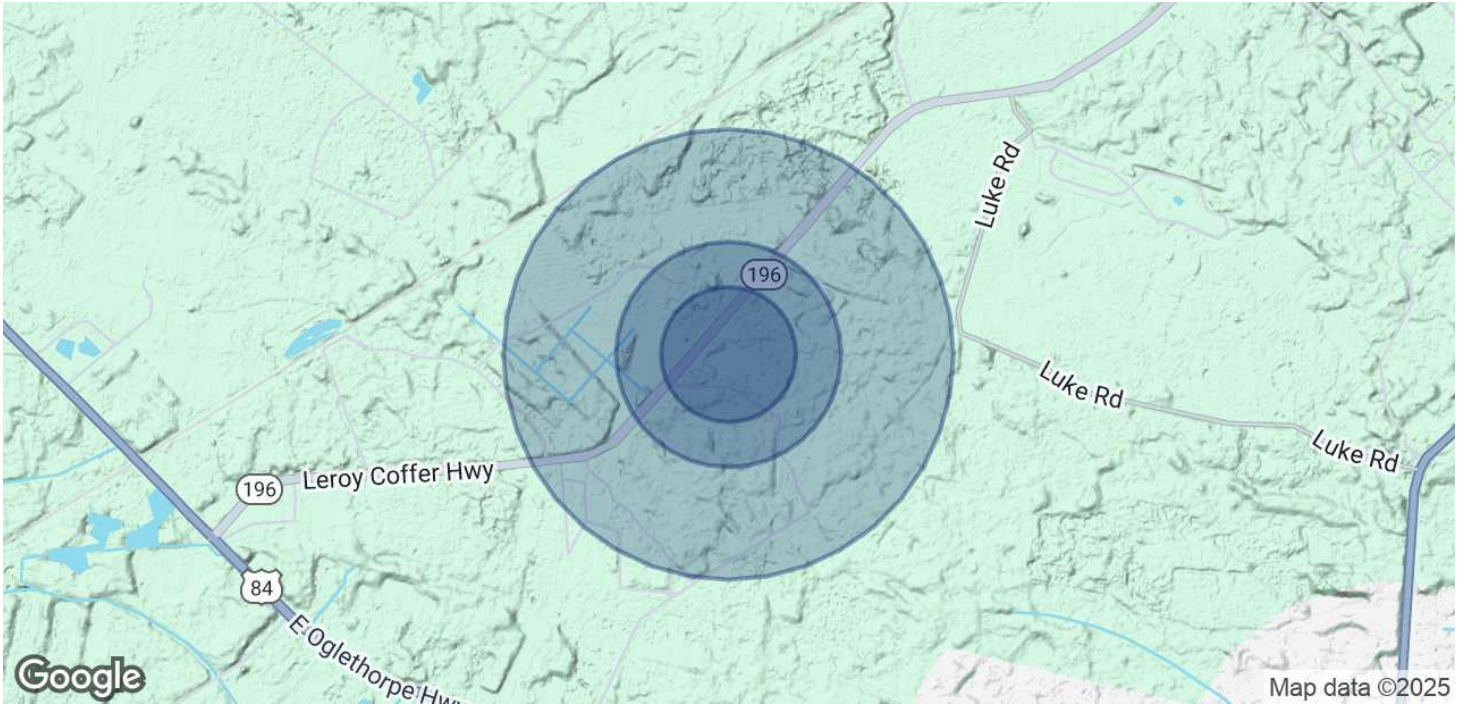
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## POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 20        | 59        | 278    |
| Average Age          | 42        | 42        | 42     |
| Average Age (Male)   | 41        | 40        | 40     |
| Average Age (Female) | 43        | 43        | 43     |

## HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7         | 21        | 98        |
| # of Persons per HH | 2.9       | 2.8       | 2.8       |
| Average HH Income   | \$86,788  | \$84,507  | \$85,349  |
| Average House Value | \$197,021 | \$197,261 | \$197,172 |

Demographics data derived from AlphaMap

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