

Available  
For Sale



FOR SALE

# DEVELOPMENT SITE

0 Shyam Drive, Hinesville, GA 31313  
E Oglethorpe Hwy- 33,200 Daily Traffic



# Property Summary



## PROPERTY DESCRIPTION

Previously approved for a 4-story, 84-key extended stay hotel. The total offering is for 8.68 acres which consists of 6.76 acres of which 1.76 acres are buildable. Approximately 5 acres are designated as wetlands. The remaining 1.92 acre parcel is community detention for multiple parcels including the 1.76 acre buildable area. That detention area is access via an easement (copy available upon request). Buildable area has all utilities available and detention in place. Daily traffic counts on E Oglethorpe are over 33,000. This is a great opportunity for a development that requires utilities in place.

Ideal, permitted uses for this property would be multi or single occupant office building, retail strip, medical office, self storage facility, or small bay flex property.

City of Hinesville has just recently approved several large developments surrounding this section of Oglethorpe, including a Publix Shopping Center across the street, Chic-Fil-A, over 170 townhome units (spread between 3 locations), 300 unit apartment complex, Wawa Station, and the new World of Beer that just opened directly in front of this subject site.



## OFFERING SUMMARY

Sale Price:	\$450,000
Total Acres:	8.68 Acres
Buildable Acres:	1.76 Acres
Water/Sewer:	Available At Road
Detention	Off-Site (Parcel #069D018)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,066	7,069	15,510
Total Population	2,536	19,886	44,228
Average HH Income	\$67,637	\$67,116	\$67,124



**ALEX HANSBARGER**  
 Commercial Sales Associate  
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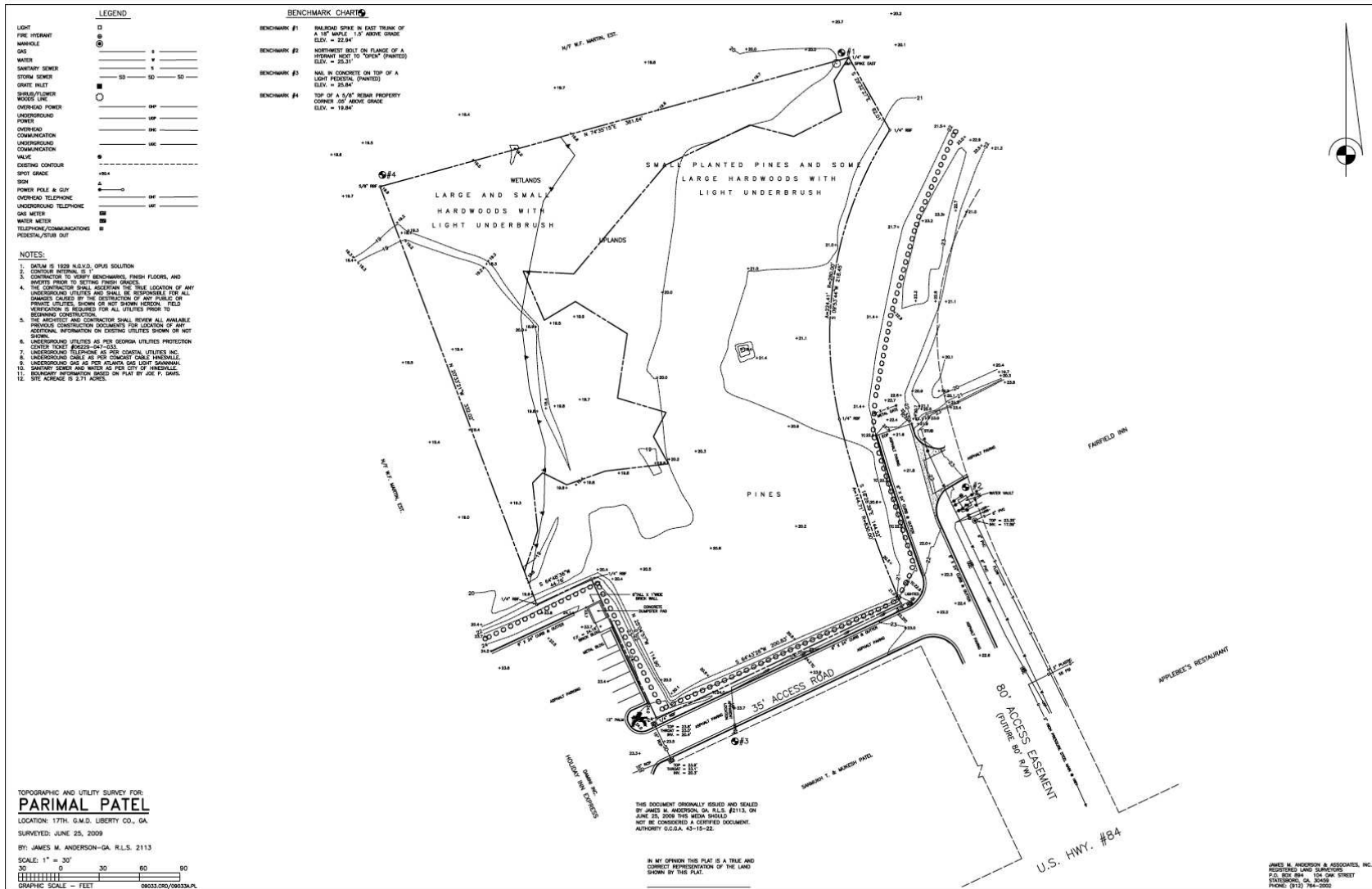


# Aerial View





# Survey of Buildable Acreage





# Retailer Map

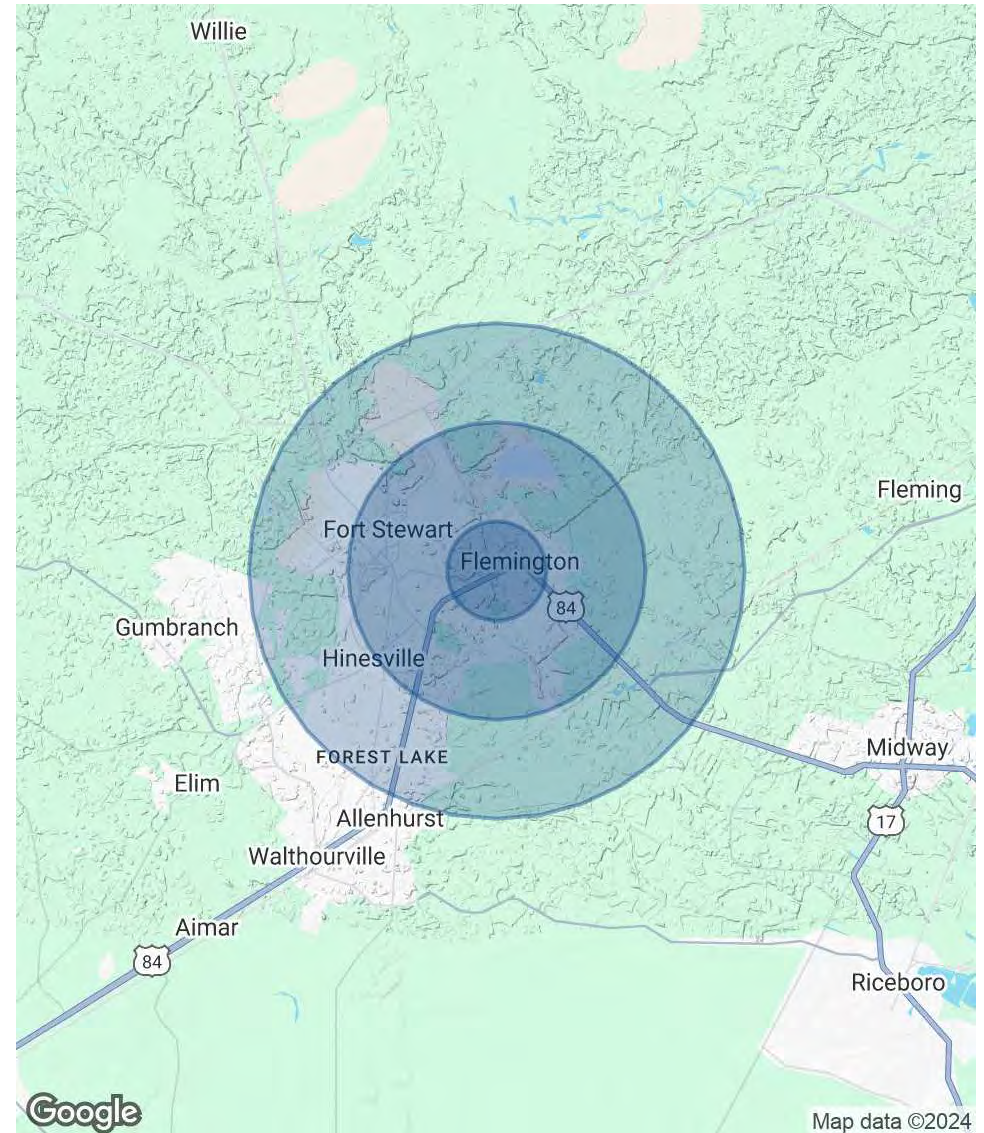




# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,536	19,886	44,228
Average Age	34	32	31
Average Age (Male)	32	31	31
Average Age (Female)	35	33	32
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,066	7,069	15,510
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$67,637	\$67,116	\$67,124
Average House Value	\$210,042	\$180,738	\$182,673

Demographics data derived from AlphaMap



# Advisor Bio



## ALEX HANSBARGER

Commercial Sales Associate

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## 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

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