

FOR SALE

**2636 E OGLETHORPE HWY
HINESVILLE, GA 31313**

**2636 E Oglethorpe Hwy
7.71 Acres | Hinesville, GA**

E-Oglethorpe-Hwy





INVESTMENT SUMMARY

This property features a 15,000 square foot warehouse space situated on a 7.71-acre lot along US Highway 84, a major freight corridor between Savannah ports and Valdosta, Georgia. The site boasts approximately 720 linear feet of frontage on US Highway 84, with over 26,000 vehicles passing daily, enhancing its visibility and accessibility. While the proximity to Fort Stewart and Savannah Ports assists in providing easy access to a large workforce and all that the area has to offer, the property's location also lends well to convenient distribution options.



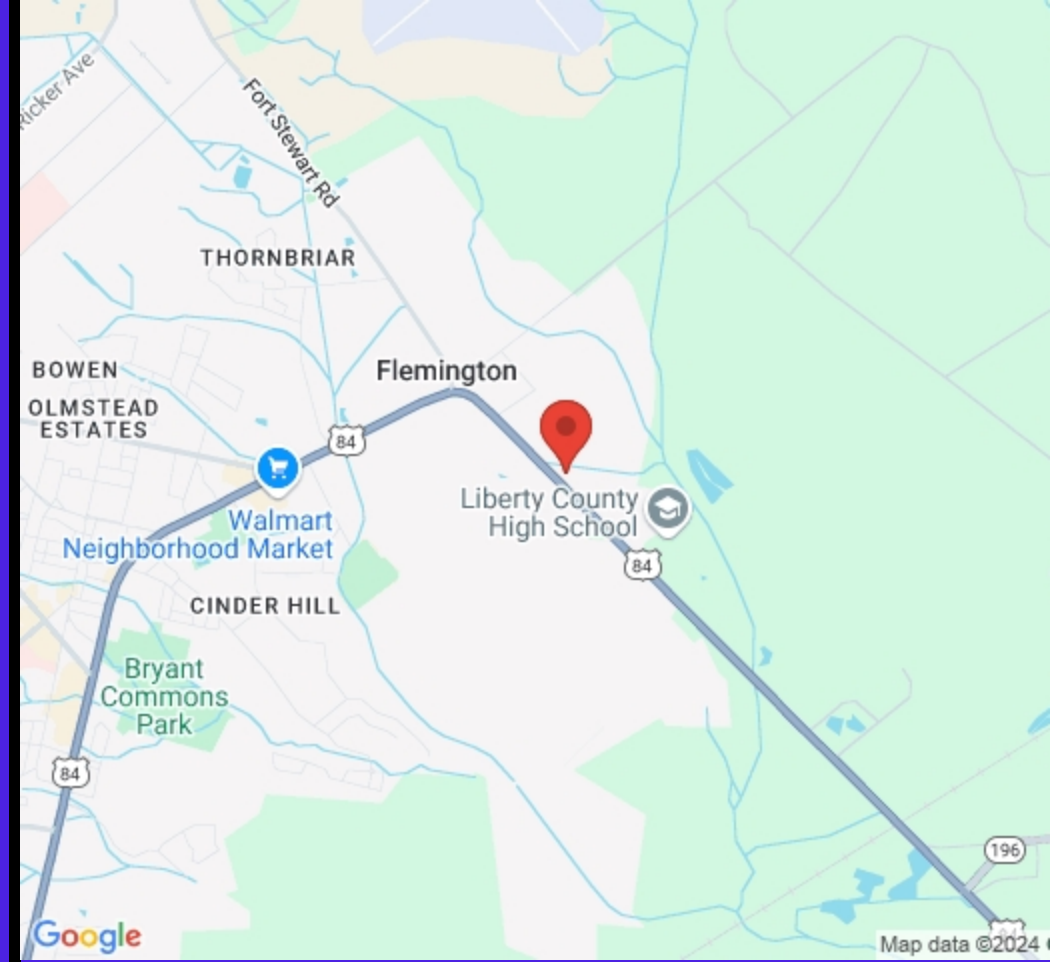
PROPERTY SUMMARY

| | |
|----------------|----------------------|
| Offering Price | \$1,400,000.00 |
| Building SqFt | 15,000 SqFt |
| Year Built | 1993 |
| Lot Size (SF) | 335,848.00 SqFt |
| Parcel ID | 083C 016 |
| Zoning Type | C2 |
| County | Liberty |
| Frontage | 720.00 Ft |
| Coordinates | 31.853109,-81.554528 |



INVESTMENT HIGHLIGHTS

- Rare opportunity to acquire 15,000 sq.ft. of warehouse space with large outdoor yard on 7.71 acres of land.
- The property features a substantial lot size, offering potential for outdoor storage. Prospective buyers are encouraged to verify local zoning and property regulations to confirm feasibility for their intended use. The listing agent does not guarantee outdoor storage as a permitted use.
- Equipped with four drive-in doors, providing excellent accessibility for loading and unloading. Ideal for businesses requiring efficient logistics, warehousing, or operations that depend on convenient vehicle access.





LOCATION HIGHLIGHTS

- Approximately 41 miles northeast of Hinesville, the Garden City Terminal in Savannah is the largest single-terminal container facility in North America, facilitating efficient global trade connections.
- Strategically located about 40 miles northeast of Hinesville, Savannah International Airport offers both passenger flights and air cargo services, supporting business travel and logistics needs.
- Located on US 84, which is a significant east-west route facilitating regional access and commerce. Easy Access to Interstate 95 (~12 miles), and State Route 196 (~4 miles).

Strategic Location for Distribution: Atlanta, Charlotte, and Orlando are within a 4-hour drive, making it a prime hub for regional logistics.

Hyundai Metaplant is located approximately 46 miles. Hyundai Motor Group, in collaboration with LG Energy Solution, has invested approximately \$ 7.6 billion in the Hyundai Motor Group Metaplant America (HMGMA).



CITY OF HINESVILLE

COUNTY

LIBERTY

AREA

| | |
|-----------|------------|
| CITY | 18.4 SQ MI |
| LAND | 18.3 SQ MI |
| WATER | 0.1 SQ MI |
| ELEVATION | 75 FT |

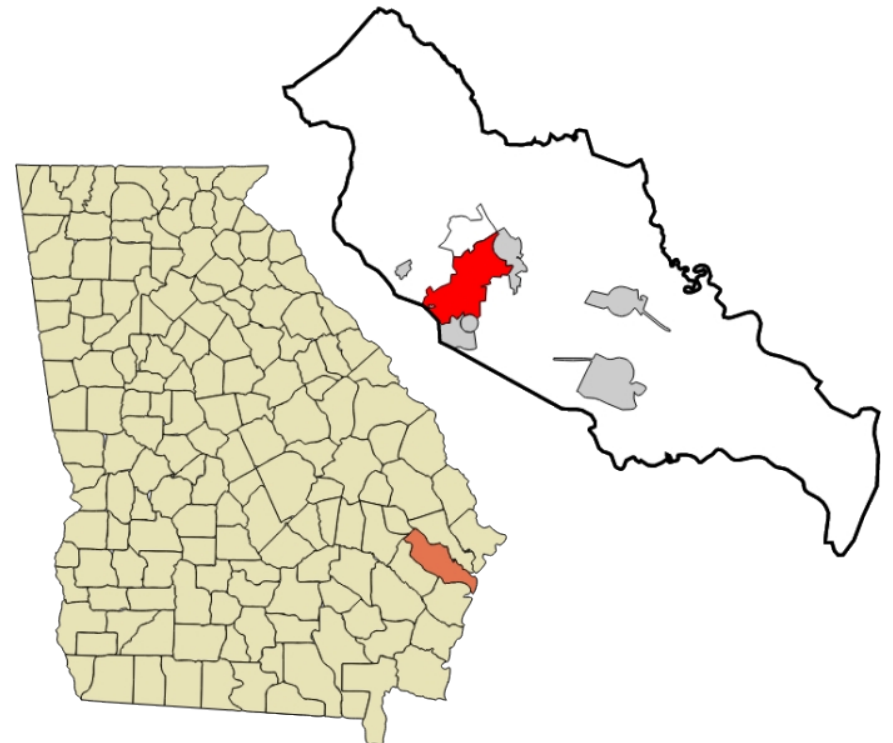
POPULATION

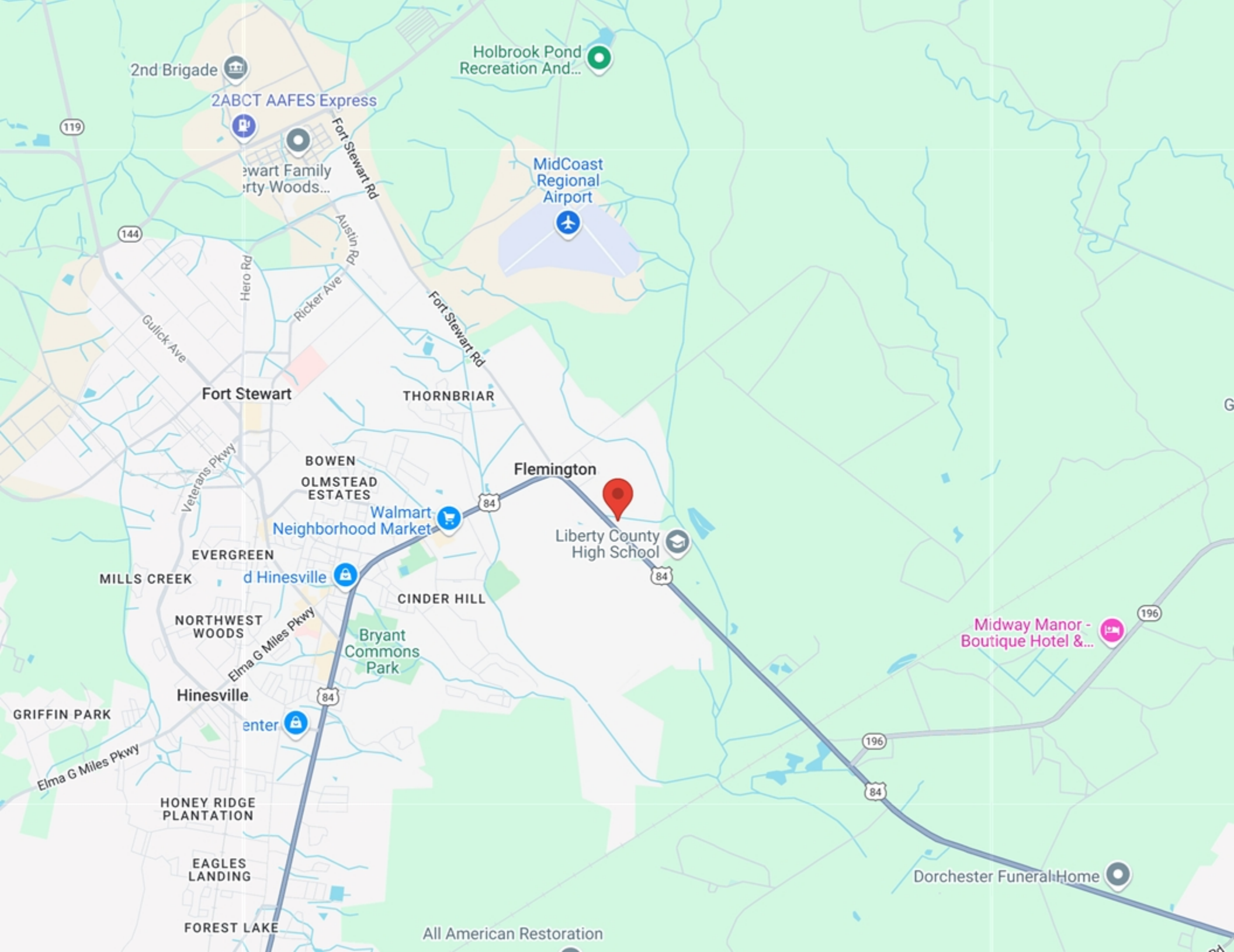
| | |
|------------|----------------|
| POPULATION | 34,891 |
| DENSITY | 1,905.67 SQ MI |



ABOUT HINESVILLE

Located in Georgia's Liberty County, Hinesville is a thriving city known for its strategic location. Hinesville benefits from its proximity to Fort Stewart, the largest military installation east of the Mississippi, which contributes an estimated \$4.5 billion annually to the local economy. The city is a hub for logistics, manufacturing, retail, and healthcare sectors. Hinesville is experiencing significant growth, including new residential communities, retail developments, and infrastructure improvements, positioning the city as a dynamic area for investment and growth.





2nd Brigade

2ABCT AAFES Express

Holbrook Pond
Recreation And...

119

Fort Stewart Family
Community Woods...

MidCoast
Regional
Airport

144

Hero Rd

Austin Rd
Ricker Ave

Fort Stewart Rd

Guilick Ave

Fort Stewart

THORNBRIAR

BOWEN
OLMSTEAD
ESTATES

Flemington

Walmart
Neighborhood Market

84

Liberty County
High School

84

EVERGREEN

Hinesville

CINDER HILL

Bryant
Commons
Park

NORTHWEST
WOODS

Elma G Miles Pkwy

Hinesville

84

enter

HONEY RIDGE
PLANTATION

EAGLES
LANDING

FOREST LAKE

All American Restoration

Midway Manor -
Boutique Hotel &...

196

Dorchester Funeral Home

196

84

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from EXP REALTY and it should not be made available to any other person or entity without the written consent of EXP REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to EXP REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. EXP REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, EXP REALTY has not verified, and will not verify, any of the information contained herein, nor has EXP REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EXP REALTY ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



MILAP PATEL

EXP Realty

Mobile: 6072207979

Milap.Patel@exprealty.com

License #: 369691



eXp Realty

Promenade II 1230 Peachtree St NE,
19th Floor
Atlanta, GA 30309

Office: 888-959-9461

www.MilapPatelRealEstate.com