

SALE

PINELAND TOWNHOMES

985 Pineland Avenue Hinesville, GA 31313



PROPERTY DESCRIPTION

Introducing a prime commercial property for development in the heart of Hinesville, GA! This expansive 7.58-acre plot, situated at 985 Pineland Avenue, is all set to become the canvas for an exclusive townhome community, presenting an unparalleled investment opportunity in this thriving city. With plans already in place and paid for, approved by the Liberty County Planning Commission (LCPC), and awaiting final endorsement from the City of Hinesville. Located within the vibrant vicinity of Hinesville, residents of this upcoming townhome community will relish the convenience of having an array of local amenities just moments away. With easy access to Oglethorpe Square and other retail, restaurants, schools, Ft. Stewart, and the Hinesville downtown district. Embrace the outdoors with the charming Pinehill Park and Bradwell Park in close proximity, offering picturesque settings for leisurely strolls and recreational activities. Don't miss this chance to be a part of the dynamic growth in Hinesville. With the property already cleared and graded, and each townhome lot priced attractively at \$49,900, this opportunity is ripe for investors and developers seeking a lucrative venture in this bustling city.

PROPERTY HIGHLIGHTS

- Prime location in Hinesville, GA
- Multifamily investment opportunity
- Spacious and well-maintained units
- Strong rental demand in the area
- Proximity to amenities and transportation
- Potential for value-add improvements
- Solid rental income history
- Low vacancy rates
- Attractive curb appeal

OFFERING SUMMARY

Sale Price:	\$2,145,000
Lot Size:	7.58 Acres

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

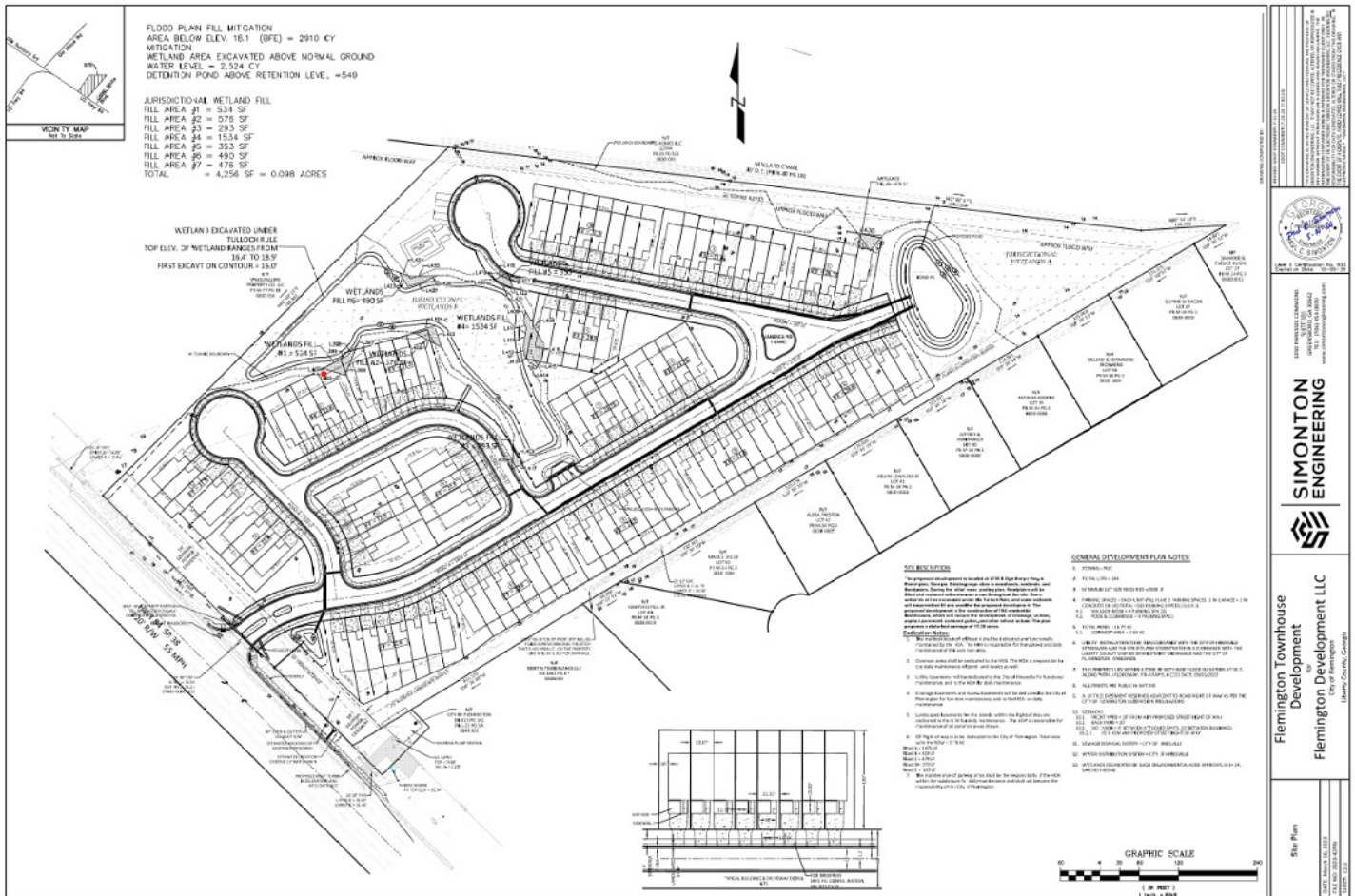


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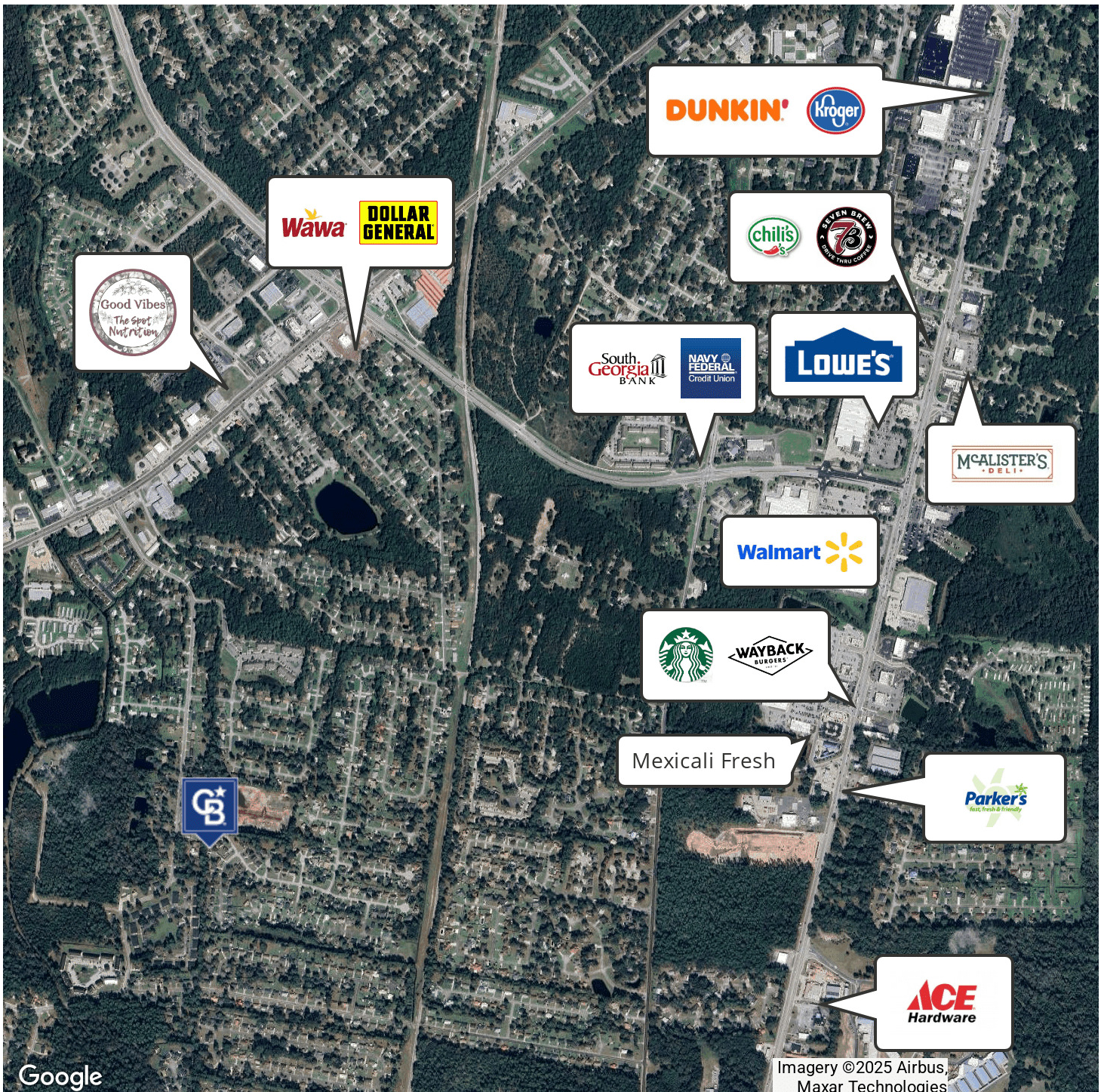


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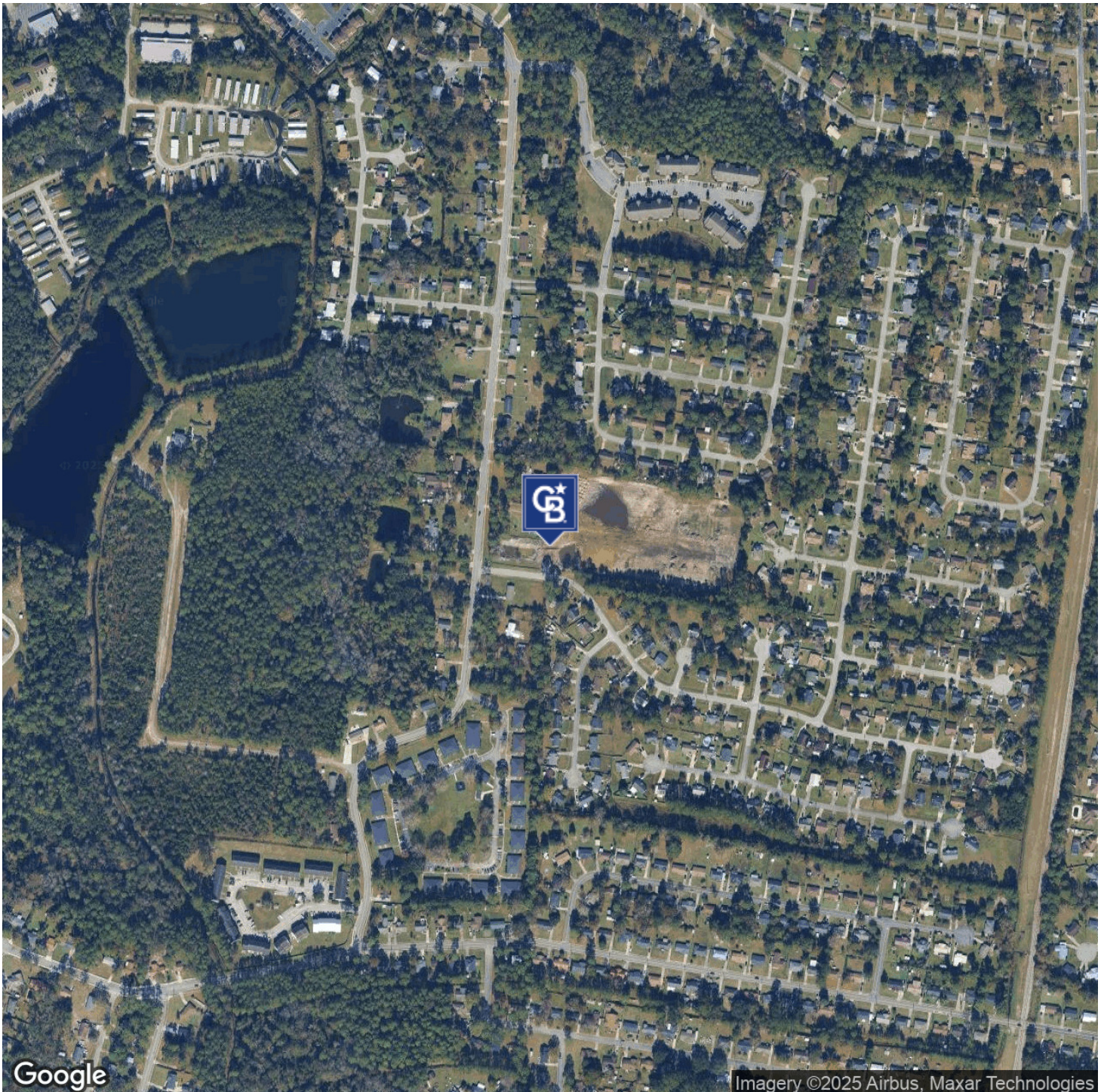


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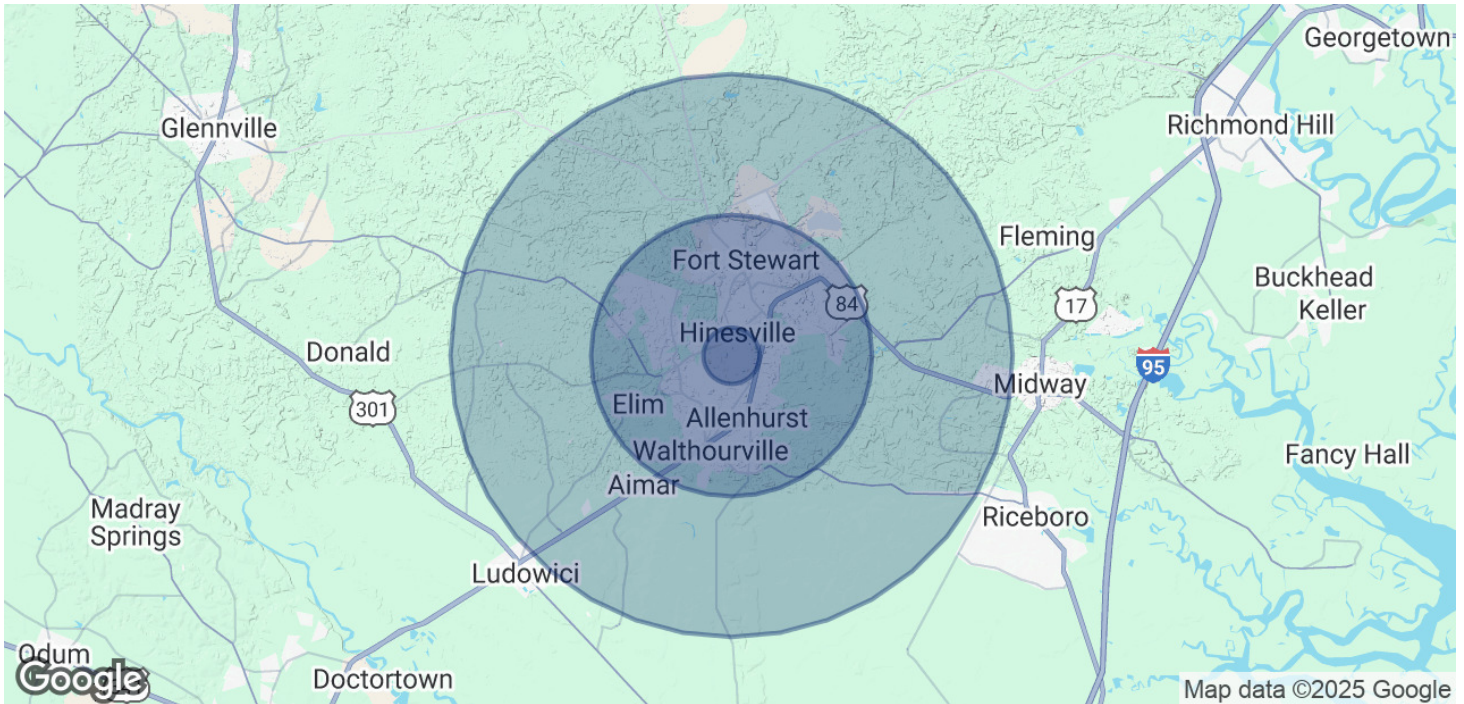


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,404	55,126	69,587
Average Age	34	33	33
Average Age (Male)	32	32	32
Average Age (Female)	35	34	33

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,317	19,567	24,182
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$68,083	\$69,664	\$69,841
Average House Value	\$152,197	\$187,476	\$190,508

Demographics data derived from AlphaMap

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