

SALE

INCREDIBLE COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

3.34 AC West 15th Street Hinesville, GA 31313



PROPERTY DESCRIPTION

Introducing a prime investment opportunity on 3.34 acres of land located on West 15th Street, Hinesville, GA. This property, zoned PUD, presents an exceptional development potential for a range of projects. Situated just 1 mile from Fort Stewart's only commercial gate, the location offers strategic value and promising prospects for a variety of development ventures. With its ideal zoning and excellent accessibility, this expansive parcel is ripe for capitalizing on the growing demand in the Hinesville area. Don't miss the chance to explore the possibilities for this versatile and well-located property.

PROPERTY HIGHLIGHTS

- 1 Mile to Fort Stewart's Only Commercial Gate
- Excellent Development Opportunity

OFFERING SUMMARY

Sale Price:	\$166,200
Lot Size:	3.34 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	774	14,613	20,928
Total Population	2,013	39,974	58,369
Average HH Income	\$48,315	\$49,110	\$48,601

Jimmy Shanken, CCIM, CIPS, RSPS
912.408.4040



**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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LOCATION DESCRIPTION

Highway 196 EG Miles Parkway. Turn right on West 15th Street. Property is on the right (across from Governor's Quarters)

LOCATION DETAILS

County	Liberty
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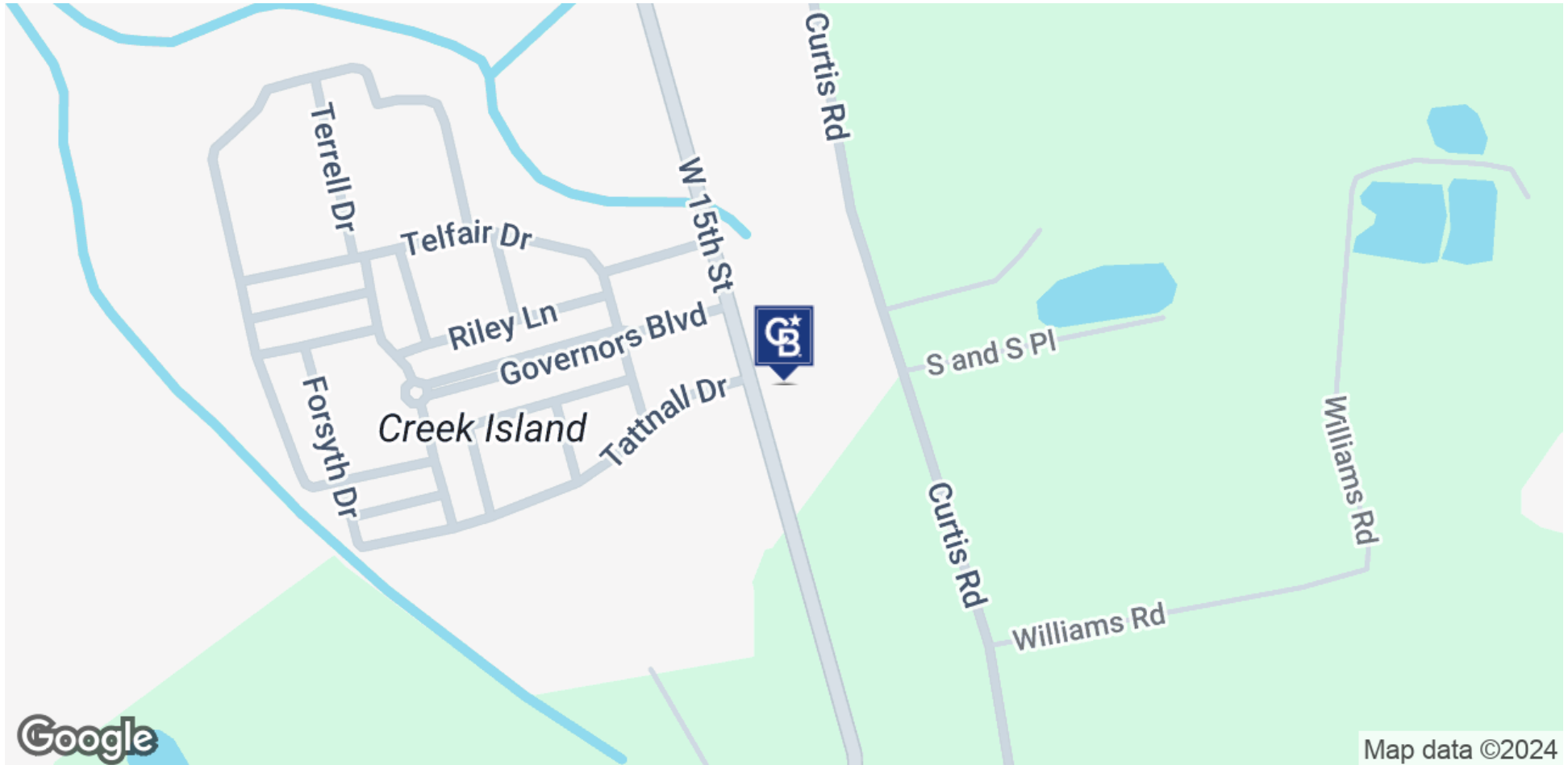


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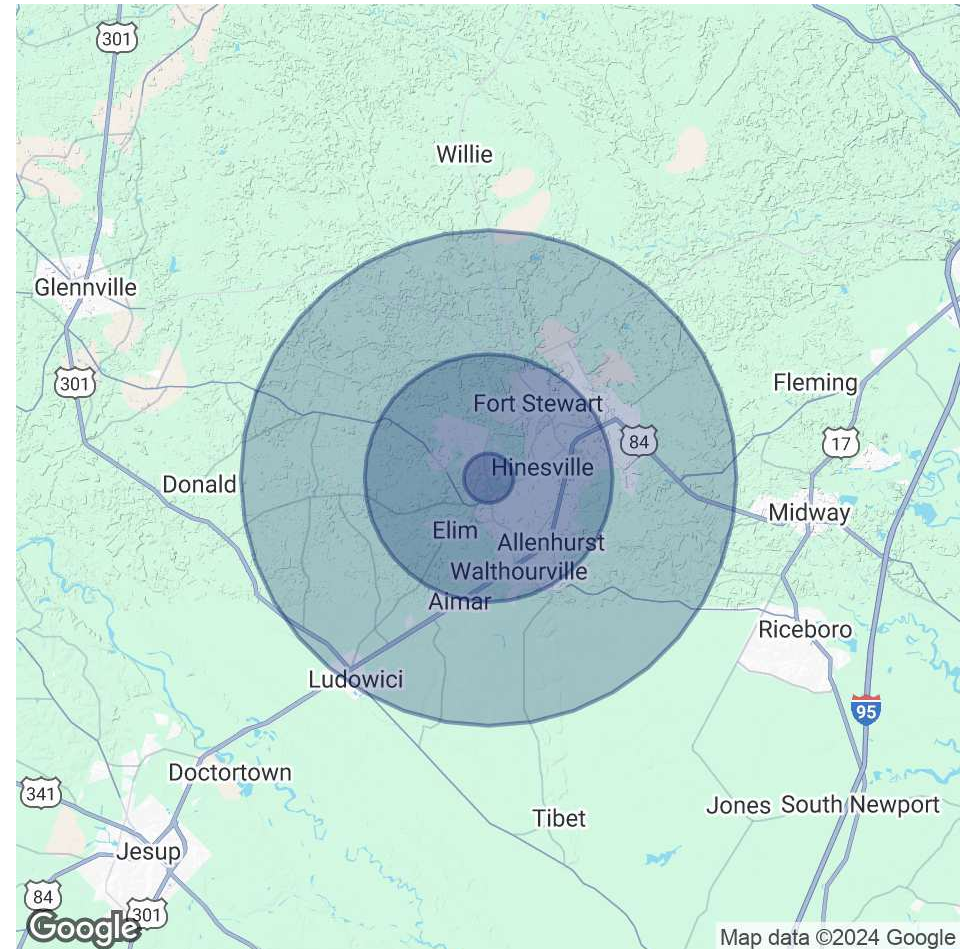
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,013	39,974	58,369
Average Age	28.1	27.1	27.1
Average Age (Male)	24.2	25.5	25.4
Average Age (Female)	33.5	28.9	28.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	774	14,613	20,928
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$48,315	\$49,110	\$48,601
Average House Value	\$117,058	\$129,243	\$132,158

2020 American Community Survey (ACS)



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