

SALE

12.11 ACRES E. OGLETHORPE HWY

12.11 Acres E. Oglethorpe Hwy Flemington, GA 31313



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Hinesville, GA! This 12.11-acre property, conveniently located on E. Oglethorpe Highway, comprises three parcels zoned R1, presenting a prime opportunity for residential development. Boasting state highway frontage and situated in an area experiencing rapid growth and development, this property is strategically positioned in the Military Opportunity Zone and offers easy accessibility to Fort Stewart and the Mid Coast Regional Airport. With the added benefit of no city taxes, this property presents an enticing prospect for land and residential investors looking to capitalize on the thriving potential of the Hinesville area.

PROPERTY HIGHLIGHTS

- Zoned R1 for residential development

OFFERING SUMMARY

Sale Price:	\$799,900
Lot Size:	12.11 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	161	9,507	22,520
Total Population	418	25,463	62,858
Average HH Income	\$52,576	\$51,171	\$49,041

Jimmy Shanken, CCIM, CIPS, RSPS
912.408.4040

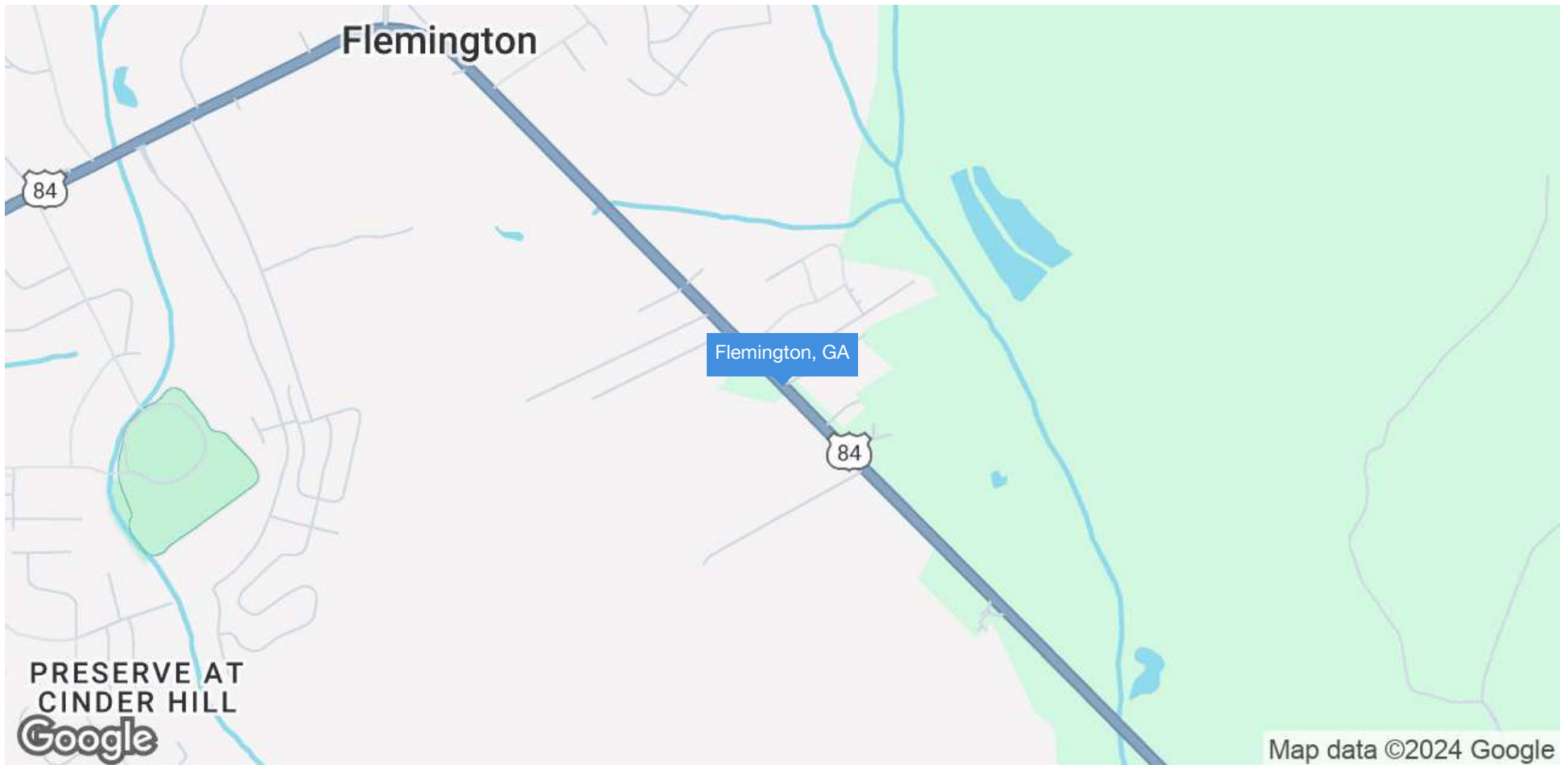


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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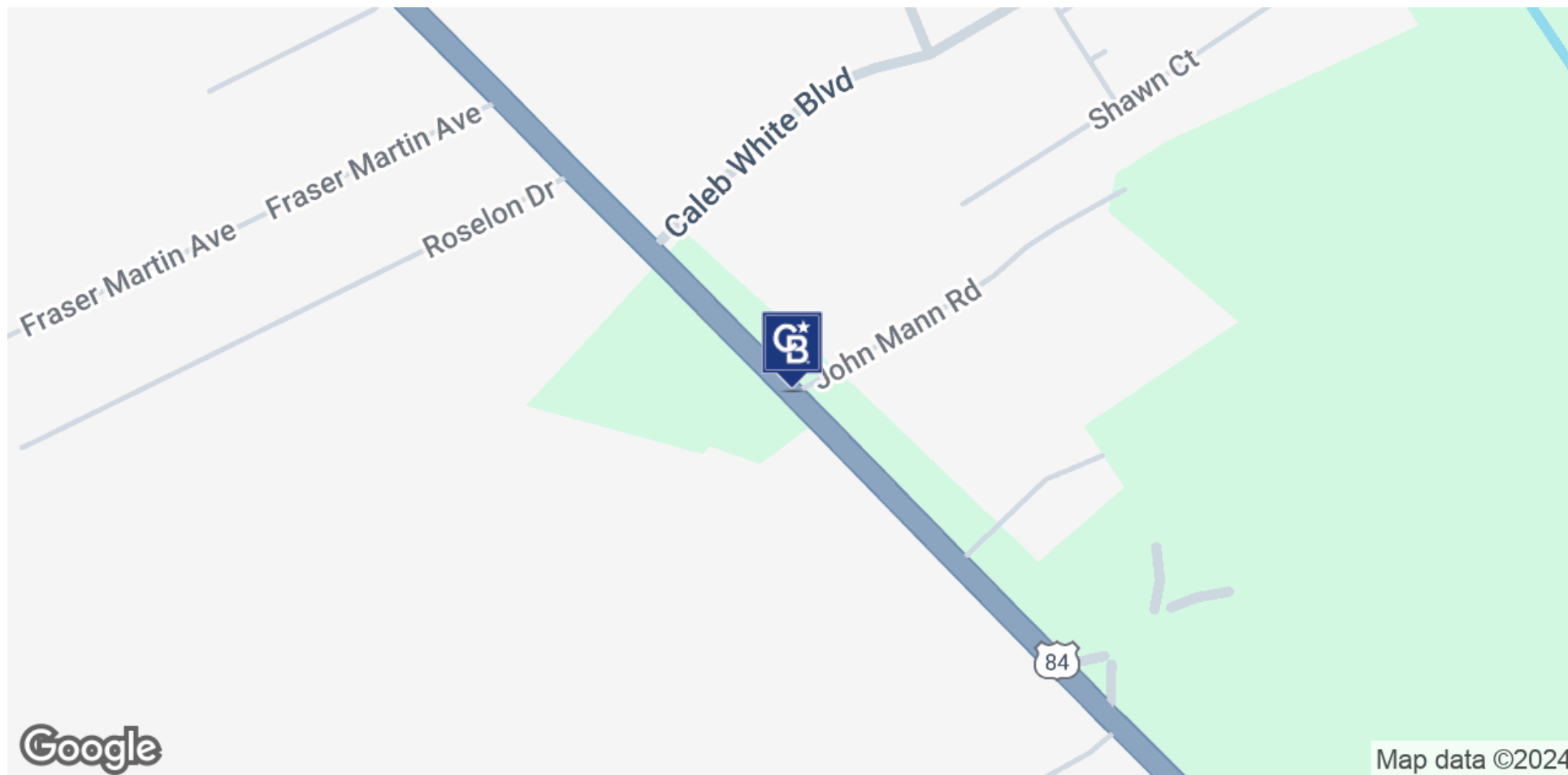


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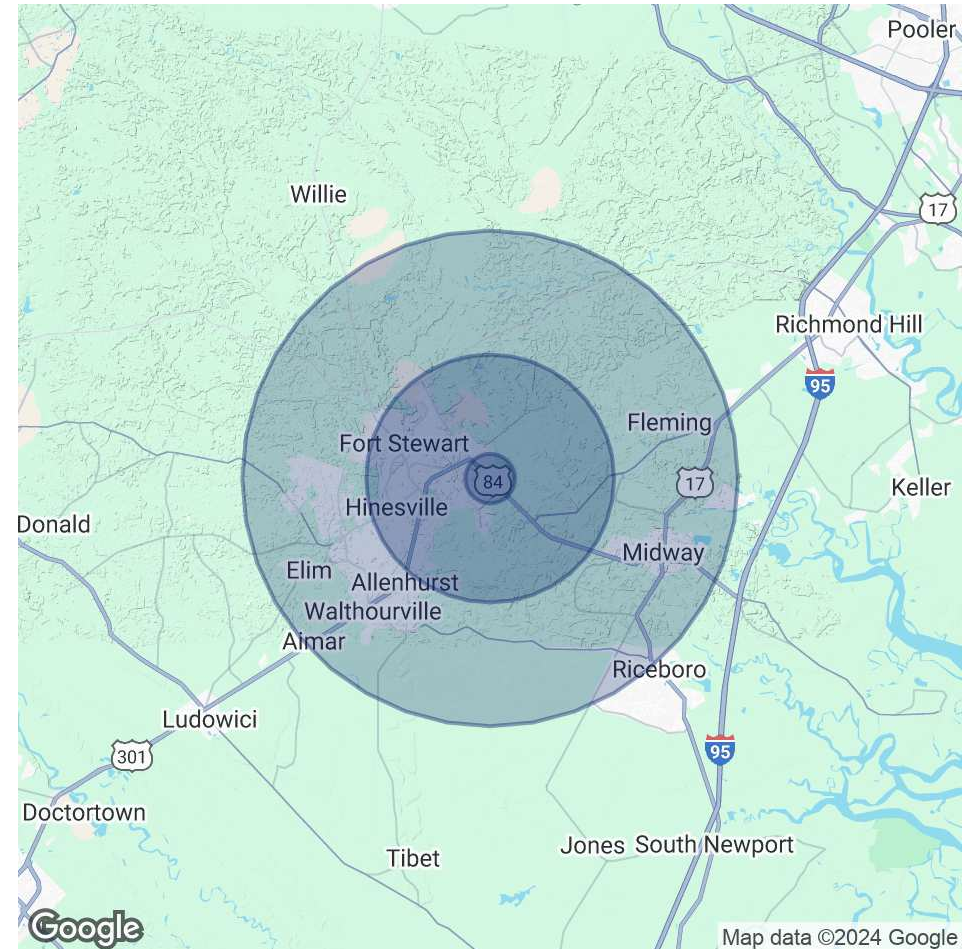
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	418	25,463	62,858
Average Age	33.7	27.9	27.7
Average Age (Male)	29.9	25.9	25.8
Average Age (Female)	38.3	30.3	29.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	161	9,507	22,520
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$52,576	\$51,171	\$49,041
Average House Value	\$144,688	\$145,952	\$136,336

2020 American Community Survey (ACS)



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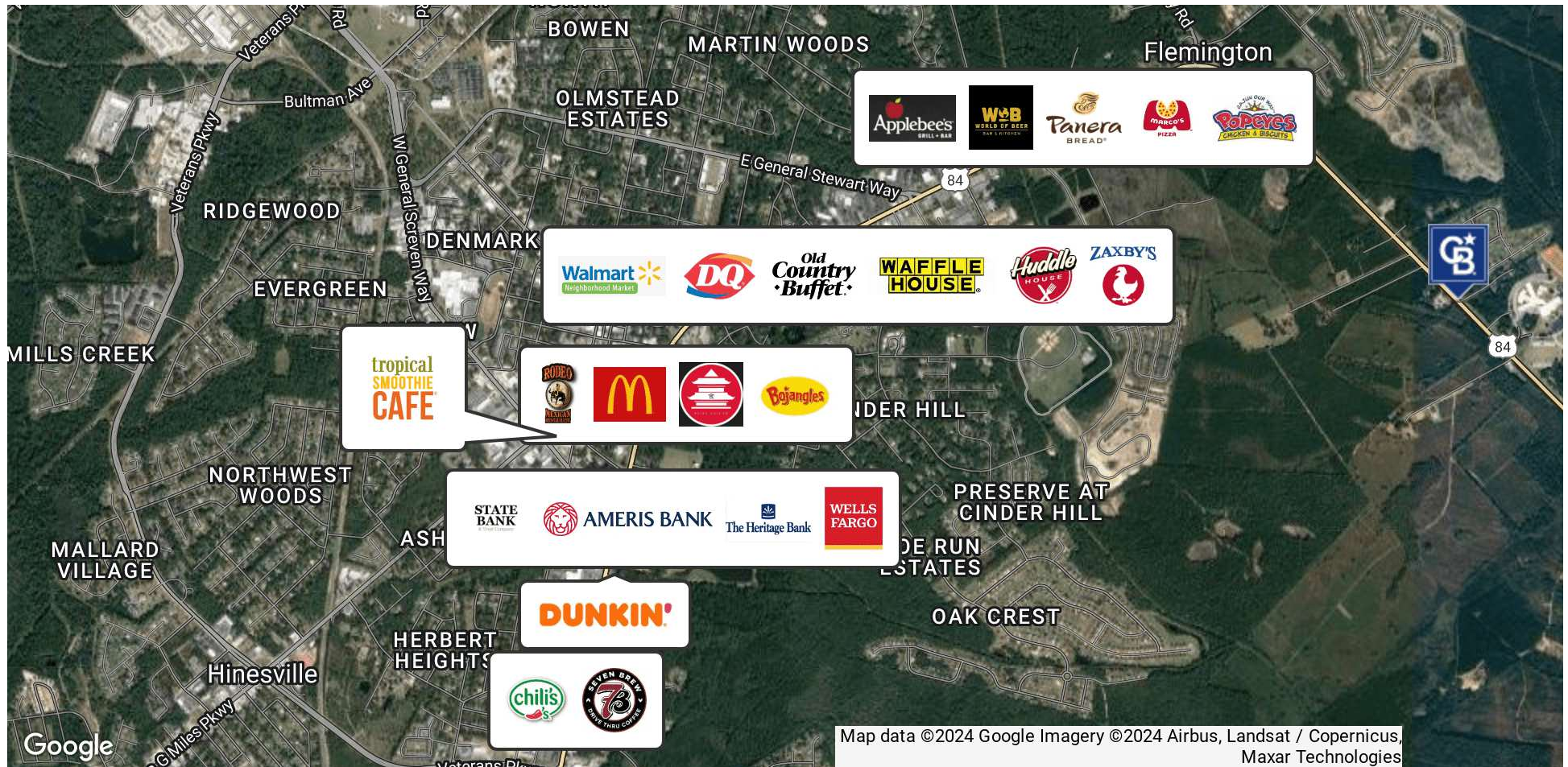


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