

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

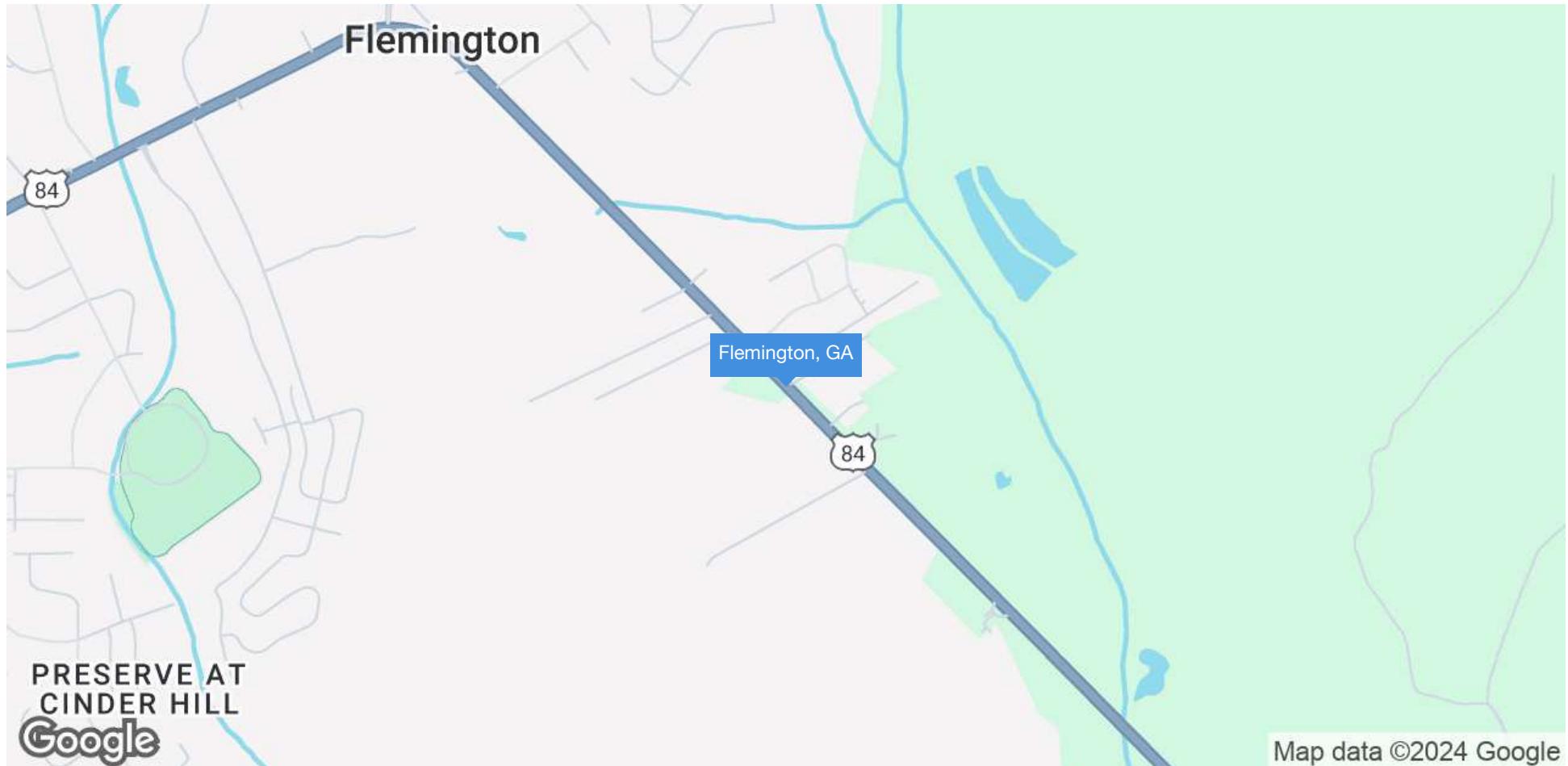


COLDWELL BANKER
COMMERCIAL
SOUTHERN COAST

SALE

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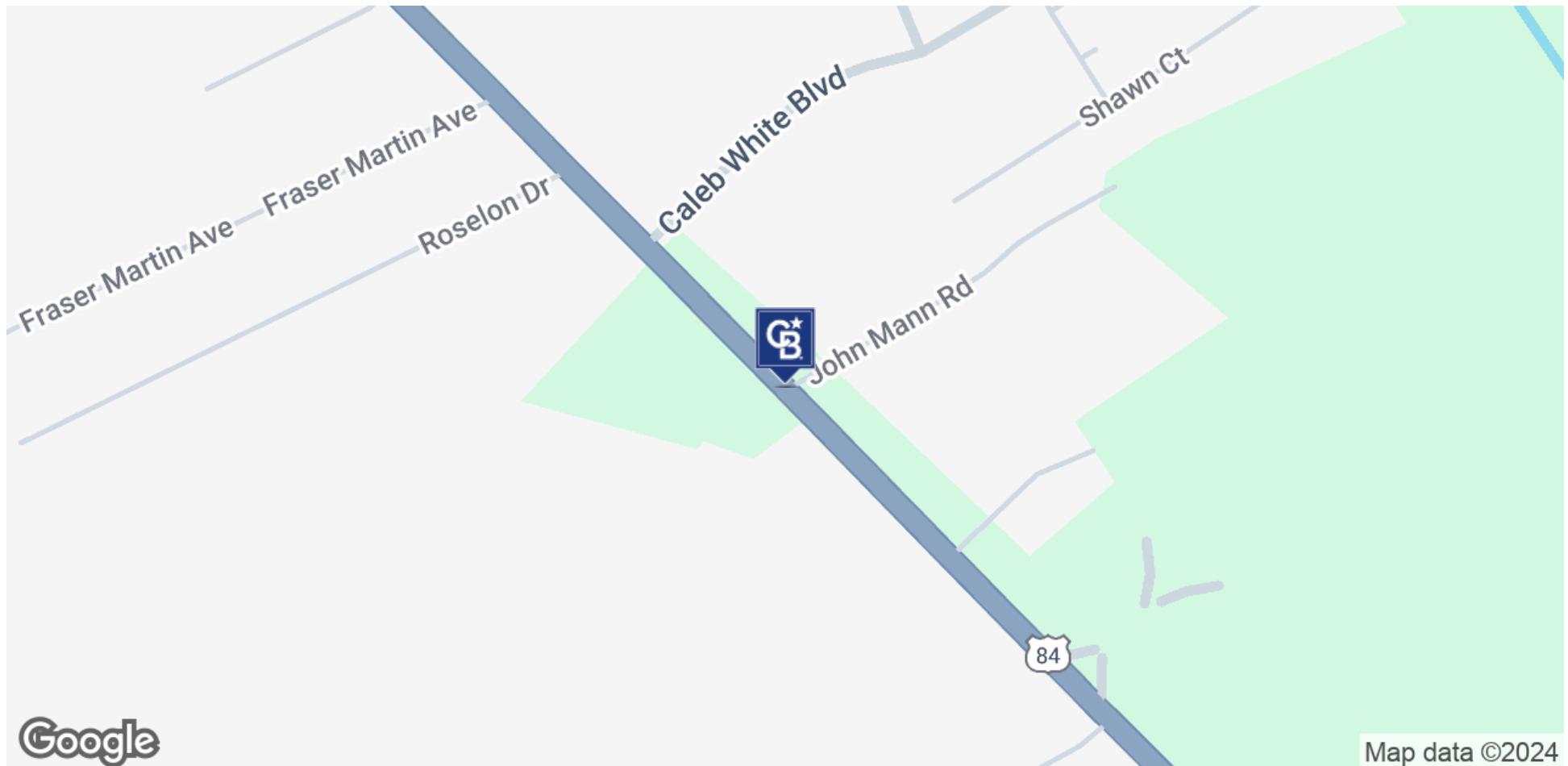


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Google

Map data ©2024

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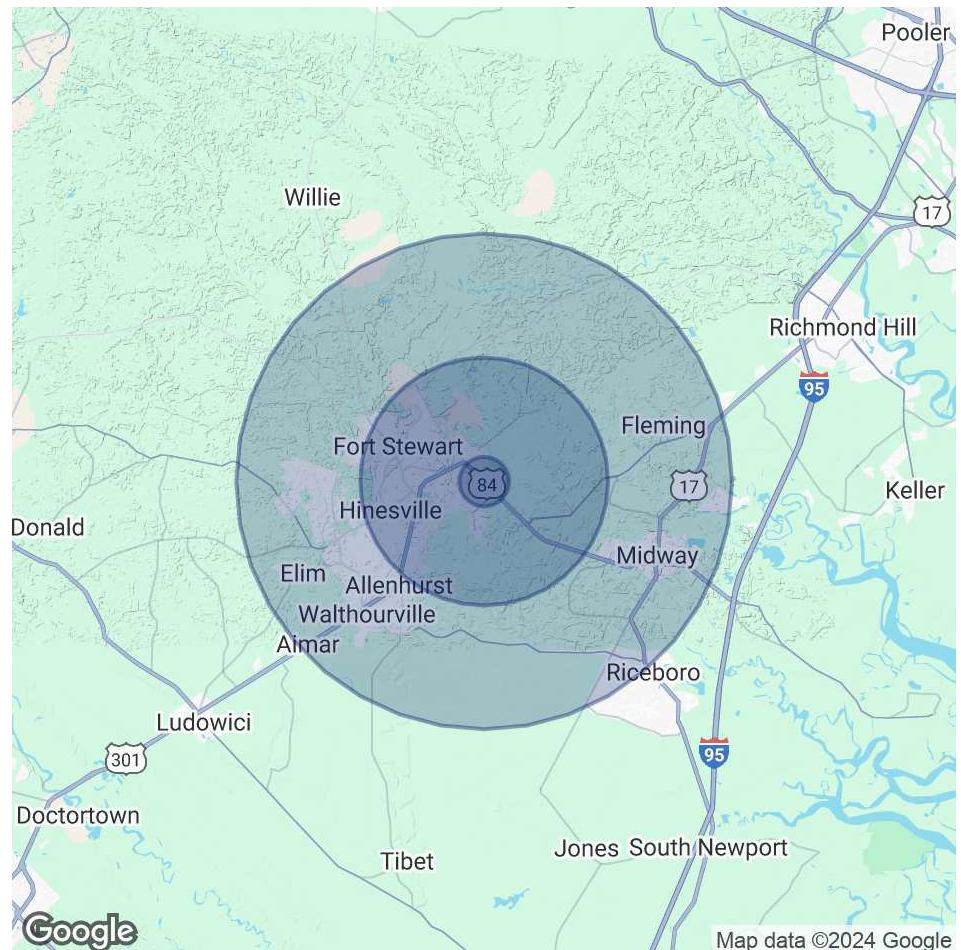
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 418 | 25,463 | 62,858 |
| Average Age | 33.7 | 27.9 | 27.7 |
| Average Age (Male) | 29.9 | 25.9 | 25.8 |
| Average Age (Female)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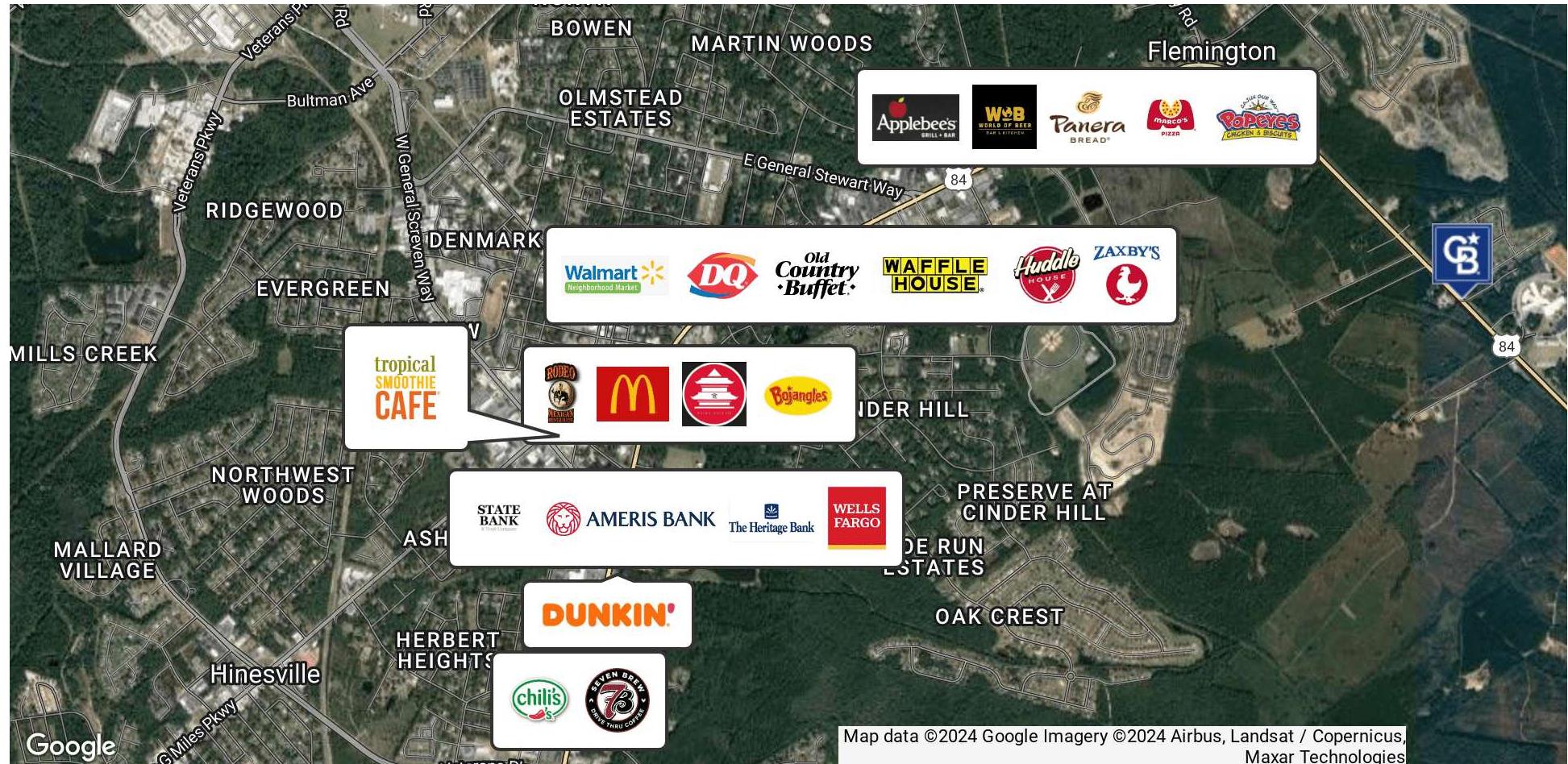


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