



# OFFERING MEMORANDUM FOR SALE

2636 E OGLETHORPE HWY  
HINESVILLE, GA 31313



**Milap Patel**  
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## OPPORTUNITY 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.

## DEAL POINTS AT A GLANCE

Offering Price	\$1,130,000.00
Building SqFt	15,000 SqF
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





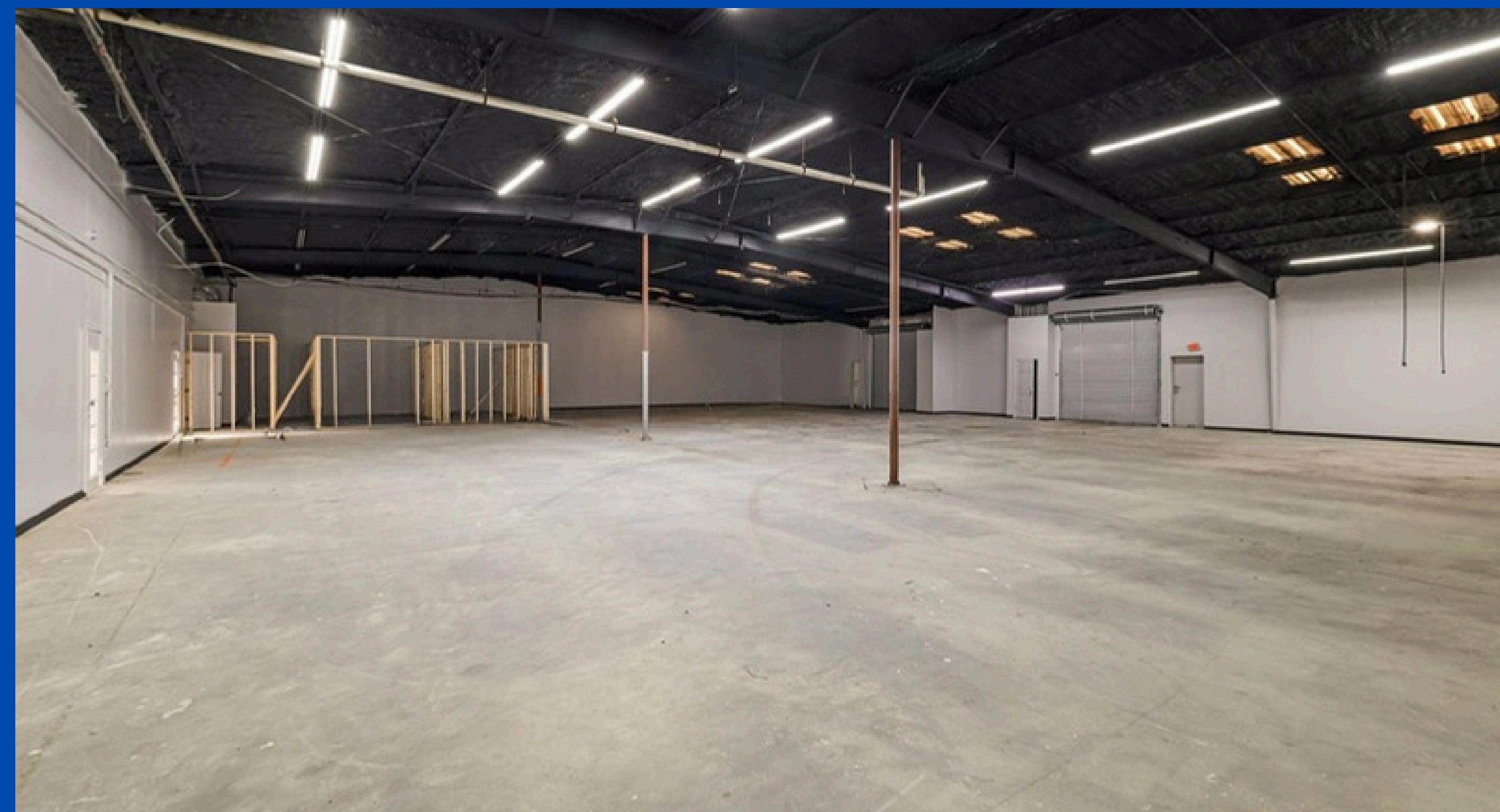
**2636 E Oglethorpe Hwy**  
**7.71 Acres Hinesville, GA**

E Oglethorpe Hwy



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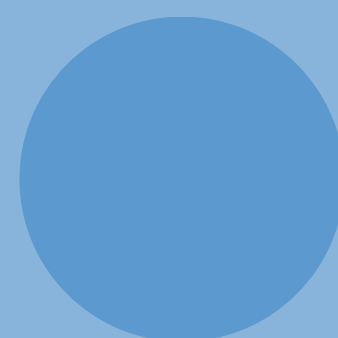
**Milap Patel**

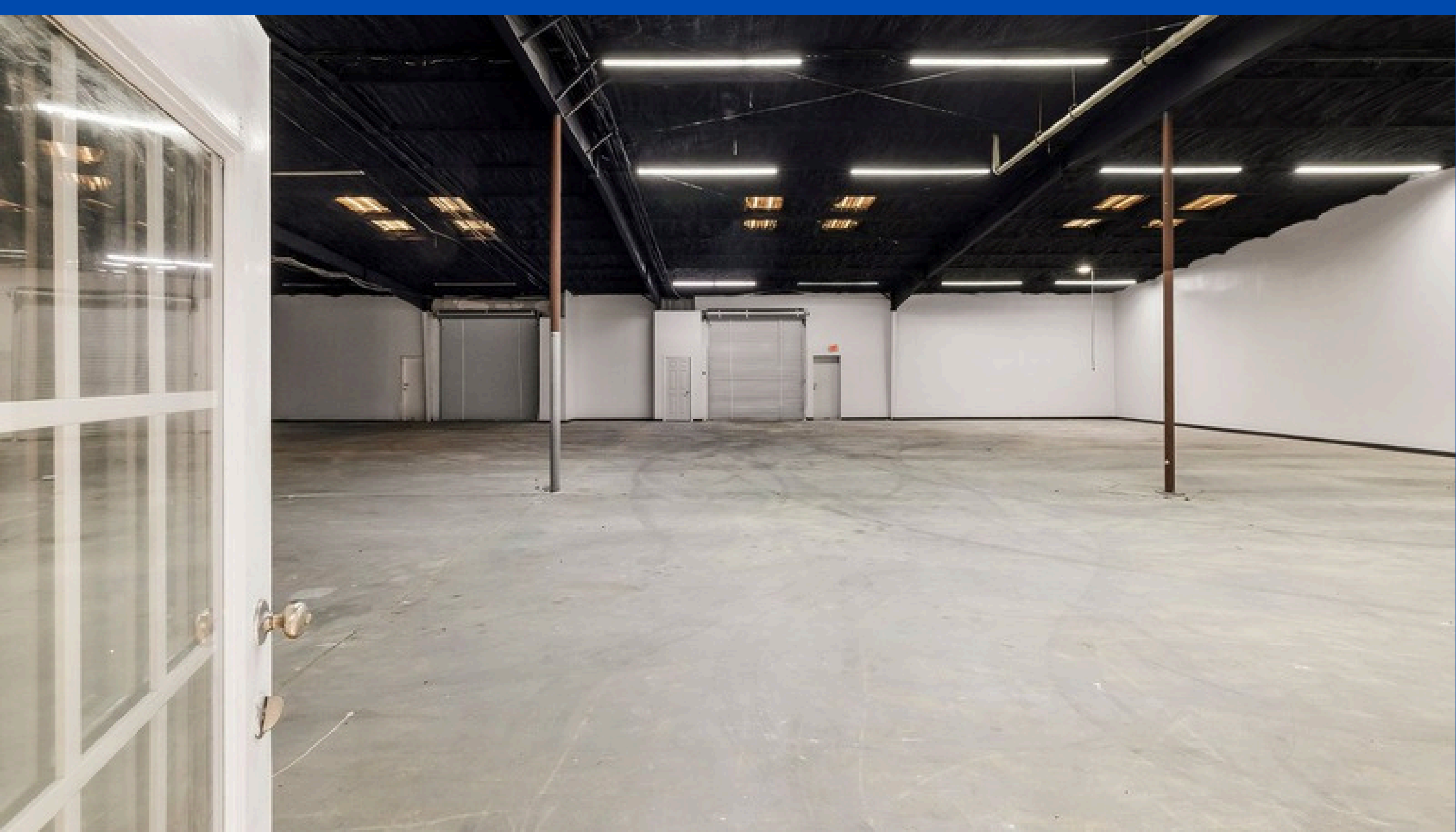
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# AREA OVERVIEW



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

SAVANNAH STATE UNIVERSITY & MULTIPLE COMMUNITIES WITHIN 1 MILE RADIUS



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**7.71 Acres | Hinesville, GA**



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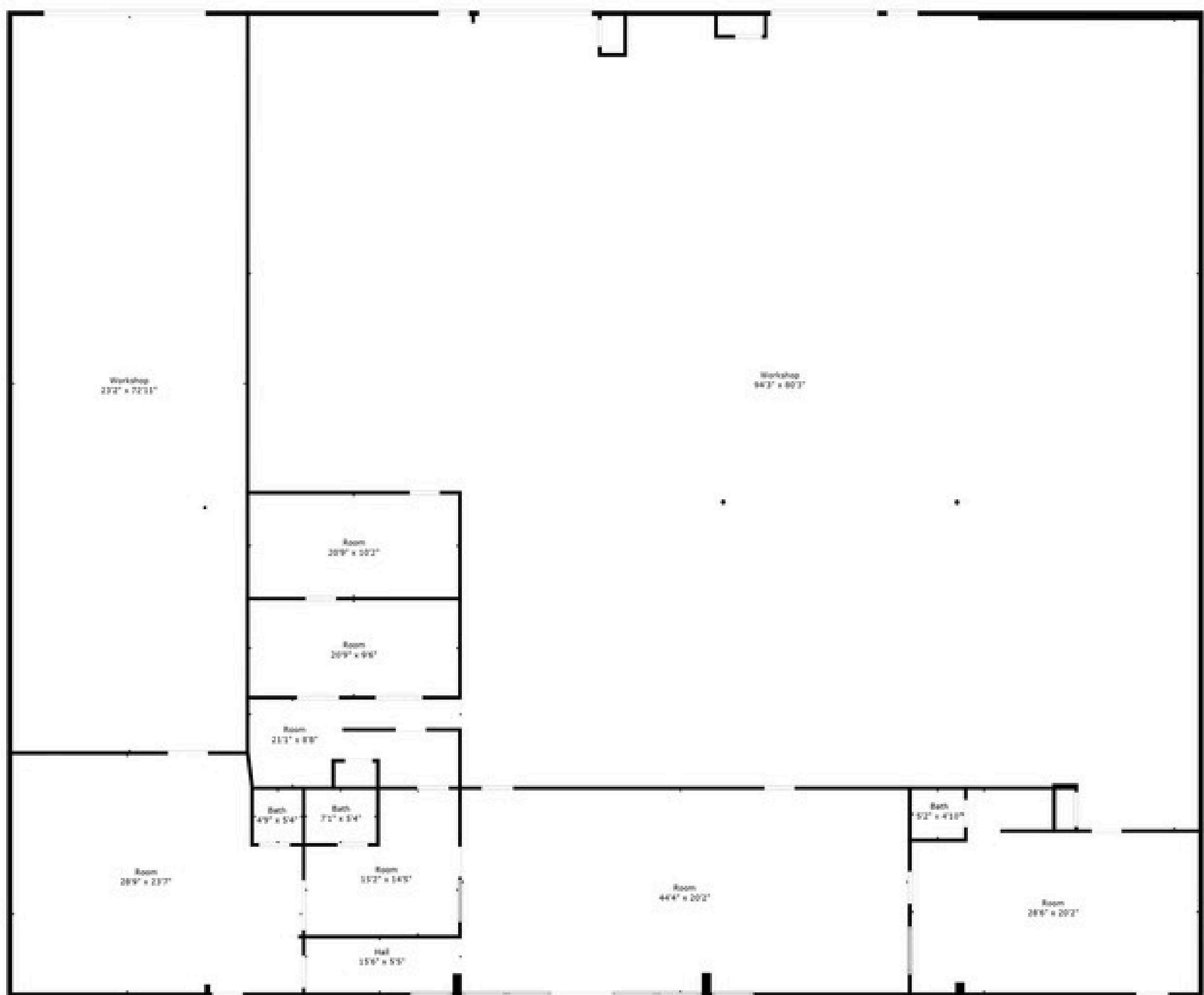
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# FLOOR PLAN REFERENCE



Hill Property Media

**DIMENSIONS ARE APPROXIMATE," AND "NOT TO SCALE".  
FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT GUARANTEED**



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# PROPERTY HIGHLIGHTS

## 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.

## CITY OF HINESVILLE

CITY OF HINESVILLE			
COUNTY		LIBERTY	
AREA		POPULATION	
CITY	18.4 SQ MI	POPULATION	34,891
LAND	18.3 SQ MI	DENSITY	1,905.67 SQ MI
WATER	0.1 SQ MI		
ELEVATION	75 FT		

## 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).

Demographics: U.S. Census Bureau ACS (ZIP 31313). Traffic: GDOT planning sources; updated AADT available via GDOT TADA.



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## 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.



# WHY SAVANNAH?

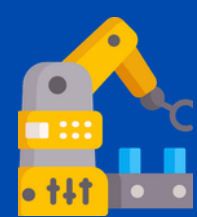
## OVERVIEW

Savannah is a leading Southeast growth market supported by major highway connectivity, expanding residential rooftops, a diverse employment base, and continued logistics and industrial momentum. The metro continues to attract new investment and supports retail demand from both residents and commuters.



### Transportation & Logistics:

Port of Savannah handles ~4.8M+ TEUs in 2025 (up ~4% YTD), one of the busiest U.S. container ports with excellent I-95/I-16 access.



Industry & Manufacturing: Hyundai Metaplant (~\$7.6B investment) targets 300,000+ vehicles/year, creating thousands of jobs; Gulfstream (~20,000 regional jobs) anchors aviation; major players include Amazon, JCB, and logistics firms.



Education & Talent: SCAD, Georgia Southern, and technical colleges supply skilled workers in creative fields, aviation, logistics, and advanced manufacturing.



Population Growth: Metro area ~425,000–432,000 residents (2024–2025 est.), with continued above-average in-migration and housing expansion.



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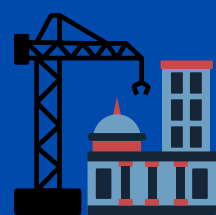
# WHY GEORGIA?

## OVERVIEW

Georgia is a high-growth Southeast market supported by strong transportation networks, expanding residential communities, a diversified employment base, and sustained logistics and industrial activity. The state continues to attract investment and fuels retail demand from residents, businesses, and daily commuters statewide.



**Infrastructure of the Future:** Logistics powerhouse via Port of Savannah (5.7M TEUs in FY2025, up 8.6%; supports ~651,000 jobs statewide, up 7%); warehouse/logistics jobs grew ~90% in recent years.



**Economic Competitiveness:** Consistently #1 state for doing business (12th year in 2025); ranks high in new business creation (6th for net entrepreneurs), investment attraction, and innovation.



**Future of Talent:** Ranks high in STEM indicators and job growth (15th nationally over last 5 years, 20.6% increase); strong talent base positions Georgia as a leader in high-tech employment.



**Economic Overview & Population:** Robust economy with GDP ~\$718B (2025); population projected to add ~2.2–2.5 million by 2050, supporting workforce expansion and prime-age growth.



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Indemnification. To the fullest extent permitted by law, the recipient agrees to indemnify, defend, and hold harmless the Parties from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorney’s fees) arising out of or related to the recipient’s use of this OM or reliance upon any information contained herein.



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