



±60.62 Acres

Entitled Multifamily
Development Land
Opportunity

**THE INDEPENDENCE, LIBERTY PARK,
VILLAGES ON MARNE NEIGHBORHOOD:**

- ±450 Single-Family Homes
- ±120 Townhomes
- ±222 Apartments

FORT STEWART:

Largest Army Installation
East of the Mississippi -
Less than 2 Miles Away



The Independence Tract

Off the end of Marne Boulevard | Hinesville, Liberty County, Georgia 31313

Tyler Mouchet CCIM
Colliers | Savannah
Principal
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Property Summary

Entitled Multifamily Site in High-Growth Military/Industrial Market

The Independence Tract represents one of the largest entitled multifamily development opportunities currently available within Liberty County, Georgia.

Located at the western terminus of Marne Boulevard, the site offers developers the ability to capitalize on accelerating housing demand generated by:

- Fort Stewart
- Savannah Port expansion
- Hyundai Metaplant investment
- Coastal Georgia population growth
- Regional industrial development

CONTACT BROKER FOR PRICING GUIDANCE

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Address/Location	Off end of Marne Boulevard, Hinesville, GA 31313
Parcel #	026-004
Total Land Size	±60.62 Acres
Total Upland Acres	±39.19 Acres (64.6%)
Developable Acres	±46.4 Acres (uplands + non-jurisdictional Wetlands)
Delineated Wetlands	±21.43 Acres - 7 wetland areas
Access Easement	2.04-Acre access easement recorded
Zoning	PUD - Planned Unit Development (contemplated Multifamily)

Development Opportunity

Entitlements & Due Diligence

- ✓ PUD Zoning
- ✓ Wetland Delineated
- ✓ AJD
- ✓ Flood Study
- ✓ Access Easement (Recorded)

Conceptual Yield Analysis

SCENARIO	UNITS
Garden	±300
Mid Density	±450
Higher Density	±610

Illustrative only. Density assumptions are applied to the Property's ±39.19 upland acres and are intended solely to demonstrate potential development scale. Actual unit yield may vary based on final site design, wetland and buffer requirements, stormwater facilities, infrastructure layout, utility capacity, market conditions, and governmental approvals.

Development Highlights



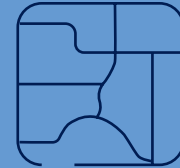
Large Scale Development Site

±60.62 Acres



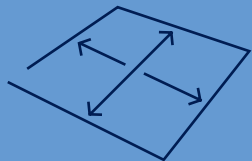
Entitlements In Place

PUD Zoning -
Contemplates Multifamily



Regulatory Certainty

USACE AJD
(Valid through 2031)



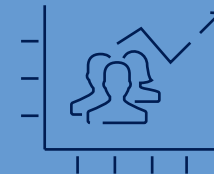
Developable Acreage

±46.4 Acres



Housing Demand

\$1.4B+ Annual
Military Payroll



Regional Growth

Savannah MSA
Expansion

Why Hinesville?

Home of Fort Stewart

Largest Army installation east of the Mississippi River, encompassing approximately 280,000 acres and serving as home to the 3rd Infantry Division.

Military Payroll

\$1.4+ Billion annual military payroll.

Annual Military Retirement Income

\$164 Million annual military retirement income.

Military Housing Demand

The local housing market is supported by active-duty military personnel, civilian employees, contractors, and military families stationed at Fort Stewart.

37,000+ Residents

Hinesville's estimated 2026 population exceeds 37,000 residents.

40 Miles to Savannah

Strategically positioned between Fort Stewart and the Savannah industrial and logistics corridor.

Savannah-Hinesville Region

Part of the broader Savannah-Hinesville-Statesboro Combined Statistical Area and Coastal Georgia growth corridor.

Fort Stewart generates approximately \$5 billion in annual economic activity, creating one of Coastal Georgia's most stable employment and housing demand drivers.

Aerial Surrounding

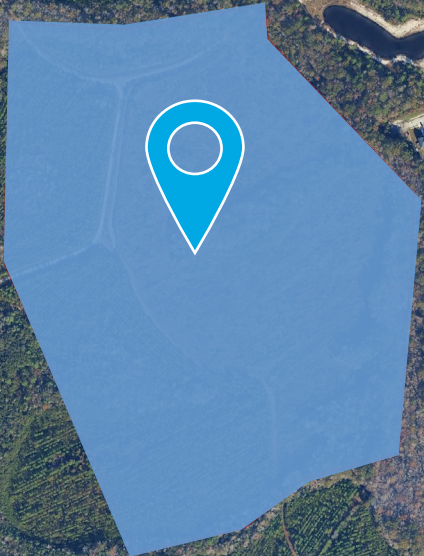


END OF MARNE BOULEVARD



Adjacent Neighborhoods

- 1 Liberty Park | Single-Family & Townhomes
- 2 Liberty Park | Townhomes
- 3 Tattersall Village | Apartments
- 4 Independence Settlement | Single-Family
- 5 Columns at Independence | Single-Family
- 6 Villages on Marne | Single-Family
- 7 The Pointe at Villages on Marne | Single-Family



FORT STEWART GATE 7


±450
Single-Family Homes


±120
Townhomes


±222
Apartments



Hinesville: Georgia's Military City

Military Economic Engine

Active-Duty & Civilian Base Pay:

\$1.4+ billion is paid out annually to active-duty soldiers, federal civil service employees, and direct Department of Defense (DoD) civilian workers stationed at the base.

The Retiree Buffer:

\$164 million flows into the immediate region annually via military retirement pensions. Because thousands of veterans choose to retire in Hinesville and the surrounding Liberty/Long counties, this creates a secondary, highly stable stream of local purchasing power.

Overall Economic Output:

When you combine this payroll with base contract spending, utilities, and local business procurement, Fort Stewart drives a staggering **\$4.9 billion to \$5 billion in total annual economic activity for Coastal Georgia.**

Why Multifamily Thrives Here

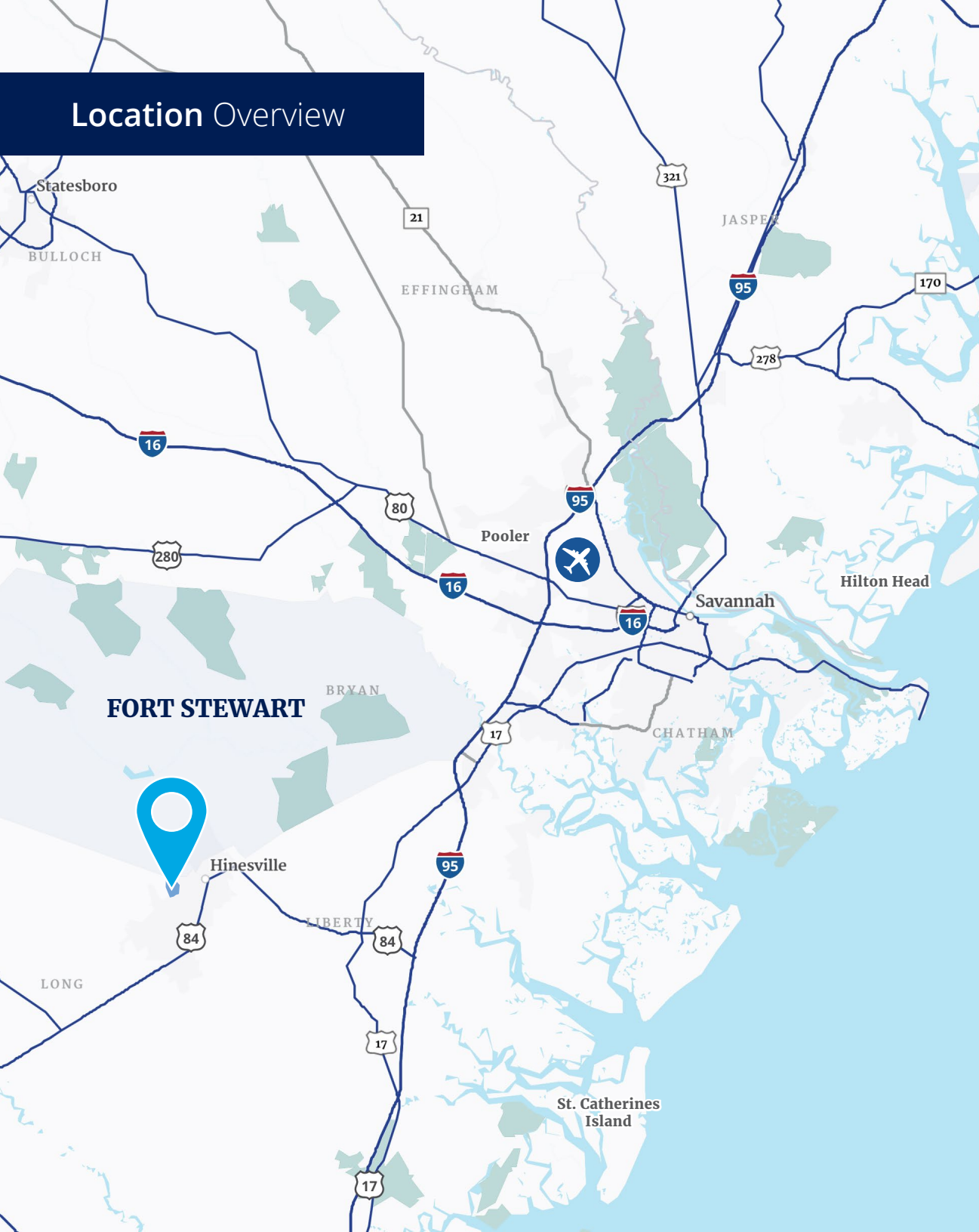
Unlike many military markets that depend solely on troop rotations, Hinesville benefits from three complementary demand drivers: active-duty personnel, Department of Defense civilian employees and contractors, and a large retiree population that remains in the market long after military service. This diversified employment base helps support year-round apartment demand.



Site Radius Demographics (2025)

	1 MILE	3 MILE	5 MILE
Population	1,070	7,841	42,866
Median Age	28	27	29
Median Household Income	\$68,082	\$62,109	\$58,507
Avg. Household Income	\$81,237	\$69,266	\$67,493
Households	406	2,564	15,078
Total Housing Units	474	2,921	16,945
Vacant Housing Units	68	357	1,867

Location Overview



Distances

Fort Stewart (Gate 7)	1.5 Miles
Downtown Hinesville	7 Miles
Interstate 95	22 Miles
Interstate 16	29 Miles
Savannah/HH International Airport	45 Miles
Port of Savannah	46 Miles
Downtown Savannah	48 Miles
Brunswick, Georgia	59 Miles
Statesboro, Georgia	64 Miles
Hilton Head, South Carolina	75 Miles

Hinesville's Retail Performance

The strength of Hinesville's retail performance reflects a customer base that functions more like a city of 80,000–100,000 residents than a community of approximately 37,000. High volumes generated by Fort Stewart personnel, contractors, and military families support national retailers at levels typically associated with much larger metropolitan markets.

Walmart*

Among the **Top 2% Highest-Performing Walmart locations Nationwide** with 2.64M annual customer visits.



92nd Percentile Nationally based on annual foot traffic.



A Top 20 Performing location in the state of Georgia.

Source: Placer.ai retail analytics



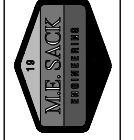
Property Survey



REVISIONS:

NO.	DATE	DESCRIPTION

DESIGN PROFESSIONAL:
 MARCUS E. SACK
 SOWC LEVEL # # 70248
 EXPRES 06-12-2023
 MARCUS@MEESACK.COM
 511 NORTH MAIN STREET
 P.O. BOX 146
 HINESVILLE, GA 31133
 TEL: (912) 366-5212



MUNICIPALITY:
 THE CITY OF HINESVILLE

COUNTY:
 LIBERTY COUNTY

DRAWN:
 CLAY SIKES
 1246 MAXWELLTON ROAD
 (912) 617-0939
 CLAY@COASTALSOLAR.COM

24 HOUR CONTACT:
 NAME
 ADDRESS
 ADDRESS
 PHONE
 EMAIL

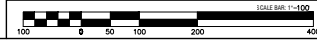
**HORSE CREEK
 CROSSING**

EXISTING
 CONDITIONS

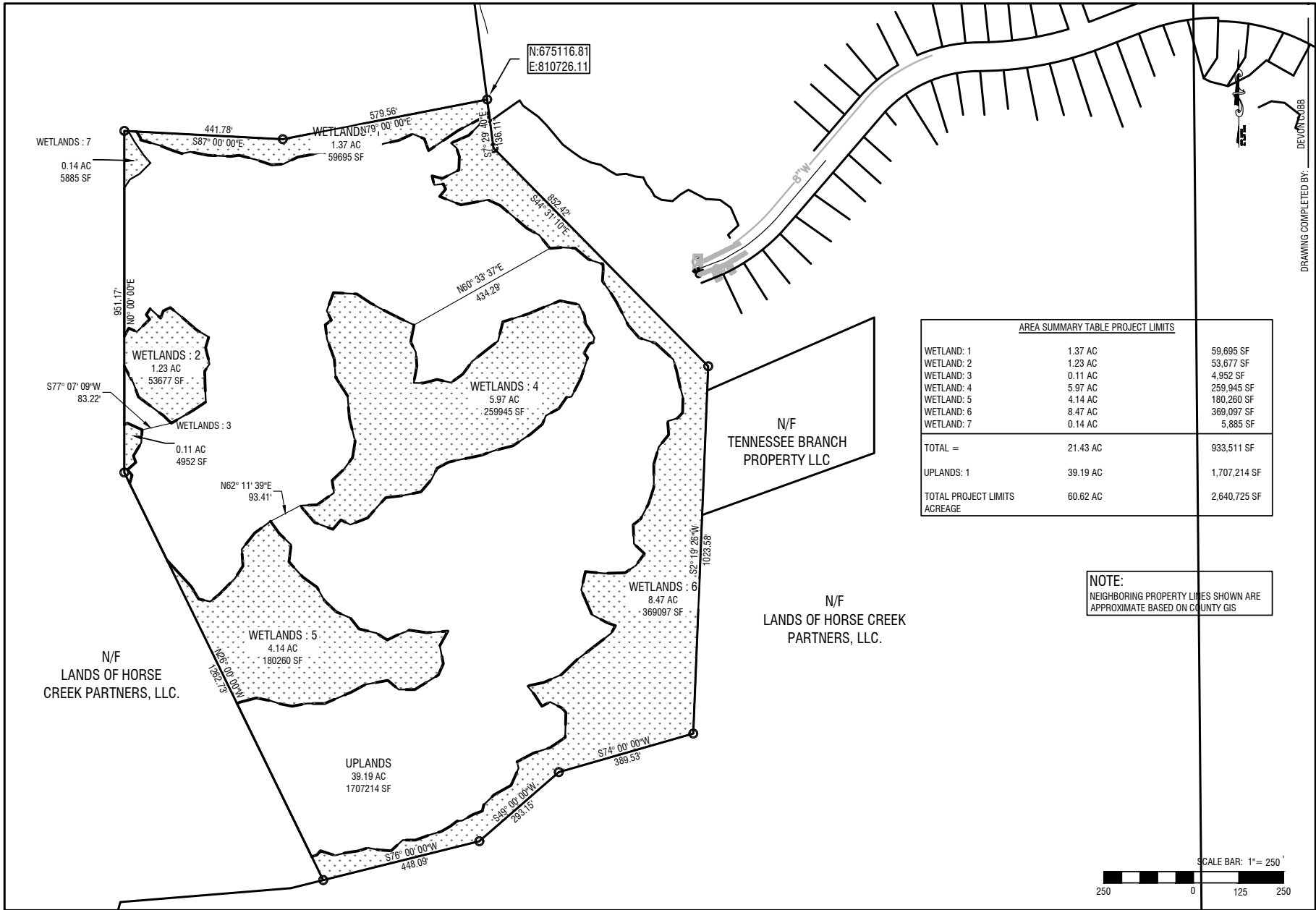
C100

FILE NO: 2022-22
 PLOT DATE: August 2, 2022

- GENERAL NOTES:
1. ZONING = PUD
 2. TOTAL SITE AREA = 66.83 AC
 3. THIS PARCEL IS IN A ZONE "A" ACCORDING TO THE LIBERTY COUNTY FLOOD MAP COMMUNITY-PANEL NUMBER 13770002E DATED MAY 1, 2014.
 4. WETLANDS SHOWN ON THE MAP ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
 5. U.S. ARMY CORPS OF ENGINEERS JURISDICTION LINE AS DETERMINED BY SOIL ENVIRONMENTAL WETLANDS LINES SHOWN HAVE NOT YET BEEN VERIFIED BY ADE.
 6. TOPOGRAPHICAL SURVEY ACCOMPLISHED BY THESE WITH TOPCON WORKER 5 MAGNIFY AND TOPCON TOTAL STATION ALONG DISTINGUISH MARINE BLVD AND CREEK CROSS SECTIONS.
 7. BOUNDARY PROVIDED BY OWNER, BY OTHERS.



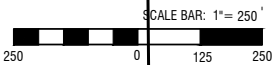
Wetland Delineation Exhibit



N:675116.81
E:810726.11

AREA SUMMARY TABLE PROJECT LIMITS		
WETLAND: 1	1.37 AC	59,695 SF
WETLAND: 2	1.23 AC	53,677 SF
WETLAND: 3	0.11 AC	4,952 SF
WETLAND: 4	5.97 AC	259,945 SF
WETLAND: 5	4.14 AC	180,260 SF
WETLAND: 6	8.47 AC	369,097 SF
WETLAND: 7	0.14 AC	5,885 SF
TOTAL =	21.43 AC	933,511 SF
UPLANDS: 1	39.19 AC	1,707,214 SF
TOTAL PROJECT LIMITS ACREAGE	60.62 AC	2,640,725 SF

NOTE:
NEIGHBORING PROPERTY LINES SHOWN ARE
APPROXIMATE BASED ON COUNTY GIS



REVISIONS:

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DESIGN PROFESSIONAL
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THE CITY OF HINESVILLE

COUNTY:
LIBERTY COUNTY

Owner:
CLAY SIKES
1246 MAXWELLTON ROAD
(912) 617-0939
CLAY@COASTALSOLAR.COM

JOB NO.: 2022-22

60 ACRE
INDEPENDENCE
WETLAND DELINEATION
EXHIBIT

OVERALL
PROJECT LIMITS

1

PLOT DATE: February 24, 2026

DRAWING COMPLETED BY: DEVON BOBB

±60.62 Acres Multifamily Development Land Opportunity

The Independence Tract

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For More Information:

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