

SALE

.77 AC VETERANS PARKWAY
.77 AC Veterans Parkway Hinesville, GA 31313



PROPERTY DESCRIPTION

Prime Retail Development Opportunity | Veterans Parkway, Hinesville High-visibility commercial site with strategic positioning and approved access. This exceptional retail parcel offers a rare combination of location, accessibility, and growth potential along one of Hinesville's busiest corridors. Premier Veterans Parkway frontage situated between Walmart and EG Miles Parkway Approved DOT curb cut on the going-home side of Veterans Parkway—capturing peak evening traffic Proposed traffic signal at the curb cut, further enhancing accessibility and site visibility Directly across from the future City of Hinesville Conference Complex—a closed deal that promises sustained traffic and complementary demand Development Potential Assemblage opportunity: Adjacent parcel owners are willing to sell, allowing for a potential 18-acre combined site. Ideal for anchored retail centers, multi-tenant commercial development, hospitality, or mixed-use projects, positioned to benefit from the economic activity generated by the upcoming conference complex. Why This Site? The combination of DOT-approved access, a proposed signal, conference complex proximity, and significant assemblage potential makes this a standout opportunity for developers and

OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.77 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	589	2,652
Total Population	408	1,611	7,276
Average HH Income	\$62,701	\$61,922	\$65,592

Jimmy Shanken, CCIM, CIPS, RSPS
(912) 408-4040

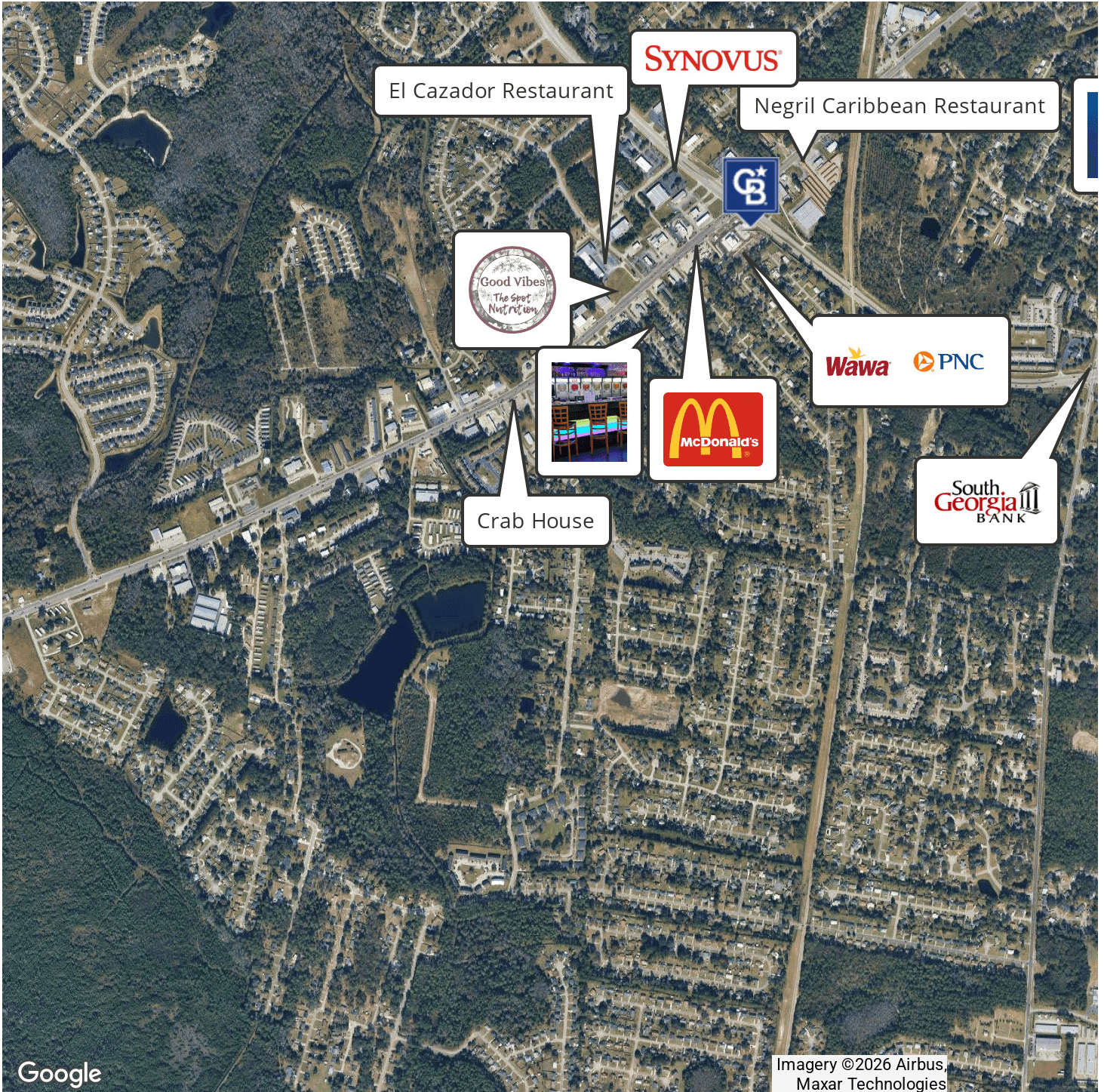


**COLDWELL BANKER
COMMERCIAL**
SOUTHERN COAST

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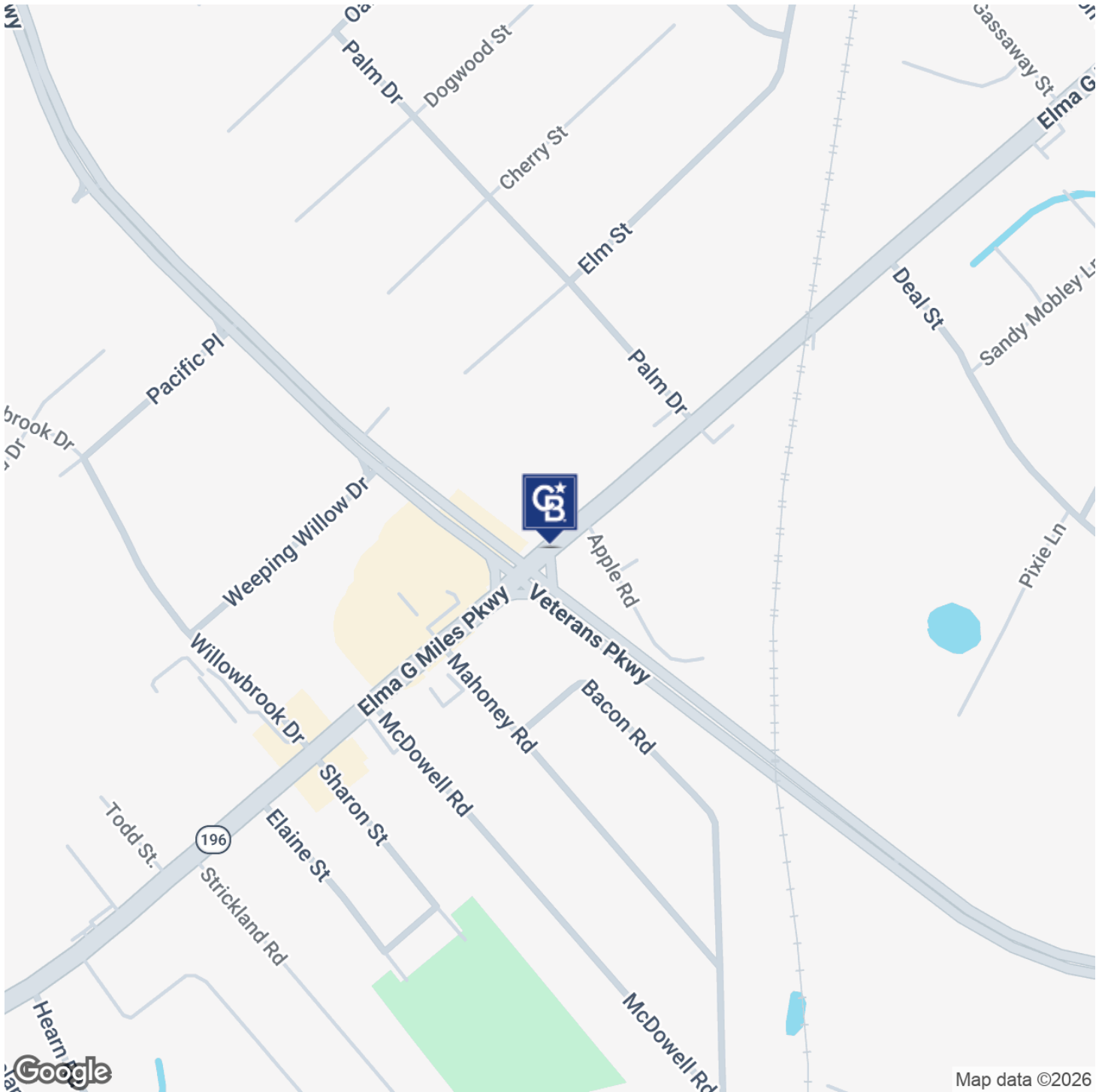


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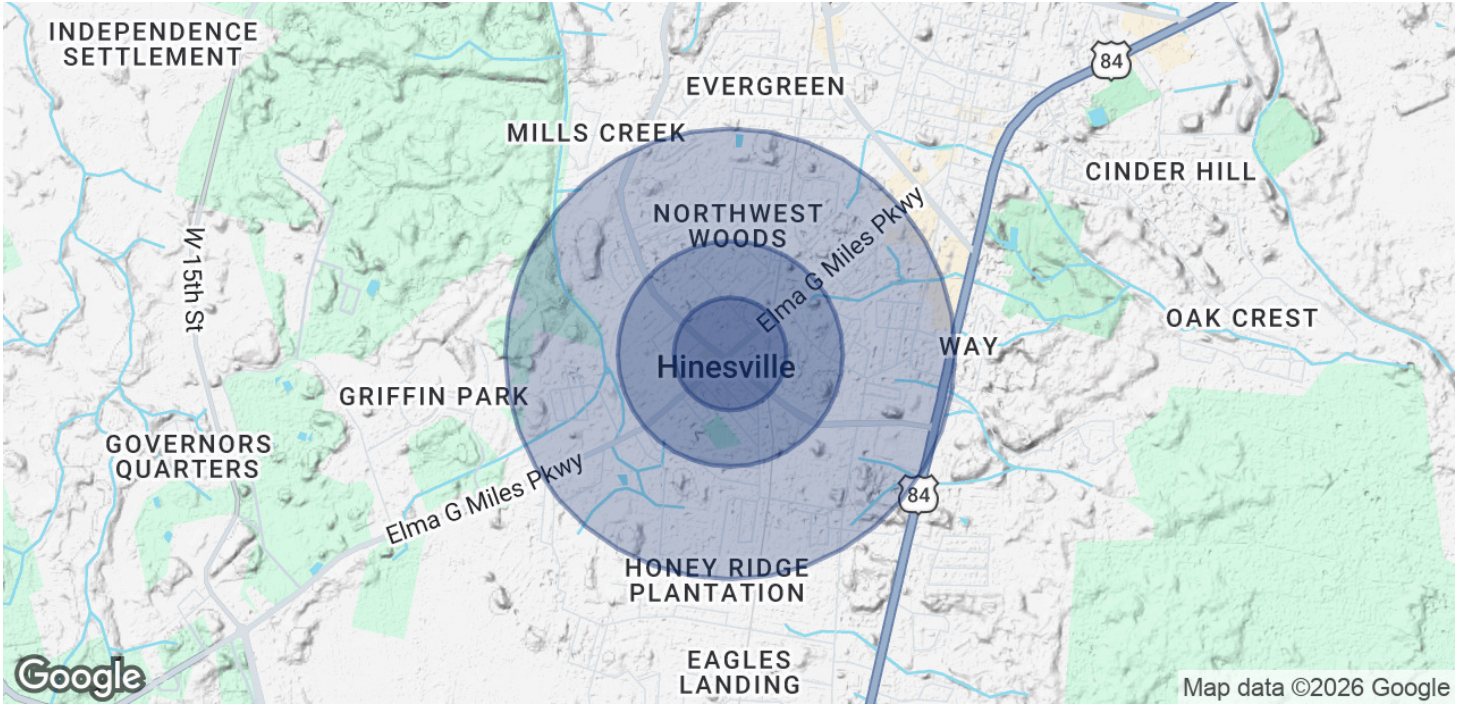


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	408	1,611	7,276
Average Age	27	27.1	26
Average Age (Male)	25.9	25.9	25
Average Age (Female)	29.1	29.3	28.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	589	2,652
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$62,701	\$61,922	\$65,592
Average House Value	\$173,712	\$171,359	\$167,891

2023 American Community Survey (ACS)

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