

CONFIDENTIAL OFFERING MEMORANDUM

E.G. MILES

PARKWAY & DEAL STREET

HINESVILLE, GEORGIA



±3.16-ACRE DEVELOPMENT OPPORTUNITY

60-unit multifamily site plan • Programmed intersection investment • Asking \$1,900,000

Presented by Jordan Roberson | Commercial Agent, KW Commercial

EXECUTIVE SUMMARY

The Opportunity

A highly visible corner development site positioned at E.G. Miles Parkway/SR 119 and Deal Street in Hinesville, Georgia. The offering combines multifamily entitlement history, completed civil design work, public utilities at or near the site, and major programmed transportation investment at the intersection.

Offering price	\$1,900,000
Site area	3.16 acres across two current Liberty County tax parcels
Zoning	R-A-1 multifamily zoning approved for an apartment complex
Site plan	Five buildings / 60 units shown in the 2022 civil plan
Parcels	Liberty County PINs 057C001 and 057A043
Road frontage	E.G. Miles Parkway/SR 119 and Deal Street
Roundabout	Programmed multi-lane roundabout; GDOT PI 0021704

Investment thesis

The land is being marketed primarily as an expedited multifamily development opportunity. Hotel or mixed-use concepts may also warrant evaluation because of the nearby convention-center initiative and corridor visibility, but those alternatives are not represented as currently approved.

WHY THIS SITE

Investment Highlights

- Approved 2021 rezoning from R-3 to R-A-1 for an apartment complex, subject to standard conditions.
- Detailed 2022 civil site-development plan depicting five buildings and 60 apartment units.
- Corner exposure on a major four-lane corridor serving Hinesville, Fort Stewart and the broader Liberty County market.
- Programmed multi-lane roundabout at Deal Street and E.G. Miles Parkway, with an approximately \$5.33 million current programmed cost.
- Utilities and power described in the 2025 appraisal as located at the subject property; capacity and connection points require provider confirmation.
- Cleared, generally level site characteristics described in the appraisal and reflected in property photographs.
- Multiple exit paths: develop the approved multifamily plan, re-entitle a revised apartment program, or investigate hotel/mixed-use alternatives.

The core advantage

Compared with raw land, the buyer inherits a meaningful body of completed planning, entitlement and engineering work. The value of that head start depends on confirmation that the approvals and designs remain usable under current codes and agency requirements.

OFFERING AT A GLANCE

Property Snapshot

Location	618 & 610 E.G. Miles Parkway, Hinesville, Georgia 31313
Intersection	E.G. Miles Parkway/SR 119 at Deal Street
County	Liberty County
Ownership	DCCJ Properties (per 2025 appraisal; title to govern)
Current condition	Vacant, cleared development land
Zoning approval	R-A-1 Multi-Family Dwelling District
Site-plan concept	Five apartment buildings / 60 units
Asking price	\$1,900,000
Price per site-plan unit	\$31,667
Price per acre	Approximately \$601,266 using 3.16 acres
Broker	Jordan Roberson, KW Commercial

The offering price reflects the seller’s position on the assembled acreage, multifamily zoning, completed design work, corridor exposure and programmed public investment at the intersection.

PROPERTY PHOTOGRAPHY

Site Context



Existing site condition photograph supplied by ownership.

Physical character

The property is presented as a cleared corner tract with strong roadway visibility. The 2025 appraisal described the site as rectangular, paved-street accessible, generally adequate in drainage, and served by city utilities and power at the property.

No environmental site assessment is included in this offering package. The appraisal expressly states that it is not an environmental assessment.

PROPERTY PHOTOGRAPHY

Street-Level Visibility



Existing corridor-facing property photograph supplied by ownership.

Developer takeaway

Visibility is one of the site's strongest commercial attributes. For multifamily use, that exposure can support leasing identity and wayfinding. For hotel or mixed-use alternatives, it may enhance brand visibility, subject to access, signage, traffic and land-use approvals.

E.G. MILES PARKWAY AT DEAL STREET

Corner Site Position



Ownership-supplied aerial view of the development site.

Combined site area	3.16 acres
Main tract	PIN 057C001 — 3.05 acres
Deal Street tract	PIN 057A043 — 0.11 acre
Road exposure	E.G. Miles Parkway/SR 119 and Deal Street
Public investment	Programmed multi-lane roundabout at the intersection

The two-parcel assemblage occupies the corner of E.G. Miles Parkway and Deal Street, providing prominent corridor exposure and direct adjacency to the programmed roundabout project.

DEVELOPMENT PROGRAM

Multifamily Development Concept



Site plan	Five buildings / 60-unit apartment community
Density using 3.16 acres	Approximately 19.0 units per acre
Zoning action	R-3 to R-A-1 approval dated October 7, 2021
Approval letter	Issued October 13, 2021 by Liberty Consolidated Planning Commission
Design materials	Civil drawings, apartment floor plans and front elevation supplied
Plan date	April 6, 2022 LCPC review-comment revision shown on civil sheets

Positioning

The approved 60-unit multifamily development is the offering’s principal development story. The zoning approval, civil drawings, architectural floor plan and elevations provide a substantial head start for a buyer advancing the project.

The approved development layout includes five 12-unit apartment buildings, with the supporting staking plan and parking calculations reflecting the full 60-unit program.

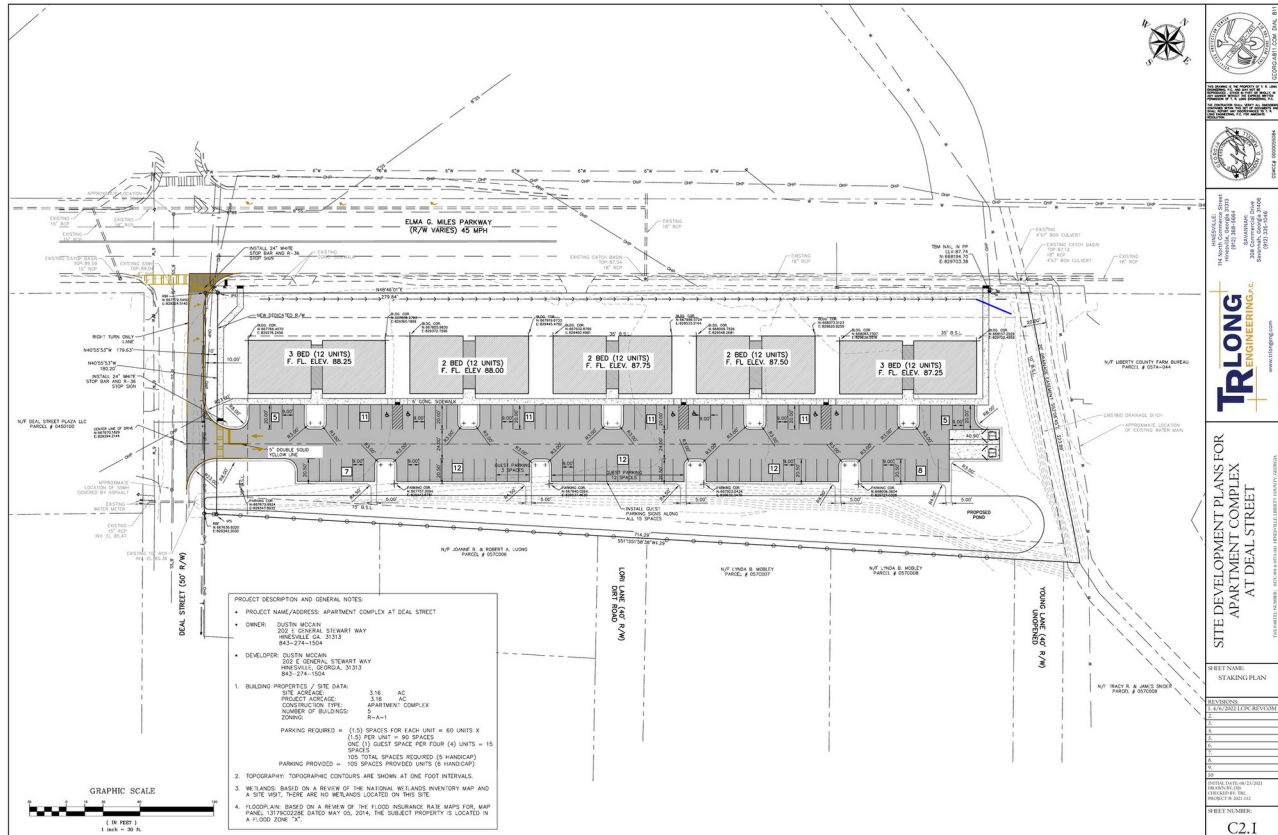
Civil Plan Overview



Cover sheet from the supplied Deal Street civil drawing set.

The supplied 28-sheet engineering package identifies tax parcels 057C001 and 057A043 and addresses site layout, grading, drainage, utilities, landscaping, erosion control and supporting details.

Site Plan

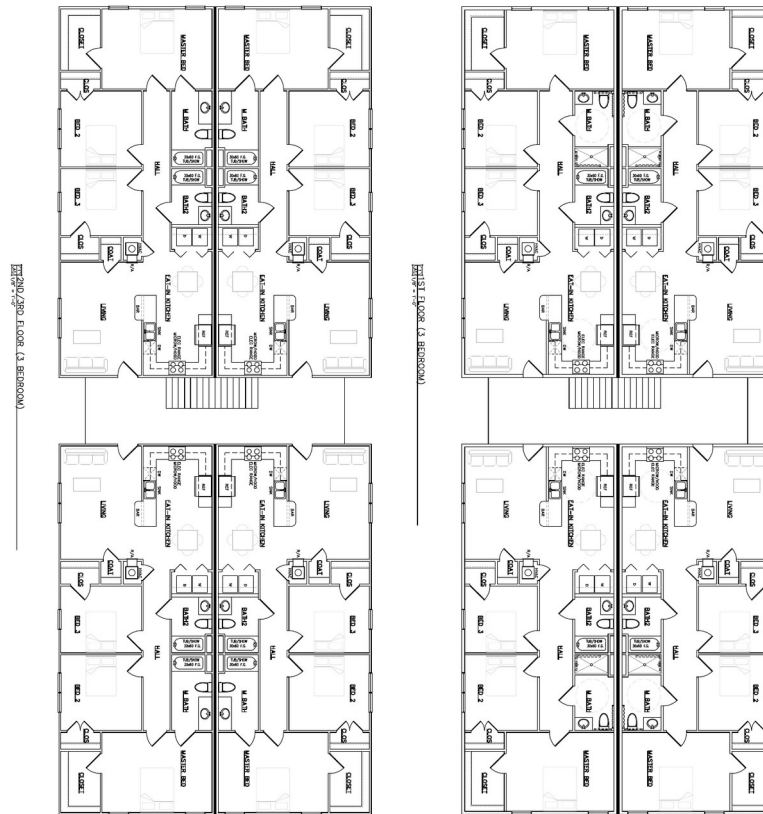


Staging plan C2.1, revised April 6, 2022, depicting five buildings and 60 apartment units.

The 2022 staking plan depicts five three-story buildings with 12 units each, 105 parking spaces and a stormwater pond. The buyer's design team should coordinate the plan with the programmed roundabout and current agency standards.

ARCHITECTURE

Apartment Floor Plans



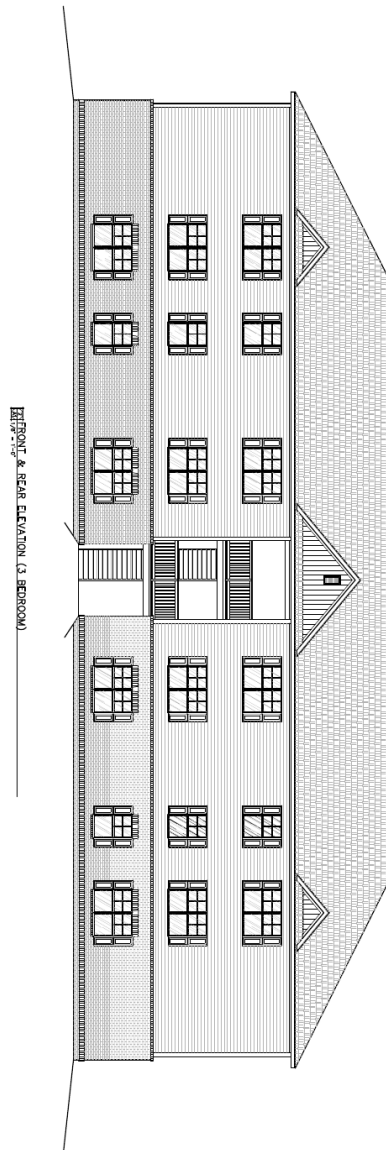
PDF created with pdfFactory Pro trial version www.pdffactory.com

Apartment floor-plan sheet dated February 15, 2021.

The supplied architectural plans support the approved 60-unit development program. Final unit mix, net rentable area, accessibility, life-safety compliance and current building-code conformance should be confirmed as part of the buyer's customary plan-update process.

ARCHITECTURE

Front Elevation Concept



PDF created with pdfactory Pro trial version www.pdffactory.com

Front elevation concept dated February 15, 2022.

Conceptual architecture provides a useful starting point for development pricing and lender discussions. It should not be represented as a final construction document without confirmation from the design professional and governing authorities.

DOCUMENTED APPROVAL

Zoning & Entitlement

Hinesville Mayor and Council approved Rezoning Petition 2021-047-H at its October 7, 2021 meeting. The October 13, 2021 approval letter states that a combined 3.16 acres, more or less, was rezoned from R-3 Single-Family Dwelling District to R-A-1 Multi-Family Dwelling District for an apartment complex, with standard conditions.

Petition	2021-047-H
Parcels	Approval letter: 057CA-043 and 057C-001; current county PINs: 057A043 and 057C001
Prior zoning	R-3 Single-Family Dwelling District
Approved zoning	R-A-1 Multi-Family Dwelling District
Approved purpose	Apartment complex
Approval date	October 7, 2021
Letter date	October 13, 2021

What the approval establishes

The letter directly documents multifamily zoning approval for an apartment complex across the combined 3.16-acre assemblage. Together with the supplied civil and architectural plans, the entitlement materials support the approved 60-unit multifamily development presented in this offering.

The signed approval letter is reproduced in full as Exhibit A. The referenced standard conditions should be obtained with a current zoning confirmation before closing.

DEAL STREET ROUNDABOUT

Transportation Investment

A programmed multi-lane roundabout is planned at Deal Street and E.G. Miles Parkway/SR 119. The project is identified as GDOT PI No. 0021704 and was added to HAMPO’s Transportation Improvement Program in June 2026.

Project	Deal Street Roundabout Installation at E.G. Miles Parkway/SR 119
GDOT project ID	PI 0021704
Current concept	Multi-lane roundabout
Programmed total	Approximately \$5.33 million
Right-of-way	\$772,669
Utility relocation	\$593,989
Construction	\$3,959,929
Program years	FY 2027–FY 2028

Programmed funding is meaningful, but it is not the same as a construction award or fixed groundbreaking date. Final design, right-of-way, utility and schedule changes remain possible.

TRANSPORTATION

Roundabout Milestones

2022	Corridor study evaluated RCUT and multi-lane roundabout alternatives; RCUT ranked first at that time.
January 2025	Officials continued discussion of RCUT and intersection safety alternatives.
February 2025	Safety-project materials recommended a multi-lane roundabout with a preliminary \$4-\$5 million estimate.
June 11, 2026	HAMPO Policy Committee approved adding the roundabout project to the TIP.
FY 2027-2028	Right-of-way, utility and construction expenditures are programmed.

Current status

The multi-lane roundabout is a programmed transportation project, with right-of-way, utility and construction expenditures shown across FY 2027-FY 2028. The schedule remains subject to final design, agency action and procurement.

TRANSPORTATION COORDINATION

Access Planning

The supplied GDOT correspondence documents earlier review of a commercial driveway and right-turn-lane concept. The programmed roundabout creates a new framework for access planning at the intersection.

- Direct adjacency to the planned multi-lane roundabout.
- Existing civil plan includes a Deal Street entrance and internal circulation.
- GDOT PI 0021704 provides a clear project reference for design coordination.
- Final access geometry will be established through current agency review.
- The historical GDOT letter and full civil set are available for buyer review.

DEVELOPMENT READINESS

Utilities & Infrastructure



Electric service	Power described as located at the subject property in the 2025 appraisal
Water/sewer	City utilities described as located at the property; capacity not independently confirmed
Stormwater	Civil package includes drainage and erosion-control design
Roadway	Public paved access on E.G. Miles Parkway and Deal Street
Utility relocation	Roundabout TIP includes approximately \$593,989 for utility relocation

Infrastructure coordination

The civil package gives a buyer a defined starting point for utility and stormwater coordination. Current capacity, connection points, fees and any roundabout-related relocations should be confirmed during due diligence.

MARKET CONTEXT

Hinesville & Liberty County

Hinesville is the commercial and governmental center of Liberty County and is closely tied to Fort Stewart. The site's multifamily case rests on durable military-related employment, household formation, regional services and continued corridor investment.

- Fort Stewart is the market's dominant economic anchor and a central source of housing demand.
- E.G. Miles Parkway functions as a major north-south commercial and residential corridor.
- The property is near healthcare, retail, restaurants, schools and municipal services.
- The programmed roundabout signals continued public investment in corridor safety and mobility.
- Fort Stewart's continuing mission supports a broad military, civilian and contractor housing base.

EMPLOYMENT & HOUSING

Fort Stewart Anchors Rental Demand

Fort Stewart is the defining employment and household-demand anchor for Hinesville. Its military, civilian and contractor workforce creates a recurring need for professionally managed off-post housing with convenient access to the installation, schools, shopping and services.

Regional anchor	Fort Stewart / 3rd Infantry Division
Housing connection	Active-duty households, civilian employees, contractors and military families
Off-post relevance	Army command data has historically documented a substantial off-post family population
Site advantage	Hinesville location with practical access to Fort Stewart and daily services

Current leasing evidence

July 2026 advertised rents at selected established Hinesville communities range from approximately \$1,705 to \$2,059 for three-bedroom apartments. Current examples include Independence Place, Wyngrove, The Hamlet and Tattersall Village. These asking rents support continued evaluation of a professionally managed three-bedroom product, subject to final design, amenities and lease-up conditions.

Sources: Apartments.com, Zillow, Trulia and Rent.com Hinesville listings, accessed July 26, 2026; asking rents are not executed leases.

NEARBY PUBLIC INITIATIVE

Convention-Center Proximity

A proposed Liberty County convention-center initiative has been identified near the property. If advanced, the project could add a complementary demand generator for lodging, dining, services and mixed-use activity along the corridor.

Development relevance

- Adds optionality beyond the primary multifamily strategy.
- Strengthens the case for evaluating hotel and neighborhood-service uses.
- Benefits from the site's visibility at a programmed roundabout.
- Provides a potential public-investment catalyst near the offering.

Convention-center scope, location, funding and schedule should be confirmed from current governmental records before reliance.

OPTIONALITY

Alternative Development Paths

Multifamily	Best documented path: retain or update the 60-unit apartment site-plan concept.
Mixed-use	Potential ground-floor commercial with residential above; would require planning, market and parking analysis.
Hotel	Potentially supported by corridor visibility and convention-center proximity; requires feasibility study and likely new approvals.
Medical/office	Visibility and nearby services may support demand; zoning and site yield must be evaluated.

Primary strategy

The approved 60-unit multifamily development remains the principal development strategy. Hotel, mixed-use and other alternatives provide additional optionality for buyers prepared to pursue market studies and applicable approvals.

MARKET-SUPPORTED FRAMEWORK

Illustrative Multifamily Income

Planned units	60
Illustrative monthly rent	\$1,850 per unit
Gross potential rent	\$1,332,000 per year
Vacancy / credit loss	5% illustrative assumption
Effective rental income	\$1,265,400 per year
Operating expenses	40% of effective rental income
Illustrative stabilized NOI	\$759,240 per year
NOI at 35% expense ratio	\$822,510 per year
NOI at 45% expense ratio	\$695,970 per year

This framework uses a midpoint rent within the current asking-rent range at selected Hinesville communities. It is an illustration, not a forecast or appraisal, and excludes other income, reserves, construction cost, financing, taxes during development, lease-up and developer profit.

A buyer should replace these assumptions with a current rent roll study, final unit specifications, operating comparables and its own development budget.

SELLER'S OFFERING POSITION

Offering Economics



Asking price	\$1,900,000
Planned units	60
Price per site-plan unit	\$31,667
Price per acre at 3.16 acres	\$601,266
Multifamily zoning	R-A-1 approved for an apartment complex
Civil design	28-sheet site-development plan
Public improvement	Programmed \$5.33 million roundabout project

Value proposition

The asking price reflects more than acreage alone: it includes the value of multifamily zoning, a detailed 60-unit site plan, architectural concepts, completed technical work and the strategic position beside a programmed transportation investment.

CURRENT COUNTY RECORDS

Verified Two-Parcel Assemblage



PIN 057C001	3.05 acres — 618 Elma G. Miles Parkway
PIN 057A043	0.11 acre — 610 Elma G. Miles Parkway
Combined acreage	3.16 acres
Current zoning	MFR shown on both 2026 Liberty County property record cards
Recorded plat	Plat Book O17, Page 2C

Liberty County’s 2026 property record cards identify the two adjoining tracts at 3.05 acres and 0.11 acre, totaling 3.16 acres. The recorded plat reproduced in the 2025 appraisal shows the same tract-by-tract acreage. The appraisal’s 3.05-acre summary reflects the main tract and does not include the separate 0.11-acre Deal Street parcel.

Offering acreage

The offering is presented as 3.16 acres across both parcels. A current boundary survey and title commitment will establish the controlling legal description at closing.

PREPARED DOCUMENTATION

Supporting Due-Diligence Materials

Rezoning evidence	Signed October 13, 2021 approval letter
Civil engineering	28-sheet T.R. Long Engineering plan set
Architecture	Three-bedroom apartment floor plan and elevation
Transportation	GDOT access correspondence and HAMPO corridor materials
Property records	Current parcel cards and recorded plat references
Third-party report	September 2025 lender appraisal

These materials give qualified buyers a practical starting point for entitlement, engineering and financial review. The lender appraisal is available only subject to ownership authorization and the report’s intended-user restrictions.

BUYER WORK PLAN

Due-Diligence Roadmap

- Title, current boundary survey and legal-description confirmation.
- Current zoning verification and all conditions tied to Petition 2021-047-H.
- Status of civil/site approvals, building permits and code updates.
- Roundabout concept, right-of-way limits, access plan and construction phasing.
- Utility availability, capacity, tap fees and relocation coordination.
- Phase I environmental site assessment and wetlands review.
- Geotechnical investigation and stormwater/drainage confirmation.
- Current multifamily rent, occupancy, pipeline and absorption study.
- Updated hard-cost estimate, impact fees, soft costs and development schedule.
- Hotel/mixed-use feasibility only if buyer pursues an alternative use.

AVAILABLE MATERIALS

Document Index

Rezoning	Approval Letter — Petition 2021-047-H, dated October 13, 2021
Civil	Deal Street Civil Drawings
Architecture	Apartment Floor Plans dated February 15, 2021
Architecture	Front Elevation dated February 15, 2022
Transportation	GDOT Deal Street letter
Transportation	E.G. Miles Parkway Corridor Study / Deal Street analysis
Valuation	Appraisal of 618 & 610 E.G. Miles Parkway, effective September 9, 2025
Photography	Ownership-supplied site photographs and prior marketing graphics

Qualified buyers may request access to the complete document package through the listing broker. Document dates and status should be reviewed as part of the buyer’s independent due diligence.

NEXT STEPS

Broker & Offer Process

Broker	Jordan Roberson
Title	Commercial Agent, KW Commercial
Office	912-356-5001
Mobile	912-977-6356
Email	Robe1986@kw.com
Address	124 Habersham Street, Savannah, GA 31401
Asking price	\$1,900,000

Requested offer content

- Purchase price and earnest money.
- Due-diligence period and closing schedule.
- Financing and approval contingencies.
- Evidence of funds or lender support.
- Requested documents and site-access requirements.
- Any assignment, entitlement or governmental-approval conditions.

IMPORTANT INFORMATION

Confidentiality & Disclaimer

This Offering Memorandum has been prepared solely to provide preliminary information to prospective purchasers. It is not an offer to sell, a contract, a representation, a warranty, an appraisal update, a land survey, a title opinion, an environmental report, an engineering certification or a guarantee of development feasibility.

Information has been assembled from ownership discussions, supplied documents and public sources believed to be reliable, but it has not been independently verified in all respects. Acreage, boundaries, zoning, approvals, access, utilities, project costs, schedules, rents, values, public improvements and development alternatives are subject to change and independent verification.

The property is offered subject to prior sale, withdrawal, modification and the seller's sole discretion. Prospective purchasers must conduct their own legal, title, survey, zoning, engineering, environmental, market, financial, tax and physical due diligence and should rely only on their own advisers and final written agreements.

Public-source references

- HAMPO FY 2027–2030 Transportation Improvement Program materials and June 2026 committee action.
- HAMPO E.G. Miles Parkway corridor and Deal Street intersection studies.
- City of Hinesville / Liberty Consolidated Planning Commission zoning approval materials.
- Liberty County 2026 property record cards for PINs 057C001 and 057A043.
- Apartments.com, Zillow, Trulia and Rent.com Hinesville rental listings accessed July 26, 2026.

CONFIDENTIAL — FOR QUALIFIED PROSPECTIVE PURCHASERS

OFFICIAL ENTITLEMENT EVIDENCE

Exhibit A — Rezoning Approval Letter

Liberty Consolidated Planning Commission

100 Main Street, Suite 7520
Hinesville, Georgia 31313
Phone: 912-408-2030
Fax: 888-370-8007

October 13, 2021



Jeff Ricketson, AICP

Executive Director

Dustin McCain
202 E General Stewart Way
Hinesville, GA 31313

RE: Rezoning Petition 2021-047-H
LCTM-Parcels 057CA-043 and 057C-001
Off EG Miles Pkwy and Deal Street

Dear Dustin McCain:

Your rezoning request to rezone a combined 3.16 acres of land, more or less, from R-3 (Single-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex was APPROVED by Hinesville Mayor and Council at their October 7, 2021, meeting with standard conditions.

Please let me know if I can be of further assistance to you.

Sincerely,

Gabriele Hartage, Zoning Administrator
Liberty Consolidated Planning Commission
(912) 408-2034
ghartage@thelcpc.org
<http://thelcpc.org/>
www.facebook.com/thelcpc

Liberty Consolidated Planning Commission approval letter dated October 13, 2021; reproduced from the owner-supplied original.