

FOR SALE

1256 SHAW ROAD

HINESVILLE GA 31313



PLATINUM PARTNERS



Prime commercial acreage on Shaw Road, a collector road to Oglethorpe Highway, Airport Road and Veterans Parkway. Zoned for office-institutional, multi-family development is feasible with zoning change. 47,950 residents within 5 miles radius of property. Population growth of 5.5% expected over the next 5 years.

The land is improved with a \$150,000 buffer wall built to withstand 360 mph winds. Property is cleared and stubbed for water, sewer, electric; has fantastic drainage. Ideal property for religious or educational facility, assisted living, multi-family.

SIZE: 4.17 acres

PRICE: \$370,000

FEATURES:

- cleared
- stubbed for utilities
- Buffer wall in place
- Great drainage
- 721.56' road frontage

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