

INDUSTRIAL LAND FOR SALE – MIDWAY, GA

1931 S COASTAL HIGHWAY | RICEBORO, GA 31323



LOCAL MARKET EXPERT

LUKE JACKSON

Commercial Real Estate Associate

ljackson@phoenixrealty.net

T 912.268.4069

M 912.222.7142

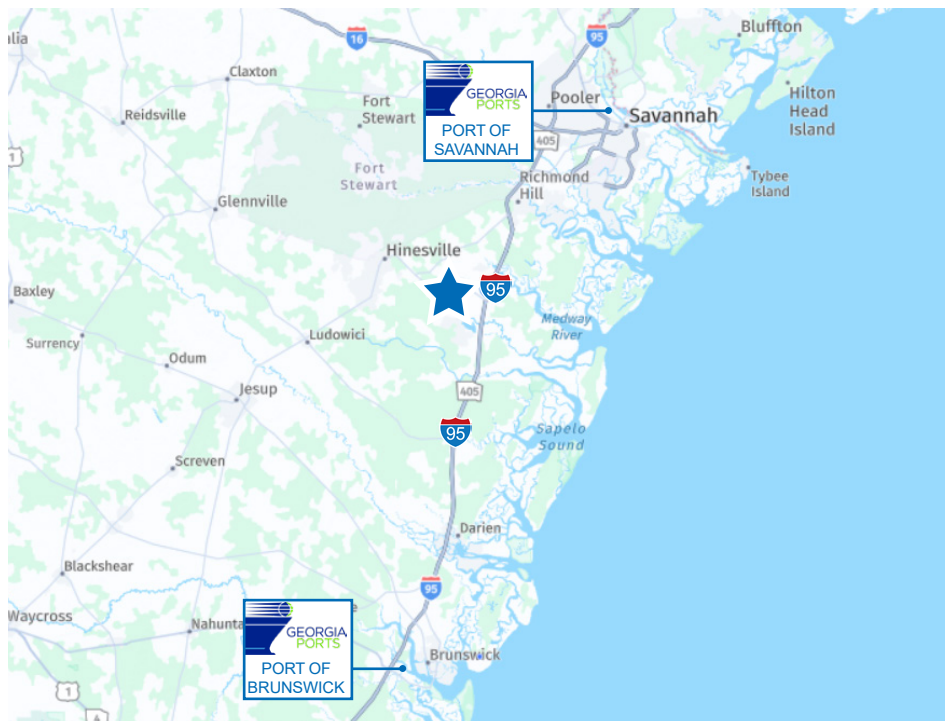
NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

561 Ocean Blvd

St. Simons Island, GA 31522

PROPERTY DETAILS



Land Size:
52.87 AC



**Easy access to Hwy 17
and I-95**



Zoning:
I1-Industrial

Property: 52.87 AC (~20 AC Useable)

Utilities: Power, industrial well and septic.

Improvements: Existing roadway corridor running through the property. Borrow Pit.

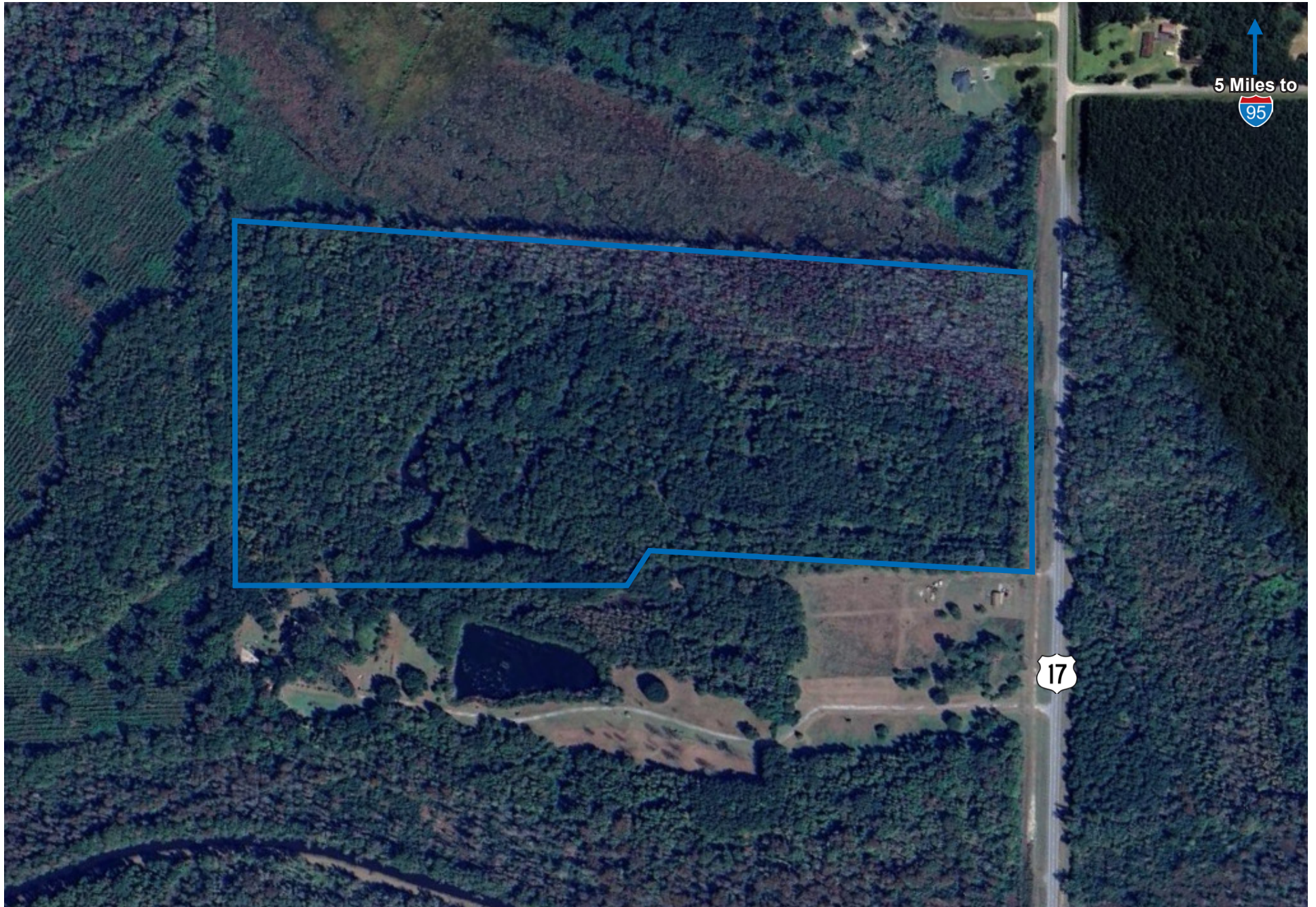
Asking Price: \$1,600,000



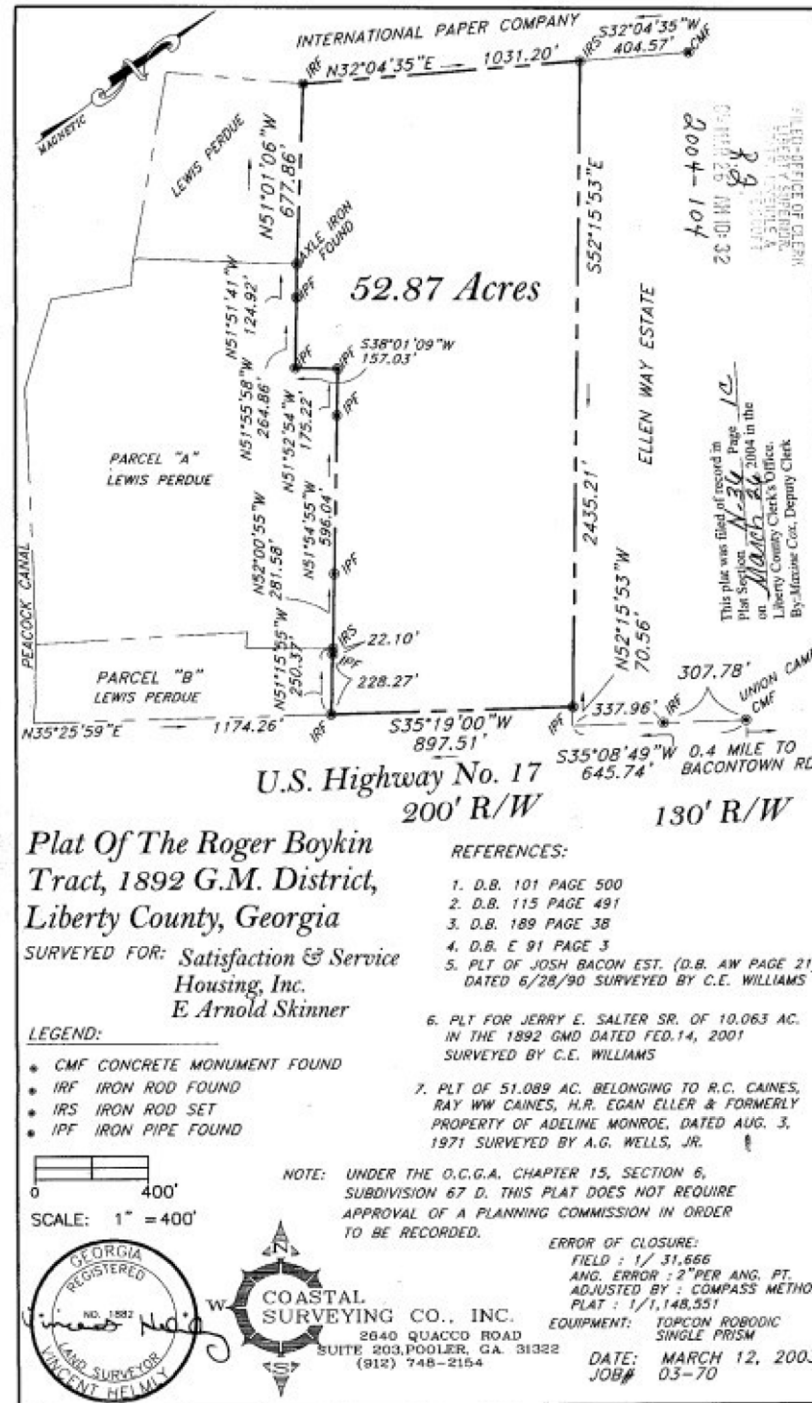
Ideal Location for mineral resource extraction, aggregate production, warehousing, distribution facility, Industrial Outdoor Storage, manufacturing facility.

- 9 min. (5.6 Mi) from I-95
- 14 min. (8.5 Mi) from Trade Port West Industrial Park

AERIAL



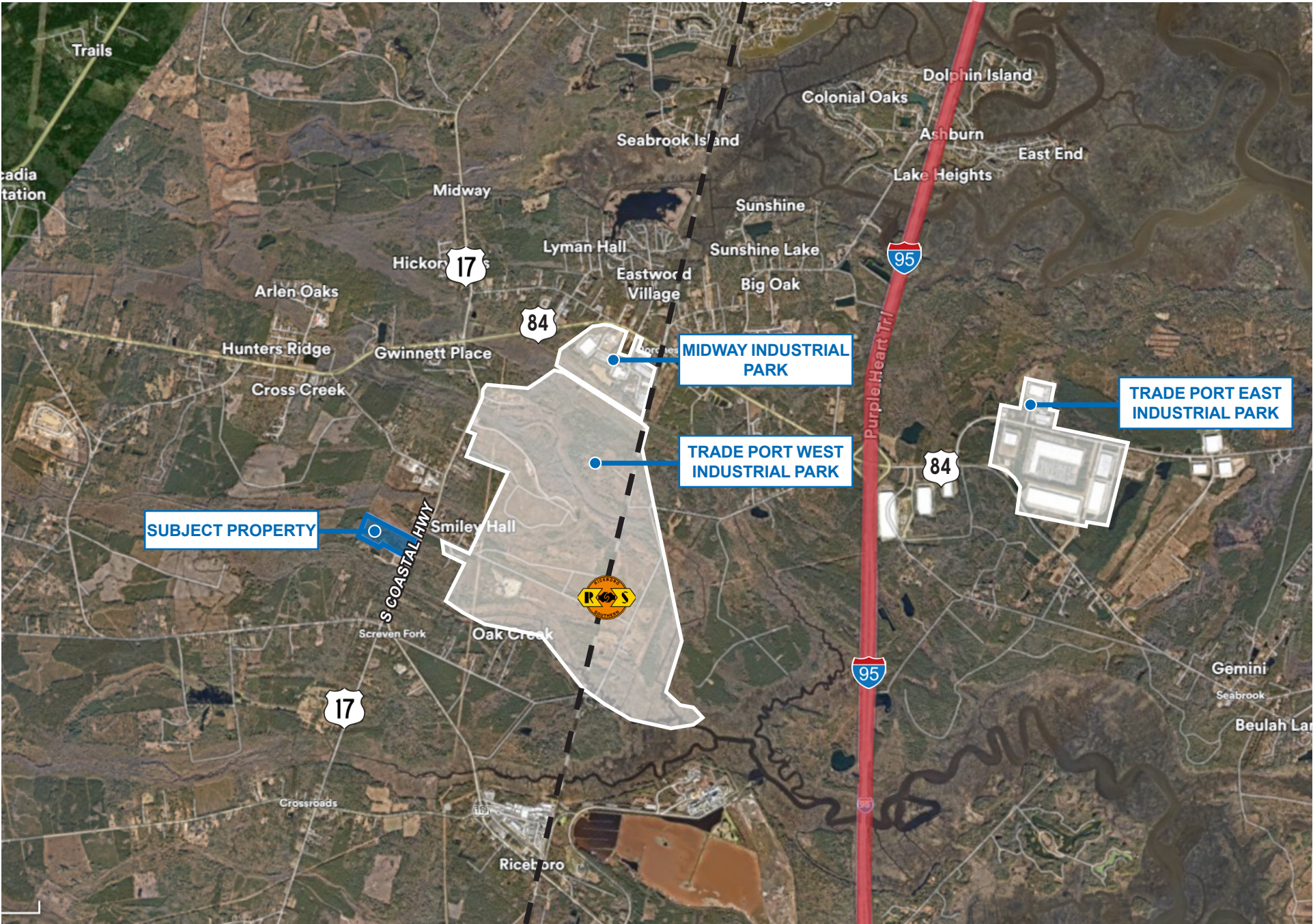
SURVEY





PROPERTY PHOTOS



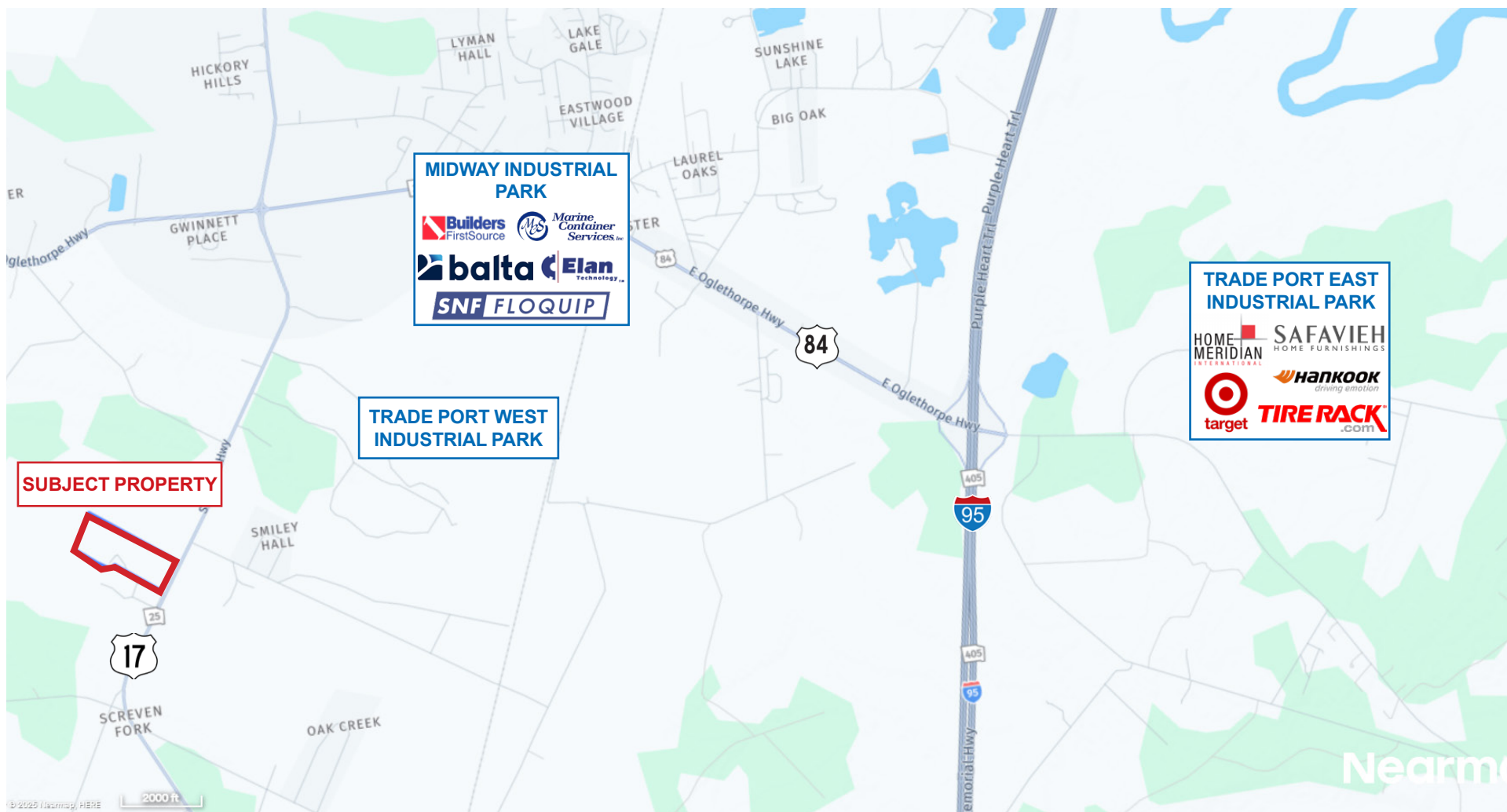
LOCAL AERA MAP



EXCELLENT CONNECTIVITY

Point of Interest	Time	Miles
 I-95	9 mins	5.6
 US-17/Hwy-82	0 mins	Direct Access
 Port of Brunswick	52 mins	51.4
 Savannah International Airport	36 mins	31.8
 Port of Savannah	52 mins	40.4

- ✓ Premier Industrial location for regional and local distribution
- ✓ Strategically located with easy access to Highway 17 and Interstate 95



PORT OF SAVANNAH

Positioned at the heart of the Southeast's logistics network, the Port of Savannah is a major advantage for industrial users. It offers deep-water access to the Atlantic shipping lanes and interior rail/truck distribution pathways, along with infrastructure investments that signal long-term service reliability and supply-chain velocity — key for industrial occupancy, warehousing, and distribution operations.

Strategic Gateway for Industrial Real Estate

Outside of the flood zone and storm surge, on some of the highest elevated land in Glynn County, Georgia. Wetlands delineation for the site has been recently renewed.

Key Performance Metrics

- In March 2025, the Port handled 534,000 TEUs, marking a 22.5 % year-over-year increase (\approx 98,000 additional TEUs).
- In May 2025, volumes surpassed 500,900 TEUs, setting a record for a third consecutive month above the half-million-TEU threshold.
- For fiscal year 2025 (July 1, 2024–June 30, 2025), the port handled 5.7 million TEUs, an 8.6 % increase over FY 2024 — the second-busiest year on record.

Expansion & Infrastructure Highlights

- The Georgia Ports Authority (GPA) has committed to a \$4.5 billion investment over the next 10 years, targeted at adding five large-ship berths, enhancing yard/rail/berth capacity, and assuring future growth
- In FY 2025 alone: Completed \sim \$470 million in projects including eight new ship-to-shore cranes at Savannah (among the largest on the East Coast).
- Approved an additional \sim \$472 million for upcoming initiatives including the redevelopment of the Ocean Terminal in Savannah (adding \sim 1.5 million TEUs of annual capacity) and major rail capacity upgrades.

Sources: Savannah CEO, Port Technology International, Georgia Ports Authority, Savannah Traffic Club & American Journal of Transportation

