

# East Oglethorpe Highway

MIDWAY, GA 31320

TRAFFIC COUNT:  
9,940

TRAFFIC COUNT:  
66,700

ADJACENT ±0.59 PARCEL IMPROVED WITH ±4,000 SF RESTAURANT - OWNERSHIP OPEN TO DISCUSSING SALE, OFFERING A POTENTIAL ASSEMBLAGE OPPORTUNITY.

EXIT 76

**15.41**  
ACRES  
**FOR SALE**

CAY CREEK ROAD

**CBRE**

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## THE OFFERING

This prime 15.41-acre site in Midway, GA, offers a compelling development opportunity across commercial, industrial, and hospitality sectors, leveraging its strategic I-95 access and Interstate Corridor zoning. Situated amidst a thriving ecosystem of industrial warehouses, distributors, gas stations, food, and retail - including major players like Target and Seohan Automotive Georgia in the Tradeport East Business Center - the property also benefits from a pre-approved conditional use for a comprehensive convenience store/gas station with a restaurant, large truck fuel center, and truck terminal, underscoring its potential as a high-demand logistical and retail hub.

The parcel is ideally positioned for diverse growth: commercially, it can serve local demand and interstate travelers; industrially, its proximity to the Port of Savannah and the burgeoning Tradeport East Business Center makes it crucial for logistics and distribution; and for hospitality, the constant flow of traffic and industrial expansion creates significant demand for hotels and related services. This unparalleled opportunity lies in a high-traffic, high-growth corridor, poised to capitalize on Midway's dynamic economic expansion

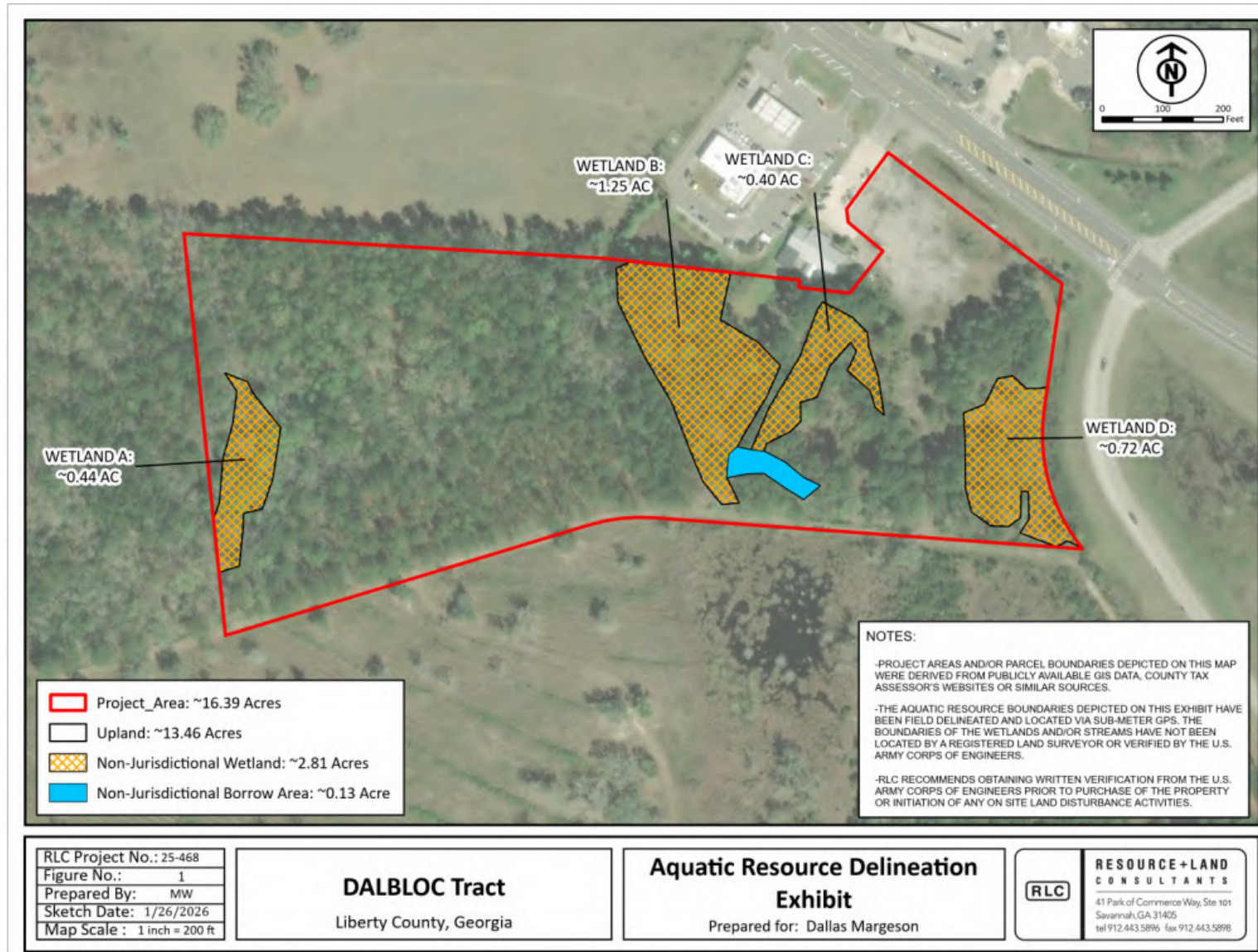
### PROPERTY OVERVIEW

Size	15.41 AC
Zoning	Interstate Corridor (IC)
Uses	Commercial, Industrial, Hospitality

### NEARBY LOCATIONS

Savannah	34 minutes (32.9 mi)
Port of Savannah	34 minutes (34.2 mi)
Fort Stewart	30 minutes (19.8 mi)
I-95	>1 minute (0.2 mi)

# WETLAND DELINEATION



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Sources: ESRI Basemap, World Imagery

# PROPERTY HIGHLIGHTS



## PRIME LOCATION

Midway, GA - Surrounded by major occupants like Target and Seohan Automotive Georgia



## ZONING

Versatile IC Zoning - Interstate Corridor, allowing wide range of uses



## POTENTIAL USES

Ideal for a variety of uses: Commercial, Industrial, Hospitality



## SIZE

15.41 Acre Parcel Available



## MAJOR CITIES

Easy access to Major Cities - Savannah, Fort Stewart, Richmond Hill, Brunswick



## AREA GROWTH

Surrounded by high-growth projects - commercial and housing developments



## PORT OF SAVANNAH

Close proximity to the nation's 3rd busiest port



## TRADEPORT EAST BUSINESS CENTER

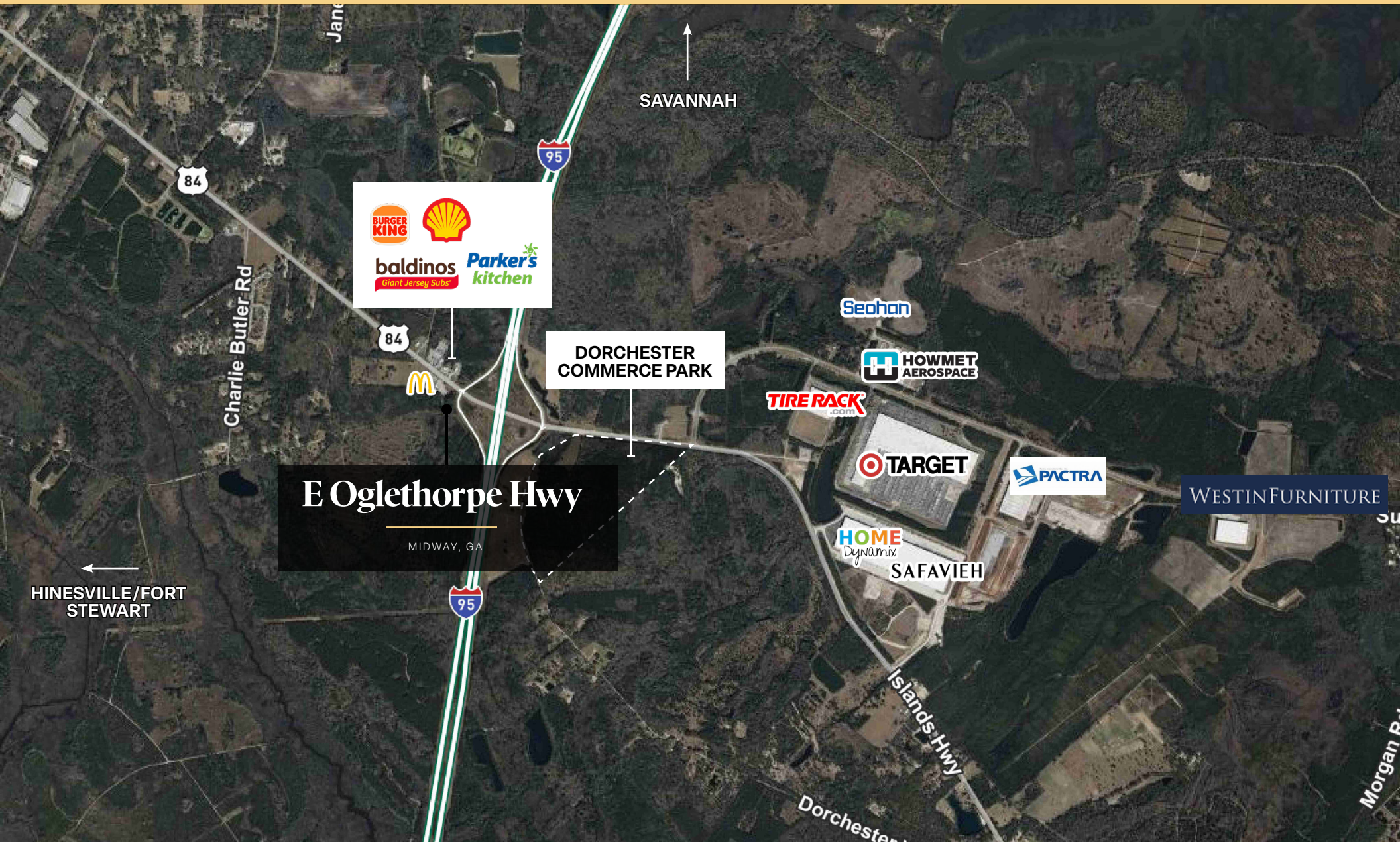
Located within 3 miles - large industrial business park



## INTERSTATE ACCESS

Located right in I-95 Corridor

# TENANTS IN THE MARKET

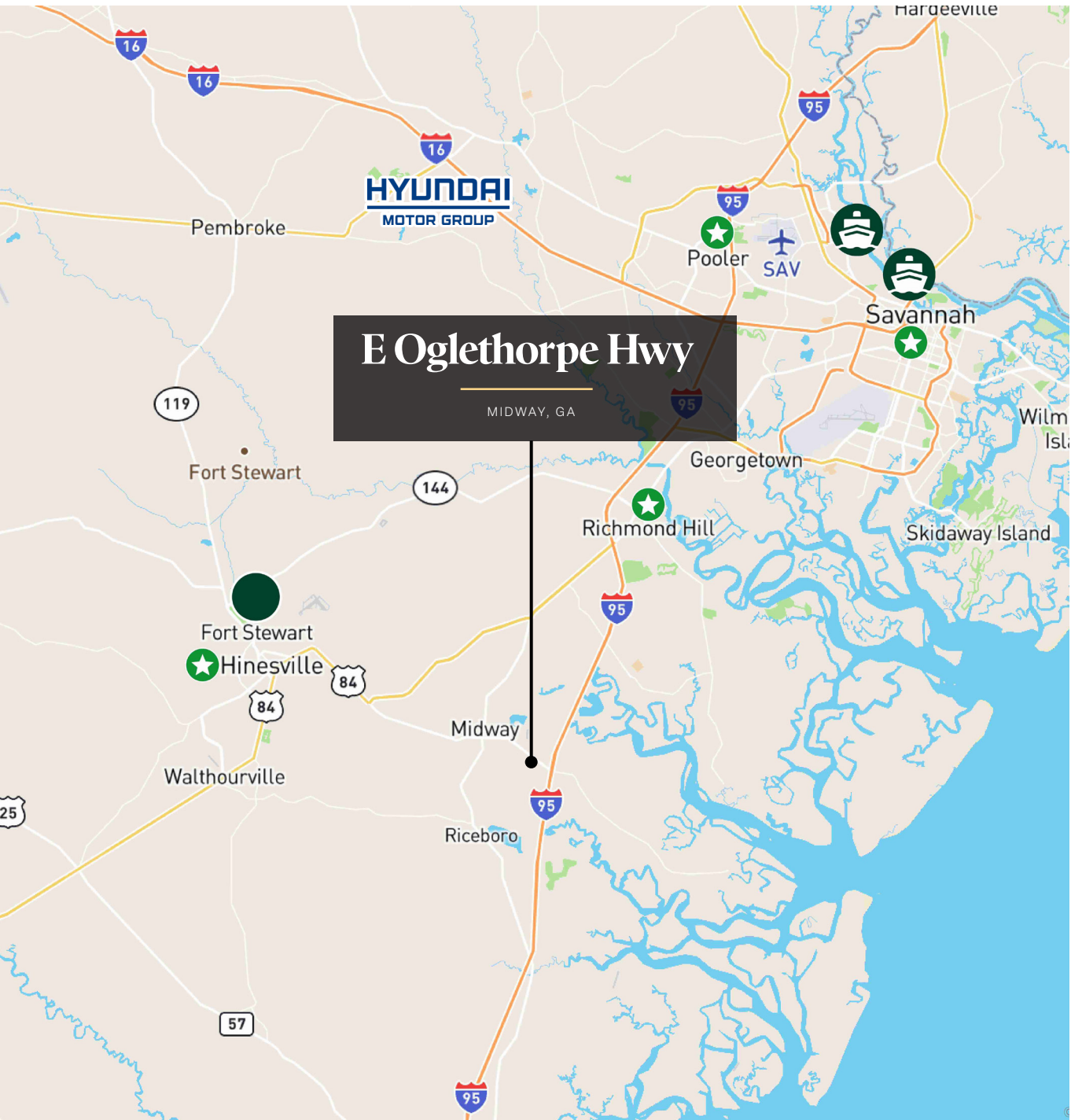




## LAUREL VIEW

This investment opportunity is situated within the expansive 5,000-acre Laurel View community, ideally located just 30 miles south of Savannah at I-95 Exit 76. This exceptional property benefits from its position within a planned vibrant mixed-use development that boasts over 10 miles of marsh and deep water frontage on Jones Creek/Laurel View River, coupled with a mile of highly visible I-95 frontage.

Laurel View will offer an array of amenities, including a state-of-the-art marina, championship golf courses, diverse residential options, and prime commercial sites, making this 15.41 acre parcel a part of a thriving community. Leveraging Laurel View's ongoing development, investors have the unique opportunity to capitalize on the region's growth and the community's offerings.



## KEY LOCATIONS

### ★ NEARBY CITIES

<b>SAVANNAH</b>	32.9 MILES
<b>RICHMOND HILL</b>	13.7 MILES
<b>BRUNSWICK</b>	46.6 MILES
<b>HINESVILLE</b>	16.6 MILES
<b>POOLER</b>	26.7 MILES

### NEARBY USERS

- 1. HYUNDAI METAPLANT**  
Approximately 40 miles - Hyundai's first dedicated mass-production Electrified Vehicle Plant

### ● KEY PLACES

<b>GARDEN CITY TERMINAL</b>	34.3 MILES
<b>OCEAN TERMINAL</b>	33.5 MILES
<b>FORT STEWART</b>	16.5 MILES

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