



±525 Upland AC
(can subdivide)

EXIT 104

INTERSTATE
16

FOR SALE

±525 Upland AC Industrial Site

40 Miles from Hyundai Motor Group Metaplant America
& 60 Miles from the Georgia Ports Authority

Old Daughtry Farms
45302 GA-46, Metter, Candler County, Georgia 30439

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Old Daughtry Farms | For Sale

The Opportunity

±525 Upland AC Industrial Site in Metter, Georgia

We are excited to present an exceptional ±810-acre industrial land site in Metter, Candler County, Georgia, featuring approximately 525 upland acres, can be subdivided, with prime frontage on Interstate 16. This strategically located property is just 40 miles from the Hyundai Motor Group Metaplant America and 60 miles from the Georgia Ports Authority's Port of Savannah, offering unparalleled access to major industrial and logistics hubs. Its proximity to both Savannah and Atlanta markets makes it an ideal location for establishing or expanding industrial, logistical or manufacturing operations.

Labor Pool

The Metter, Candler County area offers a robust and accessible labor pool ideal for manufacturing operations. The region benefits from its proximity to larger cities like Savannah and Atlanta, which are home to a diverse and skilled workforce. Additionally, local educational institutions and vocational training programs in the area are geared towards developing talent in key industries, ensuring a steady supply of qualified workers.

**Over
593,000**
Potential Workers
within a
75-Mile Radius

Property at a glance



±810 AC
Total Acres



±525
Upland Acres



Over ±5 MSF
Development Potential



Interstate 16
Frontage



40 Miles
Hyundai Motor Group
Metaplant America

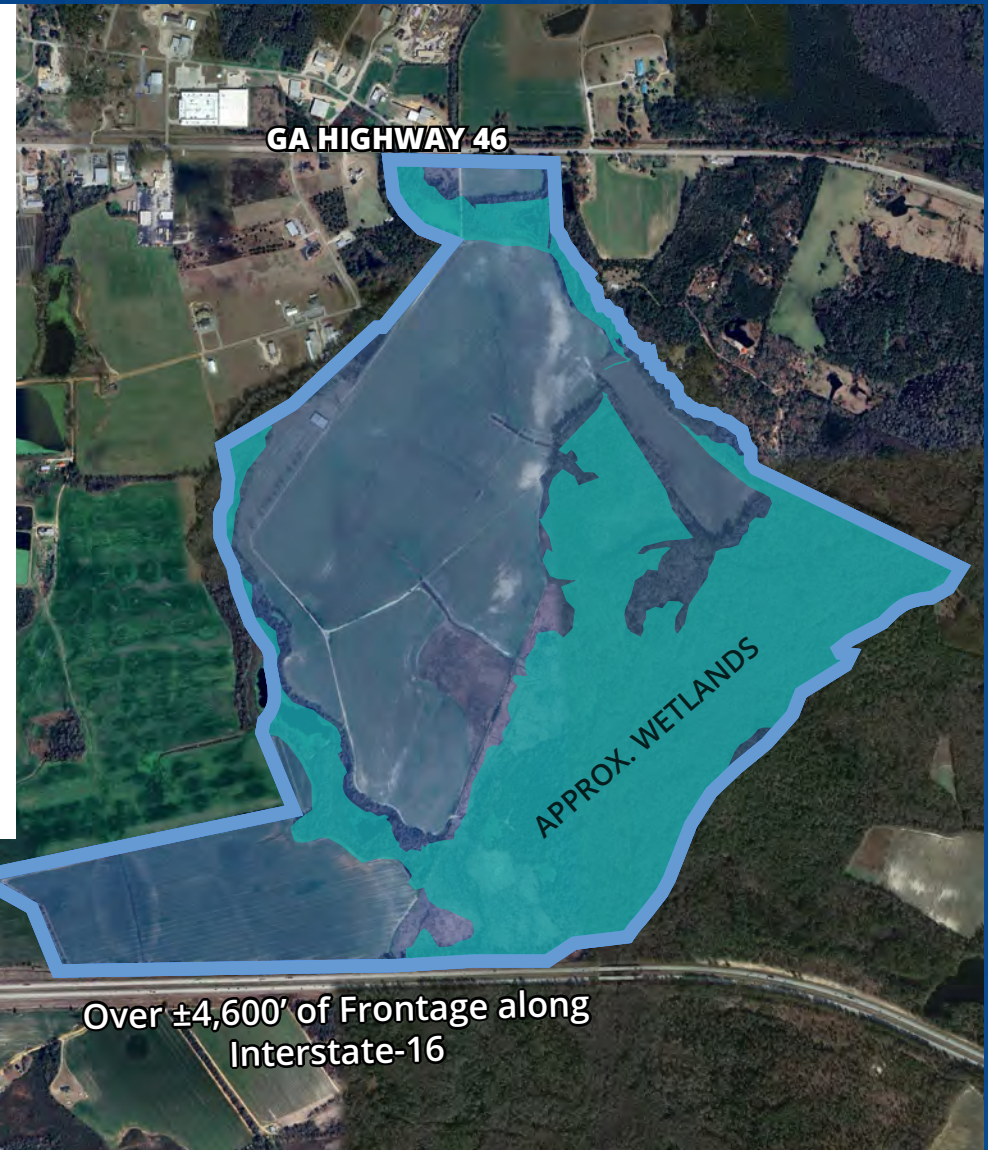


60 Miles
GPA's
Port of Savannah

Site Details

Old Daughtry Farms

Address:	45302 GA-46, Metter, GA 30439	
County:	Candler	
Access Points:	GA Highway 46 Proposed access road to S Lewis Street	
Land Size:	Total	±810 AC
	Upland	±525 AC
	Wetland	±284 AC
Development Potential:	Over ±5 Millions SF	
Current Zoning:	Agriculture	
Proposed Zoning:	Industrial Manufacuring	
Additional Notes:	Wetlands have been identified. Future development requires minimal wetland impact.	



Conceptual Master Plan

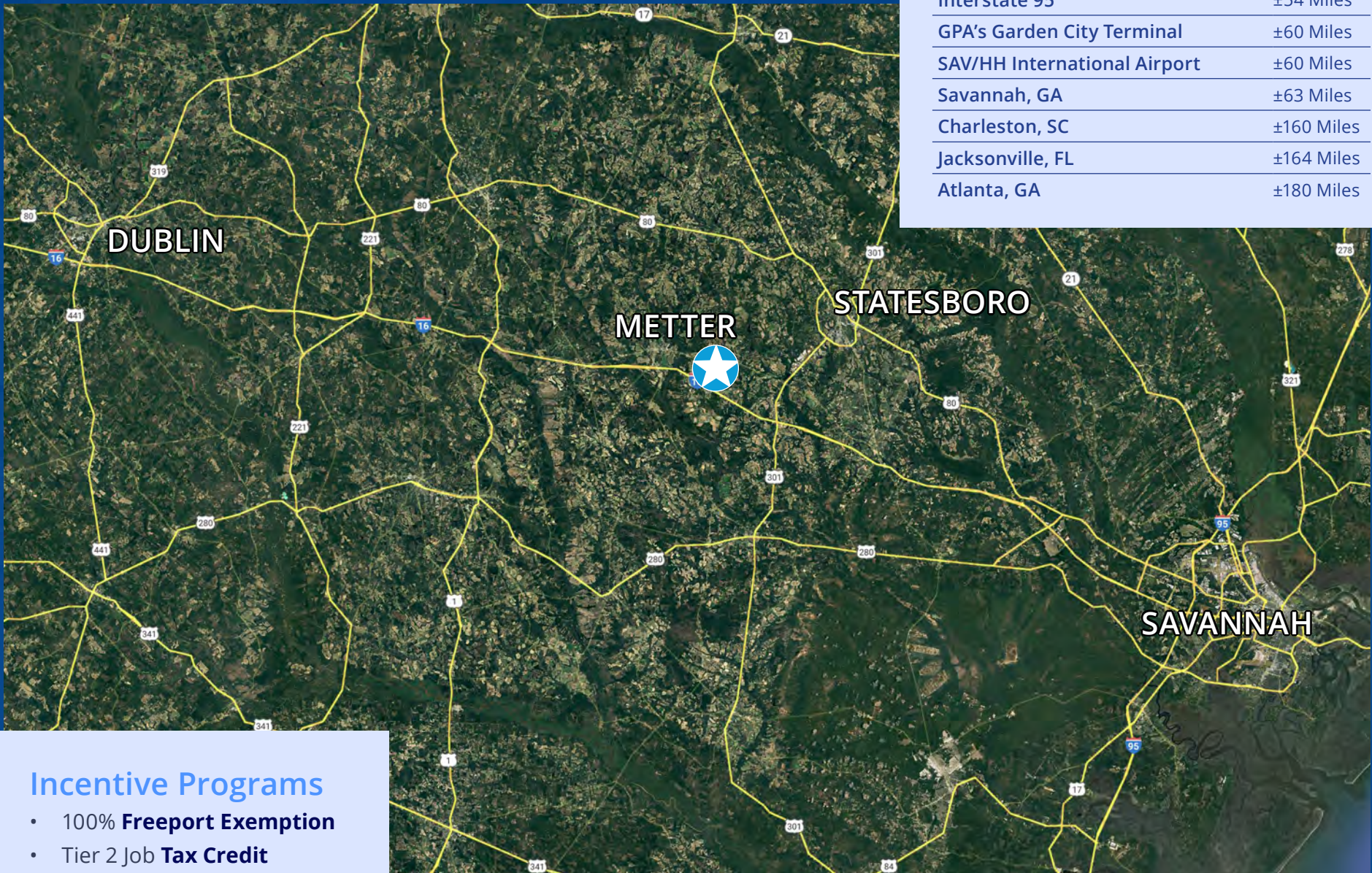
Over ±5 Million SF Development Potential



Location Overview

Key Distances

Interstate 16	±0.8 Miles
HMG Metaplant America	±40 Miles
Interstate 95	±54 Miles
GPA's Garden City Terminal	±60 Miles
SAV/HH International Airport	±60 Miles
Savannah, GA	±63 Miles
Charleston, SC	±160 Miles
Jacksonville, FL	±164 Miles
Atlanta, GA	±180 Miles



Incentive Programs

- 100% **Freeport Exemption**
- Tier 2 Job **Tax Credit**

Labor Story & Demographics

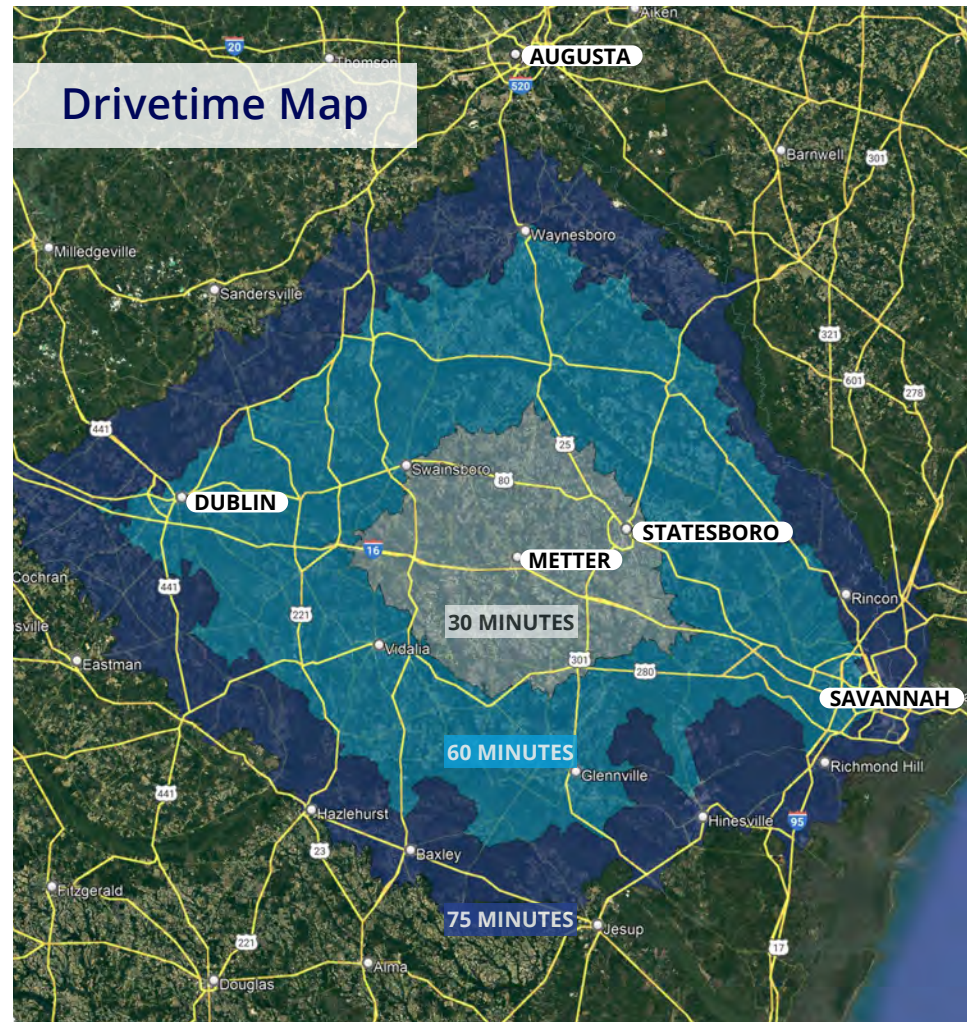
Candler County, GA

Demographics (within a 75-Minute Drive)

Total Population (2023)	787,090
Projected Population (2029)	813,149
Median Age	35.8
Candler County Unemployment Rate	3.4%
Households	299,789
Avg. Household Income	\$83,594

Labor in Candler County is readily available, including skilled labor for manufacturing. Metter's proximity to the metro Savannah and Southeast Georgia labor markets gives employers access to higher skilled white-collar workers as well.

The available labor force in the Candler County, Georgia region is more than 593,000 workers within a 75-mile radius, including veteran military personnel in addition to the annual entry of university and technical college graduates.



Regional Manufacturing Facilities



Amenities



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