

ONE

# FOR SALE

-15.41 Acres All Upland  
-Zoned Interstate Commercial

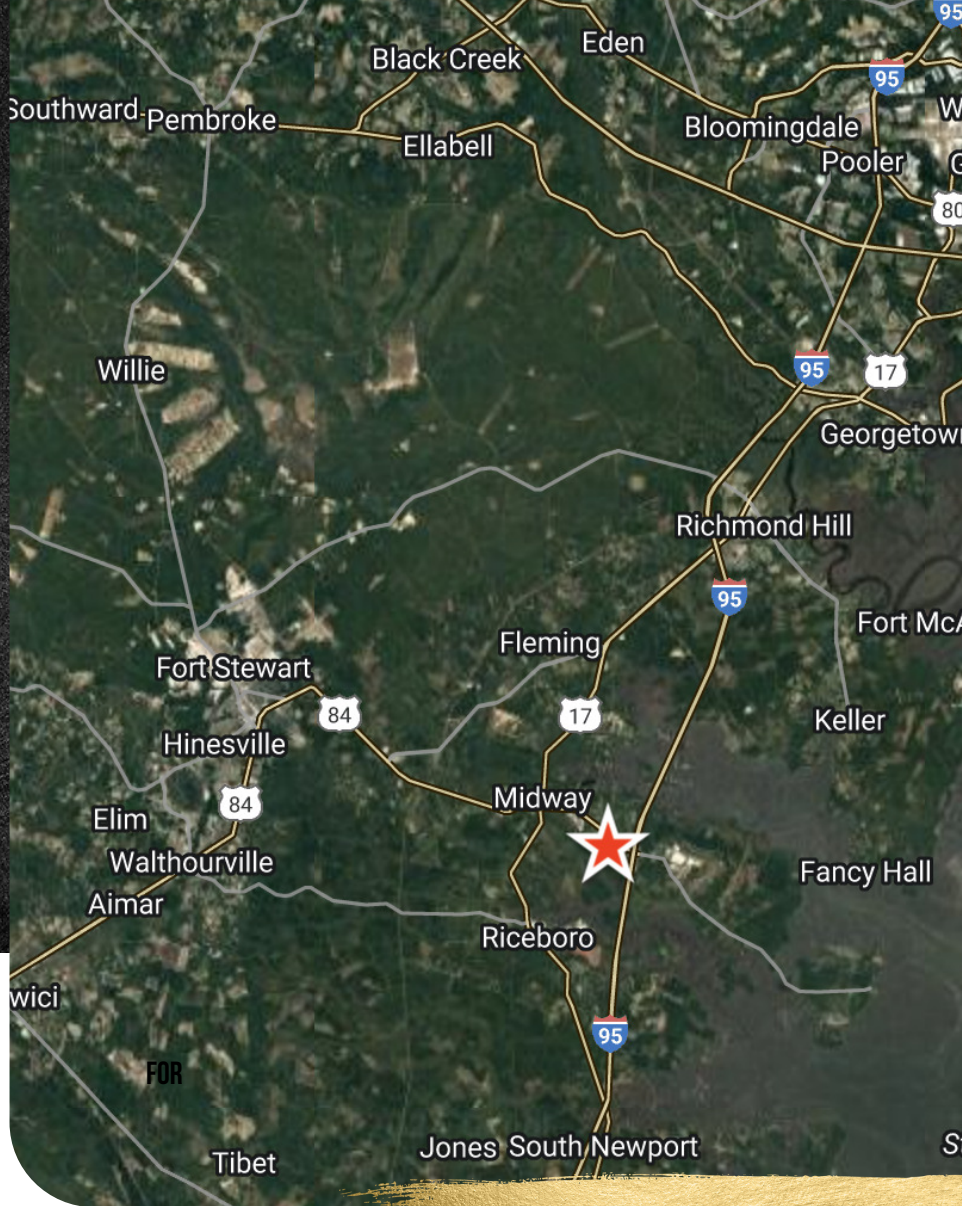
## 0 OGLETHORPE HIGHWAY

MIDWAY, GA 31320

OFFERED AT

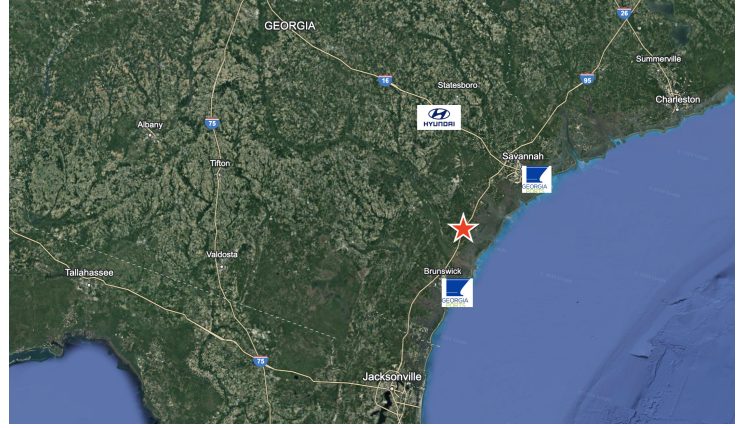
**\$3,800,000**

Realty One Group Inclusion is pleased to offer an exceptional commercial land opportunity in Midway, GA, strategically located just off Interstate 95 on Exit 76. This 15.41-acre parcel, entirely upland, is perfectly positioned for a range of commercial developments, boasting proximity to major industrial, logistic hubs and Fort Stewart.



## LOCATION:

Located in Midway, GA part of the Hinesville-Fort Stewart metropolitan statistical area. Home of Target Distribution Center, Tire Rack Distribution, Hugo Boss, Safavieh, Pactra, Westin Furniture, and many more. The property is situated just 37 miles from the Hyundai Meta Plant, the largest EV Plant in the US, 15 Miles from Fort Stewart, home of the 3rd Infantry Division, and 25 Miles from Savannah and Georgia Ports, placing it at the center of one of the fastest growing industrial and logistics corridors in the Southeast.



## SIZE AND TOPOGRAPHY:

Spanning 15.41 acres, this all-upland parcel is ready for immediate development. The land's high and dry topography simplifies the building process, allowing you to fully utilize the entire acreage for your project without concerns related to wetlands



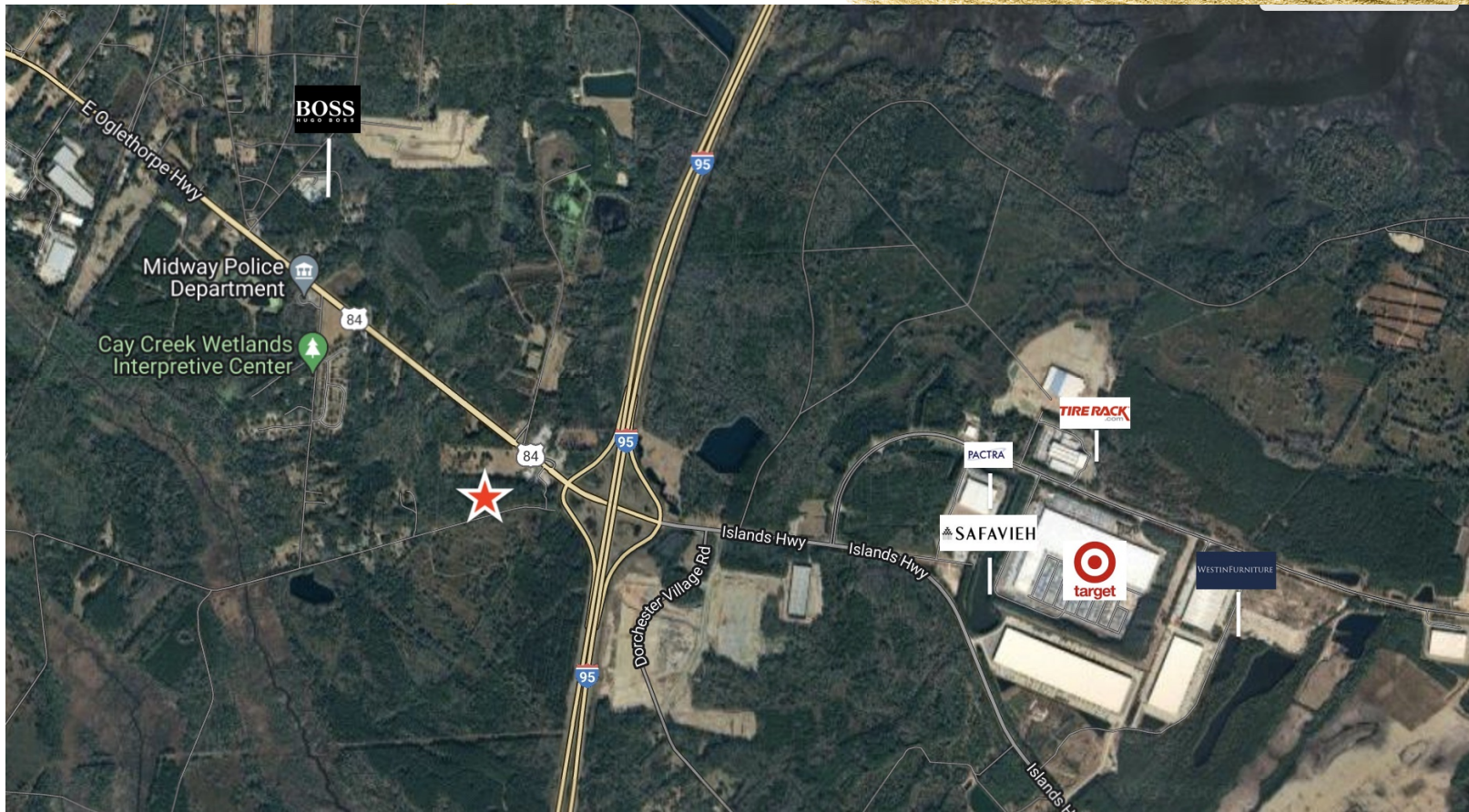
## ZONING AND DEVELOPMENT POTENTIAL:

The property is ideally suited for various commercial uses, including logistics, warehousing, retail, and hospitality. Its proximity to significant industrial sites and major ports makes it a prime location for businesses looking to establish a presence in the thriving region. Daily traffic flow of 65,000+/- on Interstate 95 makes a perfect location for commercial/industrial uses alike.



## INVESTMENT OPPORTUNITY:

With its strategic location near key industrial developments and major transportation hubs, this property offers substantial potential for long-term growth and return on investment. The region's continued expansion and the influx of companies highlight the increasing demand for commercial land, making this a valuable opportunity for investors and developers. A rare chance to acquire prime commercial land in one of Georgia's most dynamic growth corridors. With direct access to I-95, proximity to Fort Stewart, GA Ports in Savannah and Brunswick, and the Hyundai EV Plant, this property is positioned for success in today's competitive market.



### Demographics

	2 Mile	5 Mile	10 Mile
2024 Population	2,450	8,728	25,598
Medium Age	39.2	41.5	38.5
Average Household Income	67,658	67,737	87,878



### SHARITA LAL

Commercial & Investing  
380026



UNTRADITIONAL. UNCONVENTIONAL.  
WE ARE REALTYONEGROUP

LET'S TALK. CONTACT ME TODAY.

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