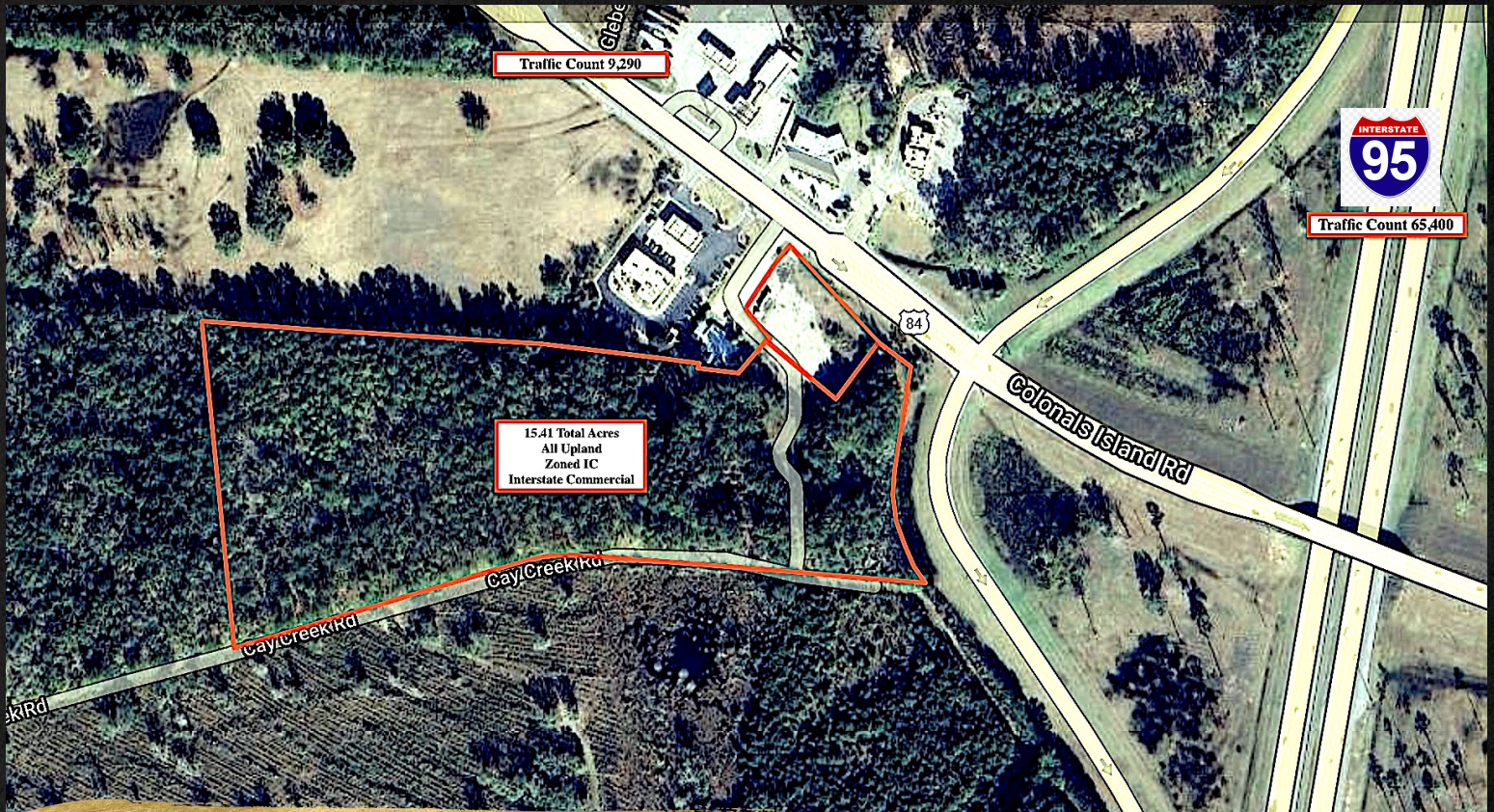


For Sale

0 OGLETHORPE HWY
MIDWAY, GA 31320



OFFERING SUMMARY

SALE PRICE - \$3,800,000
LOT SIZE - 15.41 ACRES UPLAND
LOT SQ FT - 693,040
ZONED - COMMERCIAL INTERSTATE (IC)

REALTY**ONE**GROUP
INCLUSION

Property Summary



Realty One Group Inclusion is proud to offer a premier 15.41-acre commercial parcel ideally situated just off I-95—one of the busiest interstate corridors in the United States. Zoned for commercial use, this high-visibility corner site is perfectly positioned for a wide range of development opportunities.

With close proximity to major industrial and logistics hubs, as well as Fort Stewart, the location is ideal for hotels, motels, fuel stations, truck stops, truck parking, self-storage facilities, and fast food restaurants.

The area is experiencing rapid growth, with several national fuel brands actively pursuing nearby developments and new warehouse projects underway. LOVES and Jones Petroleum is coming soon on the SE Corner of I-95. Additionally, a nearby 1,700-acre tract has recently been acquired for a planned residential community of approximately 10,000 homes over the next 5-7 years.

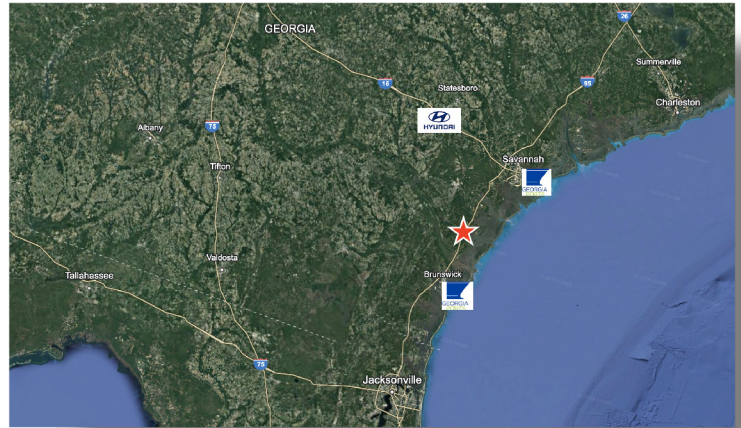
This is a rare opportunity to invest in a strategically located site in a high-growth corridor with strong commercial potential.

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.

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, 13 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.



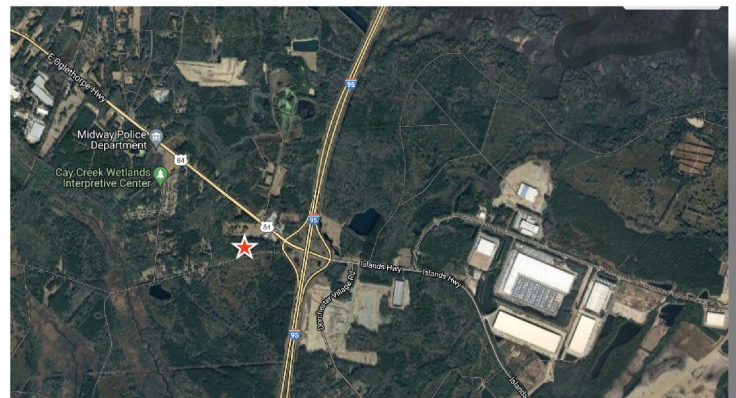
SIZE AND TOPOGRAPHY:

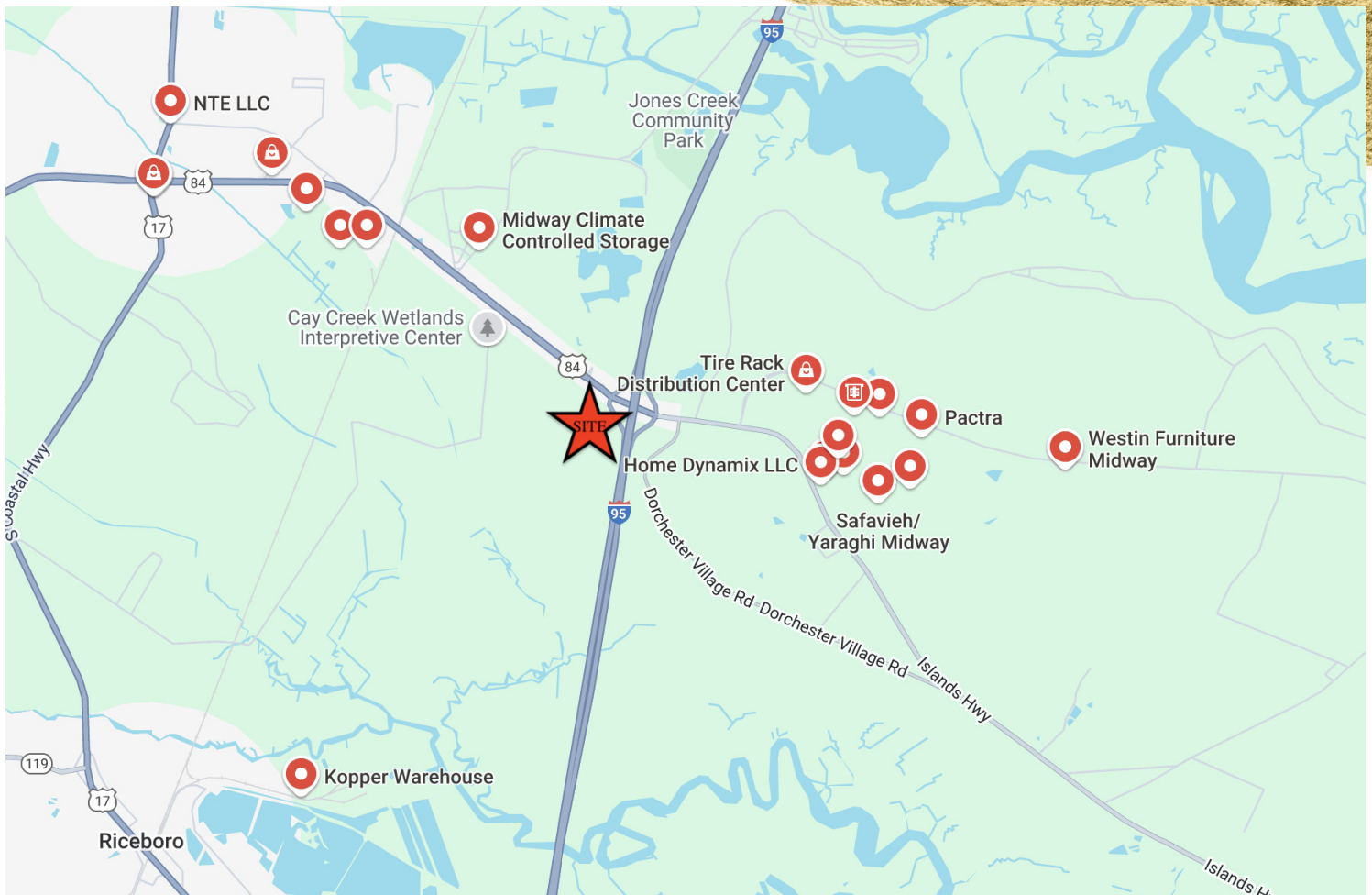
Spanning 15.41 acres, this all-upland parcel is ready for immediate development. The land's high and dry topography simplifies the building process, allowing you to fully utilize the entire acreage for your project without concerns related to wetlands.



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.





Demographics

Race & Ethnicity
 White: 44.68%
 Black or African American: 42.48%
 Two or More Races: 9.85%
 Asian: 1.98%
 Other Races: 0.92%
 American Indian and Alaska Native: 0.09%
 Hispanic or Latino (of any race): 6.17%

	2 MILE	5 MILE	10 MILE
2025 Population	2,450	8,728	25,598
Medium Age	39.2	41.5	38.5
Average Household Income	67,658	67,737	87,878

Median Property Value: \$220,300
 Homeownership Rate: 62.4%
 Poverty Rate: 12.2% of families
 live below the poverty line

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