



GATEWAY PLAZA

SHOVEL-READY COMMERCIAL DEVELOPMENT OPPORTUNITY

E. Oglethorpe Highway (US 84) | Midway, Georgia

\$2,500,000

4.55 ACRES | APPROVED 24,600 SF PROGRAM

6,400 SF restaurant/office + 11,200 SF retail + 7,000 SF retail

Presented by Jordan Roberson | Commercial Agent, KW Commercial

CONFIDENTIAL OFFERING MEMORANDUM | JULY 2026

The Opportunity

Years of development work assembled into one acquisition

Gateway Plaza is offered as a shovel-ready commercial development opportunity along US Highway 84 in Midway, Georgia. The purchaser acquires a 4.55-acre fee-simple site together with an approved commercial framework, completed civil design, installed roadway improvements, stormwater infrastructure and substantial site preparation.

4.55 ACRES	\$2.5M ASKING PRICE	24,600 APPROVED SF	242B004 PARCEL
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POSITIONING	Development opportunity - not raw commercial land
APPROVED PROGRAM	6,400 SF restaurant/office; 11,200 SF retail; 7,000 SF retail
COMPLETED WORK	Access lanes, retention pond, rough grading and civil design
OFFERING	Land and available development records; no tenant, lease or operating business

Investment Highlights

A faster path from acquisition to vertical development

Development head start

- Conditional Use 2022-023-M for a shopping center approved by Midway Mayor and Council on April 11, 2022.
- Gateway design approved at the same April 11, 2022 meeting.
- Approved civil plan framework for the commercial center.
- Deceleration lane and left-turn lane reported installed.
- Retention pond and substantial rough grading completed.
- Phase I environmental work and Corps-reviewed aquatic-resources delineation available.

Commercial flexibility

- Approved 24,600-square-foot three-building program.
- 6,400-square-foot building may support restaurant or office use, subject to approvals.
- Two correctly sized retail buildings: 11,200 and 7,000 square feet.
- Potential for phased construction or unified ownership.
- US 84 exposure serving Midway, Hinesville, Fort Stewart and the I-95 corridor.
- Buyer may pursue the approved plan or seek modifications for its own tenant mix.

Property Snapshot

Core facts for initial underwriting

LOCATION	E. Oglethorpe Highway (US 84), Midway, Georgia 31320
COUNTY	Liberty County
PARCEL	Liberty County parcel 242B004
SITE AREA	Approximately 4.55 acres
FRONTAGE	Approximately 300 feet on US 84
ZONING	IC - Interstate Corridor
APPROVED USE	Shopping center; Gateway design approved April 11, 2022
OFFERING PRICE	\$2,500,000
BROKER	Jordan Roberson, KW Commercial

All measurements, zoning, approvals, utilities and completed improvements require buyer verification. The property is offered subject to a mutually executed purchase and sale agreement.

US 84 Visibility

Current-condition photography supplied by ownership



The site fronts a principal east-west commercial corridor in Liberty County. Existing access improvements and the cleared development area are visible in the current-condition photography.

Access and Site Conditions

Installed roadway work and prepared development area



Aerial Overview

Highway frontage, access and commercial development footprint



Ownership-supplied aerial. Boundaries and labels shown in any source imagery are illustrative; the current survey and title documents govern.

Three-Building Commercial Plan

24,600 square feet across restaurant/office and retail uses

6,400 SF

RESTAURANT / OFFICE

11,200 SF

RETAIL BUILDING A

7,000 SF

RETAIL BUILDING B

The plan gives a developer a defined starting point while preserving flexibility to adjust merchandising, phasing and building design. Any modification must be reviewed by the project professionals and applicable agencies.

Possible user mix

- Full-service or quick-service restaurant
- Medical, dental or professional office
- Neighborhood retail and personal services
- Fitness, childcare or education
- Owner-user or multi-tenant configuration

Execution choices

- Advance the approved three-building program
- Construct in phases based on leasing
- Reconfigure tenant bays within approved envelopes
- Seek plan modifications for a revised commercial program
- Coordinate utilities, stormwater and access before mobilization

The site plan illustrates a proposed development located at the intersection of Highway 101 and Highway 102. The plan shows a large building footprint with multiple wings, parking areas, and surrounding infrastructure. Key features include:

- Highway 101:** Running vertically along the left side of the plan.
- Highway 102:** Running horizontally along the bottom of the plan.
- Proposed Building:** A large, multi-winged structure with various rooms and parking spaces.
- Parking Areas:** Several parking lots are shown, including a large lot on the left and smaller lots within the building complex.
- Surrounding Infrastructure:** The plan shows the intersection of Highway 101 and Highway 102, as well as the location of the proposed development relative to the surrounding area.

The plan also includes a north arrow and a scale bar. The north arrow is located in the top right corner, and the scale bar is located in the bottom right corner. The scale bar indicates a distance of 100 feet.

Legend:

- Proposed Building Footprint
- Proposed Parking Area
- Proposed Access Road
- Proposed Utility Line
- Proposed Landscaping Area
- Proposed Stormwater Management Facility
- Proposed Security Fence
- Proposed Security Gate
- Proposed Security Patrol Area
- Proposed Security Checkpoint
- Proposed Security Guard Post
- Proposed Security Vehicle
- Proposed Security Equipment
- Proposed Security Supplies
- Proposed Security Services
- Proposed Security Training
- Proposed Security Research
- Proposed Security Development
- Proposed Security Innovation
- Proposed Security Collaboration
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KW COMMERCIAL 9

Work Already Advanced

A buyer begins beyond the raw-land stage

Completed or available

- Commercial planning and Gateway design
- Civil engineering plan set
- Conditional-use approval letter
- Roadway access improvements
- Retention pond
- Substantial clearing and rough grading
- Environmental and aquatic-resources records

Buyer confirmation

- Current approval status and transferability
- Final building and site-code compliance
- Utility locations, capacity, taps and fees
- As-built condition of installed improvements
- Stormwater operation and maintenance obligations
- Survey, title, easements and access rights
- Remaining permits and construction sequencing

Shovel-ready is a marketing description of the advanced project status, not a warranty that construction may begin without further permits, confirmations or plan updates.

Local Approval Milestone

Shopping-center conditional use and Gateway design approved

PETITION	Conditional Use 2022-023-M
APPLICANT / OWNER	DCCJ Properties / Dustin McCain at time of approval
PARCEL	LCTM parcel 242B-004
LOCATION	Off East Oglethorpe Highway
DECISION	Approved by Midway Mayor and Council
MEETING DATE	April 11, 2022
GATEWAY DESIGN	Approved at the same meeting
CONFIRMATION LETTER	Liberty Consolidated Planning Commission, April 21, 2022

The approval letter is reproduced in the exhibit section. A purchaser should confirm continued validity, conditions, required updates and the effect of any proposed changes with the applicable authorities.

Approval Letter Summary

Liberty Consolidated Planning Commission | April 21, 2022

Conditional Use 2022-023-M

DCCJ Properties / Dustin McCain

LCTM Parcel 242B-004

Off East Oglethorpe Highway

APPROVED

Midway Mayor and Council | April 11, 2022

The letter states that both the proposed shopping-center conditional-use petition and the Gateway design were approved during the April 11, 2022 meeting.

Signed by Gabriele Hartage, Zoning Administrator

Environmental and Wetlands Record

Defined diligence materials narrow the unknowns

PHASE I ESA	Completed report identified in the supplied project records
CORPS REVIEW	Aquatic Resources Delineation Review, SAS-2021-01071, dated March 1, 2022
REVIEW AREA	Approximately 3.95 acres referenced in the Corps letter
DELINEATED WETLAND	Approximately 0.60 acre identified in the supplied offering materials
BUYER ACTION	Review the report, delineation exhibit, current rules and any permit requirements

The Corps review letter states that the delineation is valid for five years from its date unless new information warrants revision. Because that period may be approaching or may have expired during a buyer's process, current confirmation is essential.

Utilities and Site Systems

Coordinate capacity before final design

Reported project infrastructure

- Water available
- Sanitary sewer available
- Electrical power available
- Retention pond constructed
- Roadway access lanes installed
- Rough grading substantially completed

Required verification

- Provider capacity and connection points
- Tap, meter and impact fees
- Fire-flow and backflow requirements
- Sanitary discharge and grease-management needs
- Electrical service size and transformer requirements
- Stormwater compliance and maintenance responsibilities

Utility availability does not equal reserved capacity. A buyer should obtain written provider confirmation tied to the final building program.

US 84 Frontage and Roadway Improvements

A visible corridor position with installed turn-lane work



FRONTAGE	Approximately 300 feet on E. Oglethorpe Highway / US 84
ROADWAY WORK	Deceleration lane and left-turn lane reported installed
BUYER ACTION	Confirm permits, ownership, maintenance, dimensions and as-built condition

Stormwater and Rough Grading

Meaningful horizontal work is already visible on site



Value already created

- Cleared development areas
- Retention pond
- Rough grading
- Access preparation
- Reduced early-site uncertainty

Next technical steps

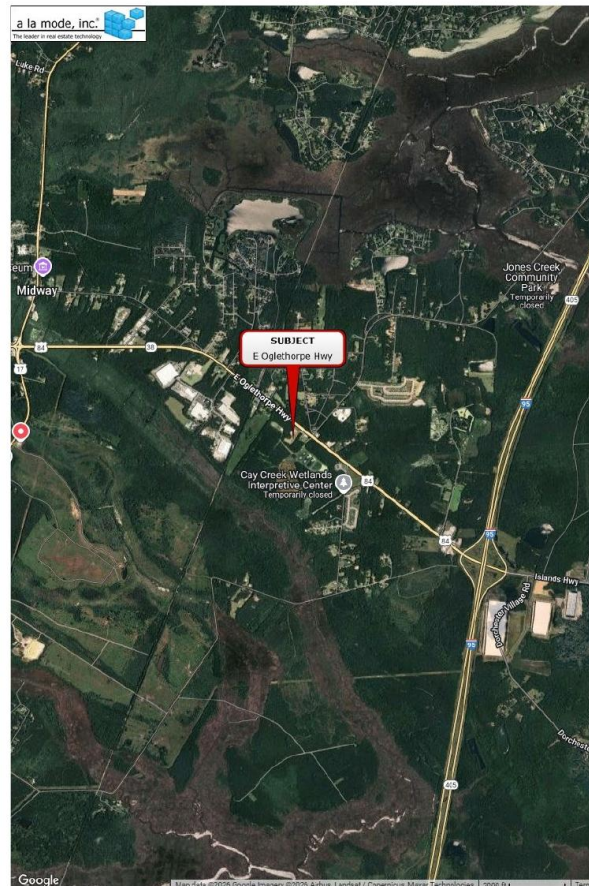
- Survey and topographic update
- As-built comparison to civil plans
- Geotechnical confirmation
- Stormwater inspection
- Earthwork balance and final grading plan

LOCATION

Regional Position

Midway within the Liberty County and coastal Georgia market

MAPS AND EXHIBITS CONTINUED



IMMEDIATE AREA MAP

Regional mapping reproduced from the January 2026 appraisal. Travel times and distances should be independently verified.

LOCATION

US 84 / I-95 Connectivity

A commercial corridor linking Midway with regional employment centers

MAPS AND EXHIBITS CONTINUED



AERIAL MAP

Market connections

- US 84 / E. Oglethorpe Highway
- I-95 and coastal Georgia access
- Hinesville-Fort Stewart customer base
- Midway residential and industrial growth corridor

Site fundamentals

- 4.55 acres
- Approximately 300 feet of frontage
- IC - Interstate Corridor zoning
- Fee-simple offering

Liberty County Growth Drivers

Population, industrial recruitment and public investment

70,313

2025 POPULATION EST.

7.7%

2020-2025 GROWTH

\$72M+

SEOHAN INVESTMENT

180+

ANNOUNCED JOBS

Gateway Plaza sits within a broader coastal Georgia economy influenced by Fort Stewart, port-related logistics, manufacturing recruitment and continued residential growth. These drivers support the long-term commercial story, but they do not substitute for tenant-specific demand analysis.

Regional signals

- Tradeport West Business Center received Georgia Ready for Accelerated Development Select status in April 2026.
- Seohan Auto Georgia announced a Liberty County investment exceeding \$72 million and more than 180 jobs.
- US 84 safety and median-improvement planning is identified in local planning materials.

Disciplined underwriting

- Confirm current traffic counts and access patterns.
- Test drive-time demographics for each proposed use.
- Inventory competing retail and restaurant supply.
- Require tenant-specific sales and occupancy assumptions.
- Do not convert announced investment dollar-for-dollar into retail demand.

Fort Stewart and Coastal Georgia

A durable employment base with regional industrial upside

Established demand base

- Fort Stewart supports the broader Hinesville-Liberty County housing and service economy.
- US 84 connects Midway with Hinesville and Fort Stewart to the west.
- I-95 connects the site area with Savannah, Brunswick and coastal employment corridors.
- Midway's position can serve both local residents and corridor traffic.

Growth considerations

- Hyundai and supplier investment is reshaping coastal Georgia employment patterns.
- Savannah port and logistics activity supports regional population and wage growth.
- Tradeport West improves Liberty County's industrial recruitment readiness.
- Each tenant must still validate its trade area, capture rate and site-specific sales potential.

MARKETING TAKEAWAY

Gateway Plaza offers developers a prepared commercial platform positioned between established military demand and expanding coastal Georgia employment corridors.

Flexible Commercial Vision

Illustrative concept - no tenant or lease is represented



Potential users

- Restaurant and food service
- Neighborhood retail
- Medical, dental and professional office
- Fitness and personal services
- Childcare or education
- Owner-user campus

Development approach

- Use the approved plan as the baseline
- Phase vertical construction around leasing
- Refine architecture for tenant requirements
- Coordinate signage and access
- Update costs and schedule before acquisition
- Seek approvals for material changes

Why Gateway Plaza Instead of Raw Land?

Time, certainty and completed work are the core value proposition

AREA	GATEWAY PLAZA	TYPICAL RAW LAND
Planning	Start from an approved commercial framework	Begin concept development
Civil engineering	Review and update an existing plan set	Commission plans from the beginning
Access	Installed lane improvements reported	Design, permit and construct access
Stormwater	Retention pond and grading in place	Solve drainage and construct systems
Entitlement	Prior shopping-center and Gateway approvals	Pursue zoning and discretionary approvals
Environmental	Existing Phase I and Corps review records	Begin baseline diligence

The buyer still bears execution risk. The advantage is a more advanced starting point, not elimination of permitting, financing, leasing or construction risk.

Development Timeline

Completed milestones compress the front end of a buyer's process



Exact timing depends on buyer program, approval currency, final design, tenant requirements, financing and contractor availability.

Development Value Already Created

Completed work reduces time and front-end uncertainty

ENTITLEMENT

Shopping-center conditional use and Gateway design approval

ENGINEERING

Commercial civil plan framework

ACCESS

Reported deceleration and left-turn lane improvements

STORMWATER

Retention pond and site drainage infrastructure

EARTHWORK

Clearing and substantial rough grading

DILIGENCE

Phase I environmental and aquatic-resources records

The offering price reflects the seller's position on the assembled site and development work. Buyers should independently assess the contributory value and remaining cost of each item.

Offering Price and Independent Review

The asking price is a negotiated development-opportunity position

\$2,500,000

ASKING PRICE

The asking price reflects the assembled acreage, approved commercial framework, engineering, installed access improvements, stormwater infrastructure, grading and development-time advantage. It is not presented as an appraisal update or as a guarantee of completed-project value.

Available valuation material

- January 2026 independent appraisal
- Distinct as-is and hypothetical completed-improvement scenarios
- Supporting land and market analysis
- Full report available for qualified buyer review

Required buyer analysis

- Independent land and improvement valuation
- Current construction and soft-cost budget
- Lease-up, rent and expense assumptions
- Financing structure and return thresholds
- Sensitivity to schedule and absorption

Completed-improvement scenarios assume future capital, construction, leasing and execution. They are not interchangeable with current as-is value.

Acquisition Metrics

Simple measures for initial screening

ASKING PRICE	\$2,500,000
SITE AREA	Approximately 4.55 acres
PRICE PER ACRE	Approximately \$549,451
APPROVED BUILDING AREA	Approximately 24,600 square feet
LAND PRICE PER APPROVED SF	Approximately \$101.63
PROGRAM	6,400 SF restaurant/office + 11,200 SF retail + 7,000 SF retail

These ratios exclude future hard costs, soft costs, financing, tenant improvements, leasing commissions, contingency, carrying cost and any required update to existing improvements or plans.

Development Risk Matrix

The project is advanced, but disciplined confirmation still matters

TOPIC	ADVANTAGE	BUYER ACTION
Approvals	Prior approvals documented	Confirm current validity and modifications
Civil plans	Completed framework available	Update for current codes and final users
Access	Installed improvements reported	Confirm permits, as-builts and maintenance
Wetlands	Delineation reviewed in 2022	Obtain current jurisdictional guidance
Utilities	Availability reported	Confirm capacity, points and fees
Site work	Pond and grading visible	Inspect condition and remaining scope
Leasing	Flexible program	No lease or tenant is included

Available Project Records

A structured document room supports buyer evaluation

Core property records

- Survey and legal description
- Title materials and easement review
- Zoning and conditional-use approval letter
- Approved civil plan set and revisions
- Access and roadway documentation
- Available appraisal and market materials

Technical records

- Phase I Environmental Site Assessment
- March 2022 Corps aquatic-resources review and exhibit
- Utility information and correspondence
- Stormwater and grading documentation
- Available cost estimates and engineering files
- Photographs and conceptual renderings

DATA-ROOM ACCESS

Qualified prospects may request access through Jordan Roberson. Availability is subject to seller approval, confidentiality requirements and the condition of the underlying records.

Document Index

Representative records identified for buyer review

ENTITLEMENT	LCPC approval letter dated April 21, 2022
CIVIL	Approved commercial civil development plans
ENVIRONMENTAL	Phase I Environmental Site Assessment
WETLANDS	SAS-2021-01071 Aquatic Resources Delineation Review
VALUATION	January 2026 independent appraisal
TITLE	Available title search and legal records
FINANCIAL	Historical project estimates; buyer must update
MARKETING	Current property photography and conceptual imagery

This index is not a representation that every record is current, complete, transferable or sufficient for a purchaser's intended use.

NEXT STEPS

Broker and Offer Process

Submit a complete proposal through KW Commercial

OFFERING PRICE	\$2,500,000
PROPERTY	4.55-acre fee-simple commercial development site
LOCATION	E. Oglethorpe Highway (US 84), Midway, GA 31320
PARCEL	Liberty County parcel 242B004
LISTING CONTACT	Jordan Roberson, Commercial Agent, KW Commercial
TRANSACTION	Cash or buyer-arranged financing; subject to executed agreement

Requested offer content

- Purchase price and earnest money
- Due-diligence period
- Closing schedule
- Financing and approval contingencies
- Evidence of funds or lender support
- Requested documents and site access

Jordan Roberson

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- Office: 912-356-5001
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- 124 Habersham Street
- Savannah, Georgia 31401

Confidentiality and Disclaimer

Prospective purchasers must perform independent due diligence

This Offering Memorandum has been prepared solely to provide preliminary information to prospective purchasers. It is not an offer to sell, a contract, a representation, a warranty, an appraisal update, a land survey, a title opinion, an environmental report, an engineering certification or a guarantee of development feasibility.

Information has been assembled from seller discussions, supplied documents, an appraisal and public sources believed reliable, but it has not been independently verified in all respects. Acreage, boundaries, frontage, zoning, approvals, access, utilities, wetlands, environmental conditions, site-work completion, development costs, schedules, traffic, market data, rents and values are subject to change and independent verification.

No tenant, lease, letter of intent, restaurant operation, income stream or construction contract is included in the offering unless expressly stated in a fully executed purchase agreement. Renderings and development layouts are conceptual or historical and may not reflect a buyer's final design.

The property is offered subject to prior sale, withdrawal, modification and the seller's sole discretion. Prospective purchasers must conduct their own legal, title, survey, zoning, engineering, environmental, market, financial, tax and physical due diligence and should rely only on their own advisers and final written agreements.

Public-source references include U.S. Census Bureau QuickFacts; Georgia Department of Economic Development; Office of the Governor of Georgia; Liberty Consolidated Planning Commission; and local comprehensive-planning materials.

GATEWAY PLAZA | MIDWAY, GEORGIA

Presented by Jordan Roberson | KW Commercial