

**FOR SALE: PRIME COMMERCIAL LAND IN SEGAMAT, JOHOR**

2.9 acres commercial land strategically located in Segamat, Johor, a growing hub of economic and infrastructural development.

**Plot 1**

- Location : Lot 30726, Daerah Segamat, Mukim Sungai Segamat, Johor
- Size : 11,753 meter<sup>2</sup> | 126,508 ft<sup>2</sup> | 2.9 Acres
- Price : **MYR 63,254,000** | MYR 500 per sq. ft.
- Remarks : Rectangular-shaped land bordered by a row of shops on three sides and the main road, Jalan Laksamana, on the fourth.



## Why Invest in Segamat?

Located in northern Johor between Kuala Lumpur and Singapore, Segamat is rapidly developing into a thriving commercial and residential hub, driven by key economic and infrastructural advancements.

## Economic Highlights

- Agricultural Strength:**
  - Known for its significant contributions to Malaysia's palm oil and rubber production.
- Development Initiatives:**
  - Under the 13<sup>th</sup> Malaysia Plan (2026-2030), the East Coast Economic Region Development Council (ECERDC) is positioning Segamat as a major contributor to Malaysia's 'Food Basket' initiative, encouraging investments in agriculture and related sectors.<sup>1</sup>
- Infrastructure Enhancements:**
  - Gemas-Johor Bahru Electrified Double-Tracking Project (EDTP): The upgraded Segamat railway station, operational since May 2024, significantly improves connectivity.<sup>2</sup>
  - Proposed Highway Development: Plans to further enhance road accessibility to boost economic activity.<sup>3</sup>
  - ETS (Electric Train Service): Direct service from KL Sentral to Segamat is expected to be operational sometime in 2025. Once operational, it takes approximately 2 hours and 38 minutes, via Lebuhraya Utara-Selatan/E2 and Route 23

## Healthcare Advancements

Segamat is witnessing significant growth in its private healthcare infrastructure, further enhancing its attractiveness for investors:

- Oriental Medical Segamat: A 150-bed private hospital by Oriental Holdings Berhad, located within Bandar IOI Segamat, set to open by 2026.<sup>4</sup>
- Segamat Specialist Hospital: The district's first specialist hospital under construction in Pusat Komersial Sri Utama Segamat.

## Commercial and Township Developments

- 1Segamat Shopping Centre:<sup>5</sup>
  - Acquired by Hektar REIT for MYR 104 million, reflecting strong investor confidence in Segamat's retail sector.
- Bandar IOI Segamat:<sup>6</sup>
  - A 495-acre integrated township located 7 km from Segamat town center, offering a blend of residential and commercial opportunities.

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<sup>1</sup> <https://www.freemalaysiatoday.com/category/nation/2018/04/03/segamat-declared-new-ecer-development-area/>

<sup>2</sup> [https://en.wikipedia.org/wiki/Segamat\\_railway\\_station](https://en.wikipedia.org/wiki/Segamat_railway_station)

<sup>3</sup> <https://www.thestar.com.my/metro/metro-news/2022/08/29/highway-will-help-drive-segamats-development>

<sup>4</sup> [https://www.nst.com.my/business/2022/09/830000/oriental-holdings-build-rm150-million-medical-centre-johor#google\\_vignette](https://www.nst.com.my/business/2022/09/830000/oriental-holdings-build-rm150-million-medical-centre-johor#google_vignette)

<sup>5</sup> <https://theedgemalaysia.com/article/hektar-reit-acquire-1segamat-mall-ecofirst-rm104m#>

<sup>6</sup> <https://www.ioiproperties.com.my/township/segamat>

*From the desk of Amy Ho*

**Investment Potential**

Segamat's strategic location, robust agricultural base, expanding healthcare services, and ongoing infrastructure enhancements make it a compelling choice for investors. These land parcels are positioned to capitalize on Segamat's transformation into a burgeoning commercial and residential hub.

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