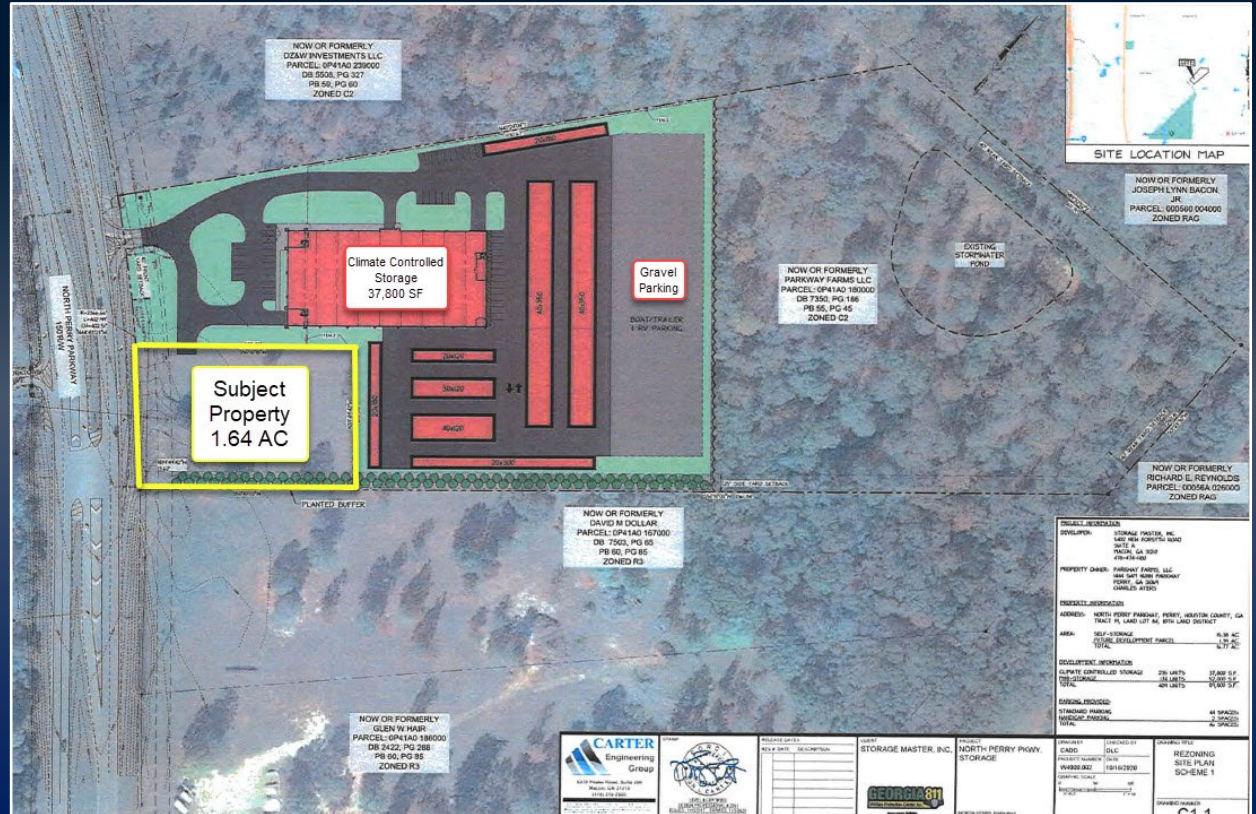


# COMMERCIAL LOT FOR SALE

424 PERRY PARKWAY  
PERRY, GA 31069  
HOUSTON COUNTY

±1.64 ACRES

ASKING PRICE:  
\$349,000

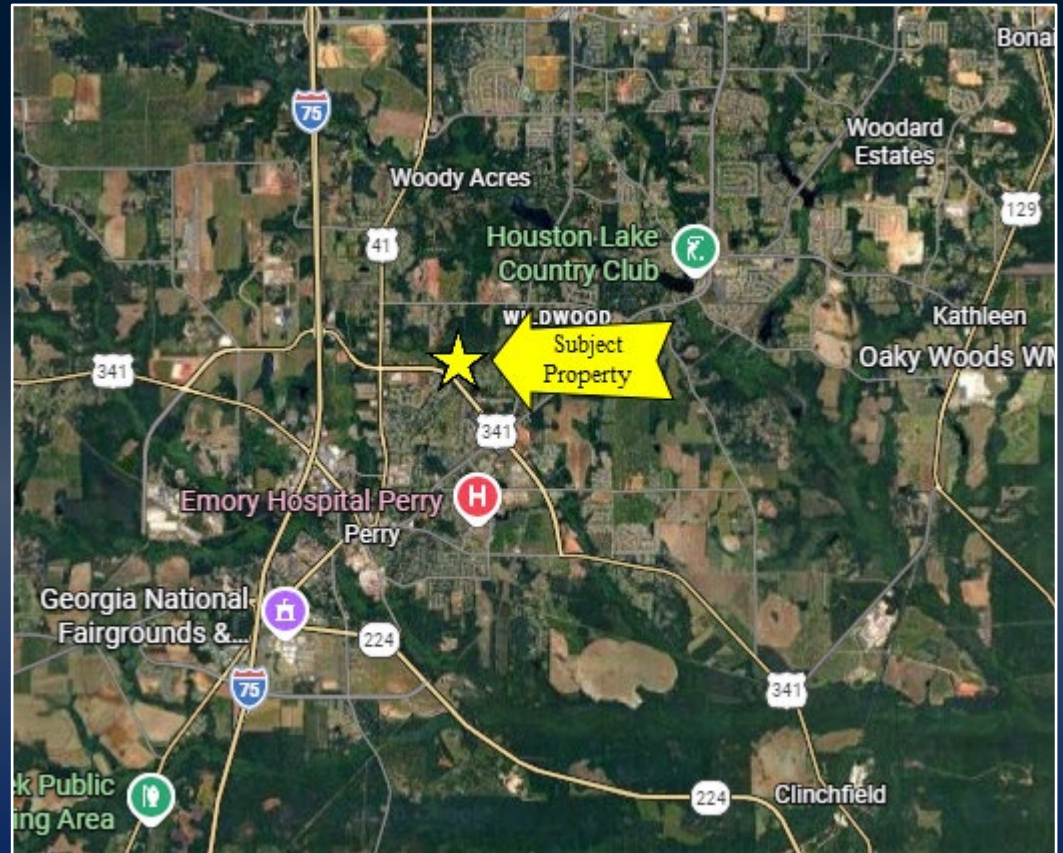


**KING KEMPER C: 478.957.1920**  
 KKEMPER@THESUMMITGROUPMACON.COM  
 4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
**O: 478.750.7507**  
 WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±1.64 acres
- Zoned C-1 (Highway Commercial District)
- Water available to site
- Detention available with curb cut & decel lane in place
- Access across from the storage center parking lot
- Located within a growing area supported by continued residential and commercial expansion throughout Houston County
- High traffic location along Perry Parkway, providing excellent visibility and exposure for future businesses



**424 PERRY PARKWAY  
MACON, GA 31069  
BIBB COUNTY**

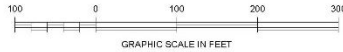


# SURVEY

## MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC. AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 891,100 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 08/13/22.
4. TOTAL AREA OF PROPERTY = 1.64 ACRES.
5. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FROM PARCEL CP4140 180000 AS SHOWN HERE ON.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



## CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

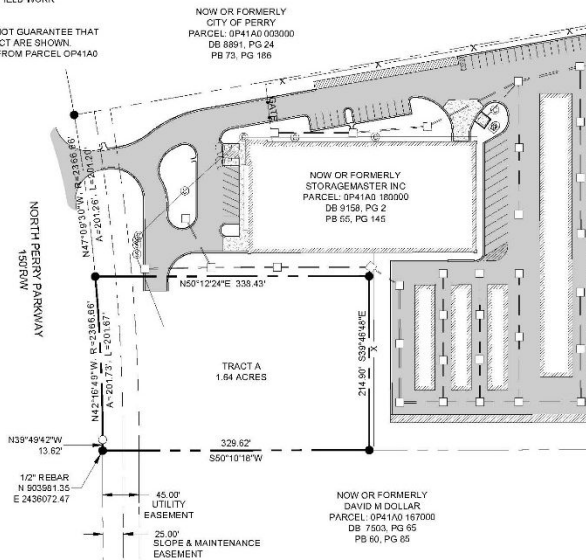
*Spencer H. Johnson*  
Spencer H. Johnson, GARLS#3171  
CDA #LSF000949



THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING, (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

## LEGEND OF SYMBOLS

IRON PIN FOUND	●
IRON PIN SET (1/2" REBAR W/CAPI)	○
PROPERTY LINE	---
EASEMENT LINE	- - - -
SANITARY SEWER MANHOLE	⊗
DROP INLET	⊕
CLEAN OUT	⊖
FENCE	X
STORM SEWER LINE	---
SANITARY SEWER LINE	- - - -
ASPHALT	▨



Revisors:	DATE:
Drawn By:	
Checked By:	
R.L.S. No.:	3171
Date:	9-13-22
Scale:	1"=100'
Sheet No.:	1 of 1

WELLSTON ASSOCIATES  
LAND SURVEYORS, LLC  
REGISTERED LAND SURVEYORS  
10101 WOODBRIDGE DRIVE  
SUITE 200  
DUBLIN, GA 31006  
PHONE: 404.487.7448  
WWW.WELLSTONASSOCIATES.COM

SUBDIVISION SURVEY  
LANDS OF  
STORAGEMASTER, INC  
LAND LOT 84  
10TH LAND DISTRICT  
PERRY  
HOUSTON COUNTY  
GEORGIA

Project No.: 1076-032  
Drawing No.: B05  
Drawn By: J.L.P.  
Checked By: S.H.J.

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