THE SUMMIT GROUP

AGRICULTURAL VILLAGE LOTS

AG VILLAGE BOULEVARD
PERRY, GA 31069
HOUSTON COUNTY



SEE PAGE 2 FOR PRICING



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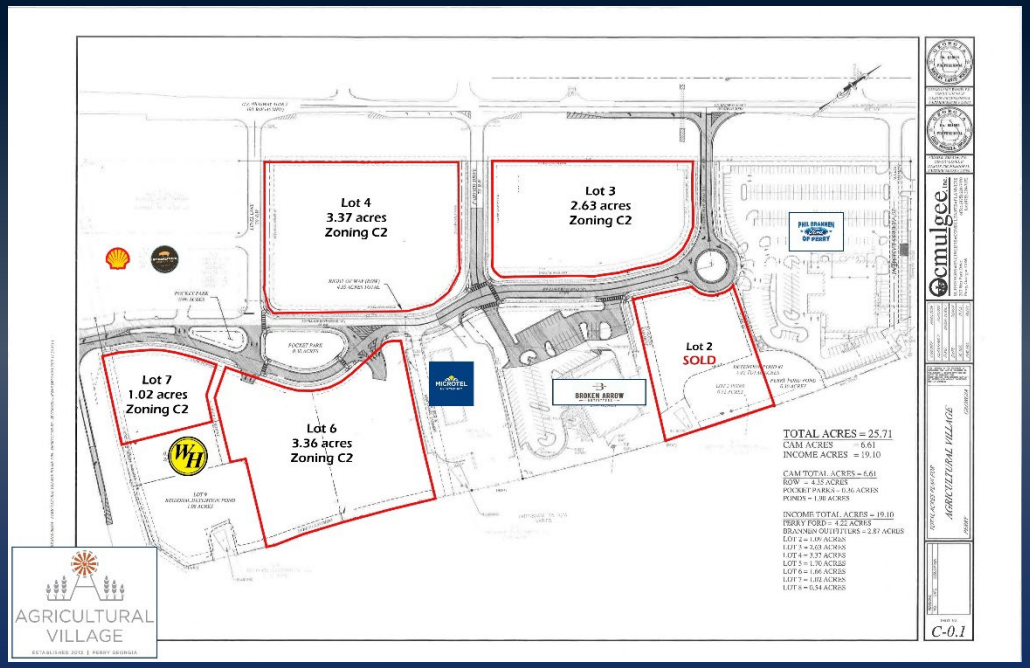
Property Information

- ±11.47 acres

Lot 2	±1.09 acres	Sale Price: $475,000 (SOLD)
Lot 3	±2.63 acres or	Sale Price: $1,243,200
	(4) ±.60 lots	Sale Price: $450,000 per lot
Lot 4	±3.37 acres or	Sale Price: $500,000 per lot
	(4) ±.86 lots	
Lot 6	±3.36 acres	Sale Price: $1,609,000 (Can be subdivided)
Lot 7	±1.02 acres	Sale Price: $600,000

- Zoned: C-2 (Commercial)
- Public water, sewer and natural gas available; master detention provided for all lots
- Restrictive covenants in place (ask broker for details)
- Ag Village businesses include Broken Arrow Outfitters, Waffle House, Phil Brannen Ford, Stripling's General Store and Microtel by Wyndam
- Excellent location adjacent to Interstate 75 (Exit 134) at the intersection of Perry Parkway and Highway 41



Ag Village Boulevard
Perry, GA 31069
Houston County

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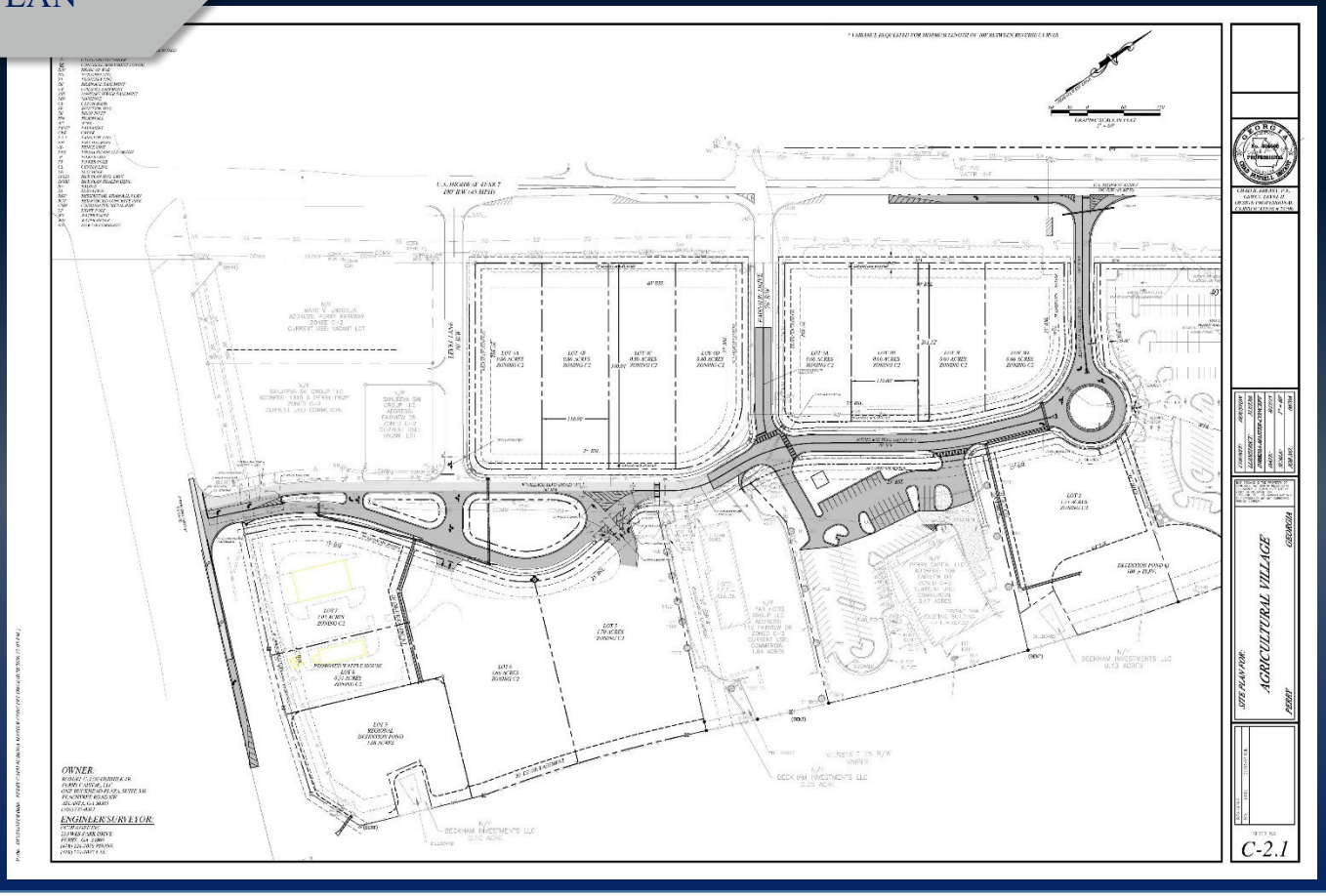
Site Plan



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Property Information

The Georgia National Fairgrounds & Agricenter in Perry, Georgia is an 1,100-acre year-round event venue that hosts everything from livestock exhibitions and trade shows to the signature Georgia National Fair in October and the Georgia National Rodeo in February. In 2025 the Fair drew approximately **612,706** visitors over 11 days. The Georgia National Fairgrounds averages about 200 events annually attracting around 1 million visitors traveling from around the country and world.

Fast Facts:

1. The facility supports Georgia's agriculture/agribusiness mission by hosting livestock shows, equine shows, RV rallies, trade shows, dog shows, major expos and more!

2. The annual Georgia National Rodeo held in February is a PRCA sanctioned rodeo, with contestants earning points to compete in the National Finals Rodeo in November.

3. The Georgia National Fairgrounds hosts one of the largest equine events in the country, the National Barrel Horse Association Youth World Championships in July and Open and Senior World Championships in October. These 2 events alone bring over 93,000 visitors to the area.

4. Over 75% of the events held on site are free and open to the public!

5. Yearly Economic Impact: $133 million for the State of Georgia and $35 million in Houston County

   - Numbers are based on a 2023 study by UGA's Carl Vinson Institute of Government of the events from 2022

6. For more information make sure to visit www.gnfa.com

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ESTABLISHED 2013 | PERRY GEORGIA

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Houston County

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DEMOGRAPHICS

Traffic Counts (GDOT 2025 Estimates:)
I-75 North – 57,579 VPD
I-75 South – 55,796 VPD

Ag Village Boulevard - Perry, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	732	7,748	19,448
2030 ESTIMATED POPULATION	819	8,164	20,625
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2025 HOUSEHOLDS	327	3,165	7,593
2030 HOUSEHOLD ESTIMATES	368	3,359	8,107
HOUSEHOLD INCOME	**1 MILE**	**3 MILE**	**5 MILE**
2025 HH INCOME	$106,944	$76,358	$88,305
2030 HH INCOME ESTIMATE	$120,787	$86,571	$98,517

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
$76,358	7,748	3,165	5.5%	2,734

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