

COMMERCIAL PARCELS FOR SALE

340 GEN COURTNEY HODGES &
847 OAK RIDGE DRIVE
PERRY, GA 31069
HOUSTON COUNTY

±2.16 ACRES

ASKING PRICE:
\$975,000



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PROPERTY INFORMATION

- ±2.16 Acres total
Parcel A: ±1.7 acres
Parcel B: ±0.46
- Zoned: MUC (Mixed-Use Commercial)
- Public utilities available
- Curb cut in place off Courtney Hodges and Oak Ridge Dr
- High visibility on a major corridor between Downtown Perry and I-75
- Positioned near national retailers, hotels, restaurants, and the Georgia National Fairgrounds
- Ideal for restaurant, QSR, medical, office, or mixed-use development

CONCEPTUAL RENDERING



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2024):
 General Courtney Hodges – 8,720 VPD
 Larry Walker Parkway – 12,200 VPD

340 Gen Courtney Hodges & 847 Oak Ridge Dr - Perry, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	13,849	22,107	78,989
2030 ESTIMATED POPULATION	14,663	23,552	83,838
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	5,753	8,649	28,895
2030 HOUSEHOLD ESTIMATES	6,138	9,276	30,793
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$79,614	\$88,156	\$110,407
2030 HH INCOME ESTIMATE	\$89,198	\$98,194	\$121,520

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$88,156



22,107



8,649



3.8%



17,553

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MAP



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