

REDEVELOPMENT OPPORTUNITY FOR SALE

105 GENERAL COURTNEY
HODGES BOULEVARD
PERRY, GA 31069
HOUSTON COUNTY

±22,651 SF TOTAL
±4.19 ACRES

PRICE REDUCED:
\$1,750,000
\$1,550,000



ZACK EMERICK C: 478.972.7303
ZEMERICK@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Four (4) buildings totaling $\pm 22,651$ SF situated on ± 4.19 acres
- Zoned IMU (Interstate Mixed-Use)
- Built in 1972
- Water, power, and sewer to site
- High visibility location with approximately 395' of frontage on Interstate 75
- Surrounded by established national brands including Walmart Supercenter, Publix, Cracker Barrel, Longhorn Steakhouse, Hampton Inn, and Holiday Inn Express
- Convenient access to Interstate 75 (Exit 135) and The Georgia National Fairgrounds & Agricenter which welcomes an average of one million visitors per year



105 GENERAL COURTNEY
HODGES BOULEVARD
PERRY, GA 31069
HOUSTON COUNTY



DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2025 Estimates)
Interstate 75 N – 59,000 VPD
Interstate 75 S – 67,800 VPD

105 General Courtney Hodges Blvd - Perry, GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	12,288	21,886	75,020
2031 ESTIMATED POPULATION	13,127	23,514	80,179
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	5,093	8,580	27,540
2031 HOUSEHOLD ESTIMATES	5,481	9,278	29,553
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$82,560	\$95,162	\$123,146
2031 HH INCOME ESTIMATE	\$96,693	\$110,253	\$140,234

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$95,162



21,886



8,580



4.3%



9,890

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

