

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



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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



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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

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