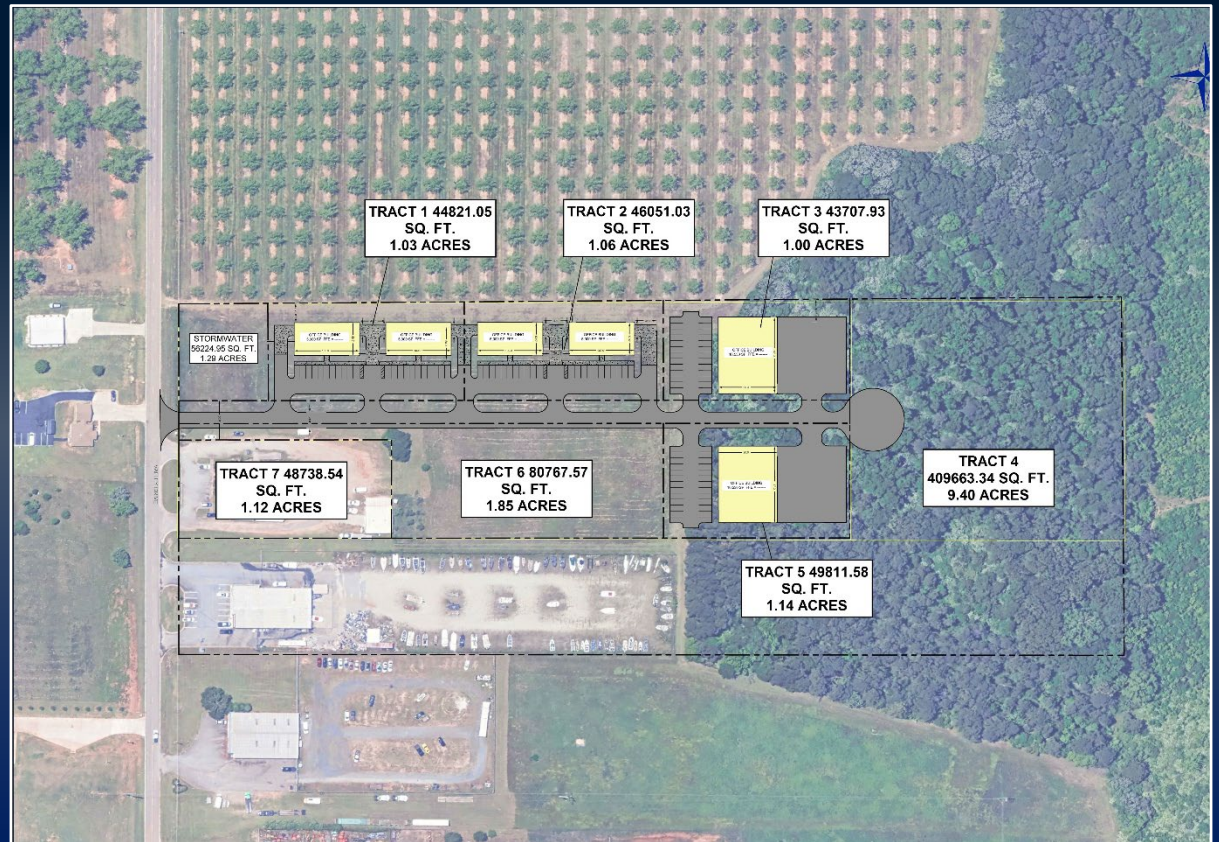


COMMERCIAL LAND FOR SALE

420 VALLEY DRIVE
PERRY, GA 31069
HOUSTON COUNTY

±9.85 ACRES

ASKING PRICE:
\$699,999



BO ELLIOTT C: 478.718.2049

BELLIOTT@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

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PROPERTY INFORMATION

- Three tracts totaling ±9.85 acres
 - ±4.38 acres, Zoned M-2 (420 Valley Drive)
 - ±3.47 acres, Zoned M-2 (Valley Drive)
 - ±2 acres, Zoned C-2 (414 Valley Drive)
- Owner will subdivide
- Flat topography
- The buildings featured on the conceptual drawing (previous page) would be used for 5,000 – 10,000 SF office warehouses
- Sewer, water, and utilities to site
- Positioned in a growing commercial and industrial corridor in Perry
- Conveniently located one mile from I-75 (Exit 136) and two miles from Downtown Perry



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