

Redevelopment Opportunity Property

FOR SALE



REDEVELOPMENT OPPORTUNITY IN PERRY, FL

2238 S Byron Butler Pkwy, Perry, FL 32348

JAKE MCPHAIL

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PROPERTY DESCRIPTION

Unlock a premier fuel-retail development site with flexible value-add upside. This 4.26-acre parcel is fully pad-ready, with utilities stubbed to pad and curb cuts in place, enabling rapid ground-up construction of multi-bay fueling, a modern C-store and ancillary retail. Alternatively, retain the existing 66-room motel for interim cash flow while securing entitlements and financing for your flagship project.

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Proximity to major roads
- Existing infrastructure
- High visibility location
- Easy access for customers
- Room for expansion
- 4.26 acres

OFFERING SUMMARY

Sale Price:	Unpriced
Number of Units:	66
Lot Size:	4.26 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	743	3,813	4,923
Total Population	1,794	9,543	12,336
Average HH Income	\$72,338	\$73,402	\$74,967

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PROPERTY DESCRIPTION

This 4.26-acre parcel on US-19 in Perry, FL, featuring 380ft of frontage, dual curb cuts and $\pm 17,000$ VPD. Zoned HM-39 for convenience retail, fuel islands and drive-thrus, the site is fully serviced by city water, sewer and Duke Energy 3-phase power. Deliver as raw land for immediate ground-up development, or convert the existing 24,375 SF, 66-room exterior-corridor motel into interim income while entitlements are secured. Ideal for C-store operators or high-end fuel & service concepts seeking maximum visibility and flexibility

LOCATION DESCRIPTION

Located on the east side of US-19 between Everett Way and Baxter Road, just one mile south of the Perry-Foley Airport. Surrounding retailers include Walmart Supercenter and Dollar General; lodging options (Hampton Inn, Holiday Inn Express) and light industrial employers lie within a one-mile radius. Easy access to US-98 and downtown Perry's civic, dining and medical amenities make this site a prime draw for both locals and through-traffic.

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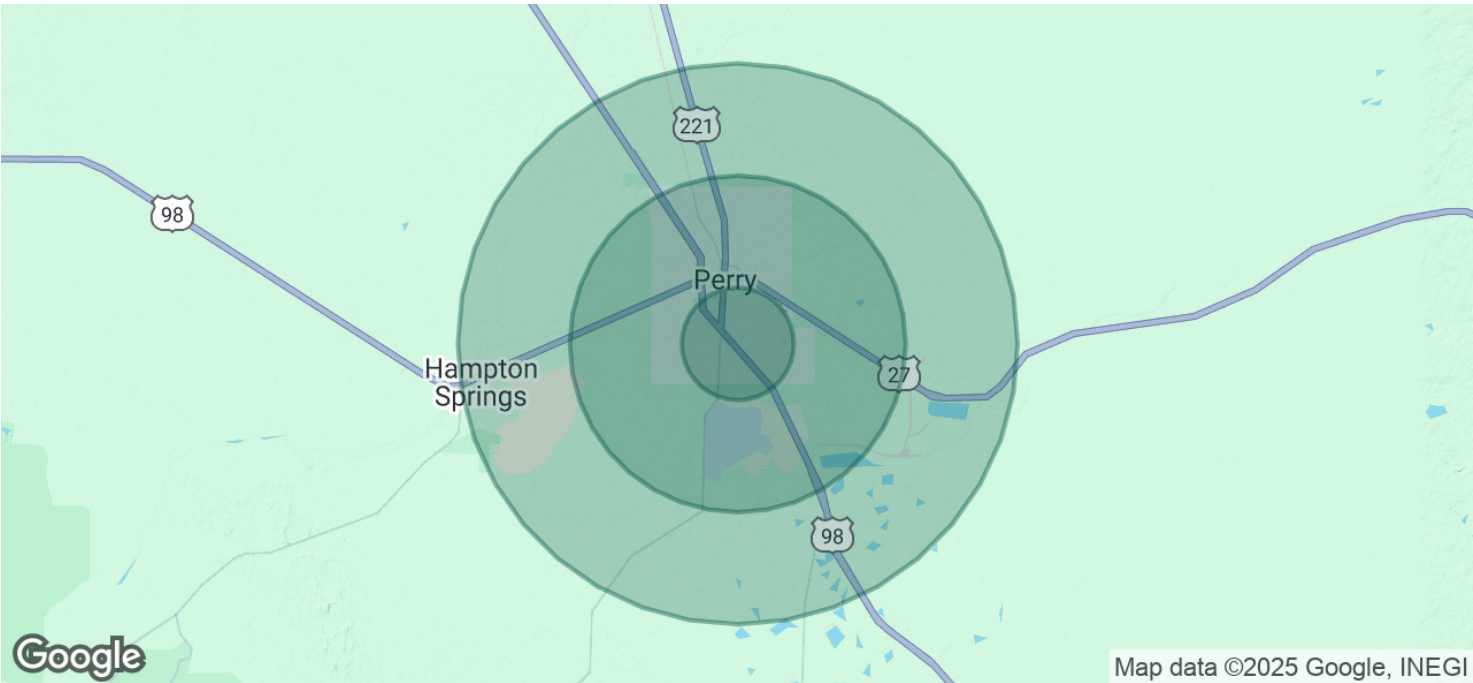


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,794	9,543	12,336
Average Age	40	41	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	743	3,813	4,923
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$72,338	\$73,402	\$74,967
Average House Value	\$184,418	\$158,201	\$154,280