

AGENT HANDOUT



MLS #: 232955 **Price:** \$335,000 **Status:** ACTIVE
Address: 101 Westview LN
City: Perry **Zip:** 31069
County: Houston County **Type:** Commercial Lot
Subdvn: **Appx Age:** **Yr Built:**
Area: Perry & South Houston Co.
Class: COMMERCIAL
Water: Water
Electric: Yes **Gas:** Yes
3 Phase Electric: Yes
Approx Acreage: 0.68 **Approx Total SqFt:** 0
Lot Size/Dimensions: 109x235x109x241
New Loan Type:

Virtual Tour
 09/13/2025 07:41 AM

O Code: L HUDSO
M D H

LA: William Hudson - MOB: 478-952-1174
LO: HUDSON REALTY, INC - OFF: 478-952-1174
Co-LA:
Co-LO:

GENERAL INFO

Main Size Water Inches	Zoning Type	IMU	Foreclosure (Y/N)	No
Warehouse SqFt	Traffic Count			
Retail SqFt	Approx Lot SqFt	29,025		
Office SqFt	Front Feet	235		
Res Unit SqFt	# Stories	0		
Rail Frontage Y/N	Year Built			
Loading Deck Y/N				

FEATURES

TOPOGRAPHY: Slopes Left to Right, Slopes Toward Street, Flat
AIR CONDITIONING: None
WATER: City/County
SEWER: City/County
CURRENT BUILDING USE(S): See Remarks

LEGAL

Land Lot 315	Block	Plat Book 83	Deed Book Page 244	Total Expenses Amt
District 13	Phase	Plat Book Page 251	Assumable Y/N No	Net Operating Income Amt
Lot # 1	Section	Deed Book 979	Gross Operating Inc Amt	Cash Flow Amt
				USDA Y/N

DIRECTIONS

Directions **I-75 South, to exit 135-(Marshallville Rd) turn left, then immediate left onto Lect Dr, Vacant Lot down on the right.**

SHOWING INFO

TO SHOW Show Anytime	Occupancy Vacant	Owner 1 Dixie Homes, LLC
Agency Exclusive Right of Sale	COOP 05	Owner 1 Phone 1
KEY None Needed		Short Sale (Y/N) No

REMARKS

Prime Location for a Restaurant, or Loft, small Motel, or laundromat, close to i-75 and the Georgia National Fairgrounds and AGI Center. Lot is Vacant paved frontage on 3 sides- Lect DR. , Westview Ln, and Lee Street.

AGENT REMARKS

Lot is Vacant paved frontage on 3 sides- Lect Dr., Westview Ln, and Lee Street.

SOLD INFO

Contract Date	Selling Agent 1 - Agent Name and Phone	Latitude
Closing Date	Selling Office 1 - Office Name and Phone	Longitude
How Sold	Co-Selling Agent 2 - Agent Name and Phone	
Sold Price	Co-Selling Office 2 - Office Name and Phone	
Seller Concessions		

This information is deemed reliable, but not guaranteed.