



OFFERING MEMORANDUM

HOUSTON COUNTY DEVELOPMENT SITE

±0.68 ACRES | FOR SALE

101 WESTVIEW LANE
PERRY, GA 31069

EXCLUSIVELY LISTED BY:

JOHN DEYONKER
PARTNER, BULL REALTY
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BULL REALTY, INC.
50 GLENLAKE PARKWAY, SUITE 600
ATLANTA, GA 30328
BULLREALTY.COM

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing brokers to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



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- 02 DISCLAIMER & LIMITING CONDITIONS
- 04 EXECUTIVE SUMMARY
- 05 PROPERTY INFORMATION
- 06 PHOTOS
- 07 ABOUT THE AREA
- 08 BROKER PROFILES
- 09 ABOUT BULL REALTY

EXECUTIVE SUMMARY

HOUSTON COUNTY DEVELOPMENT SITE

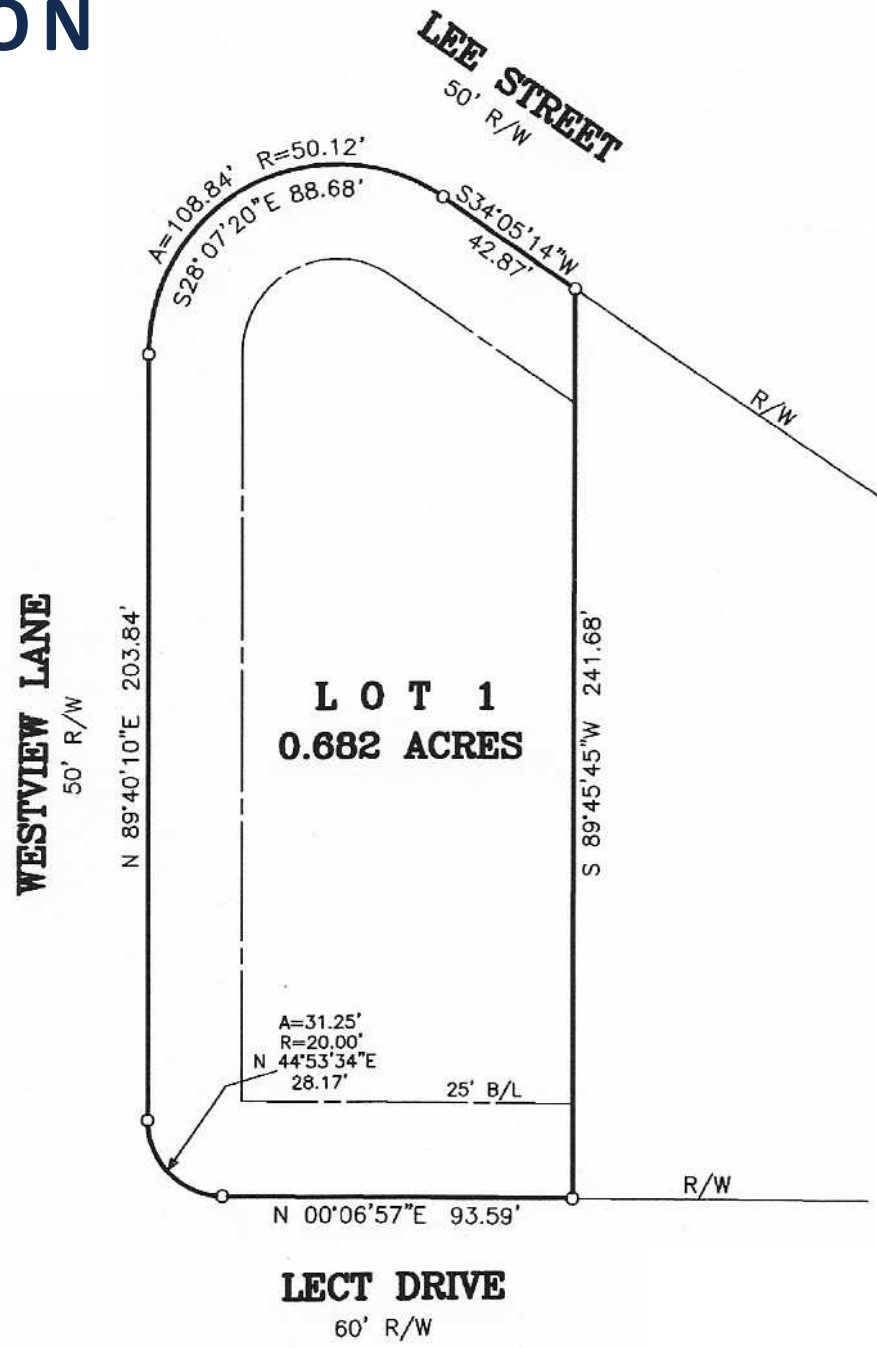
Opportunity to acquire a prime ± 0.68 -acre development site in Perry, Georgia. Conveniently located off Interstate 75 at Exit 135, this property is adjacent to Waffle House, directly across from Cracker Barrel, and near several hotels. The site features road frontage on three sides, is rough-graded, and has access to all utilities. Zoned IMU (Interstate Mixed Use), it is ideal for restaurants, retail, and various commercial developments.

PROPERTY HIGHLIGHTS

- ± 0.68 -acre development site
- Prime location just off I-75 at Exit 135
- Zoned IMU (Interstate Mixed Use), permitting most commercial uses
- Adjacent to Waffle House and directly across from Cracker Barrel
- High traffic counts on I-75: 52,900 vehicles per day
- Close to the Georgia National Fairgrounds
- Access to all utilities available

PROPERTY INFORMATION

ADDRESS	101 Westview Lane Perry, GA 31069
SITE SIZE	±0.68 Acre
ZONING	IMU
PARCEL ID	OP0290 019000
FRONTAGE	93.5' Lect Drive 203' on Westview Lane
CROSS STREETS	Larry Walker Parkway
PROPOSED USE	Restaurant or retail
TOPOGRAPHY	Level
SALE PRICE	\$335,000





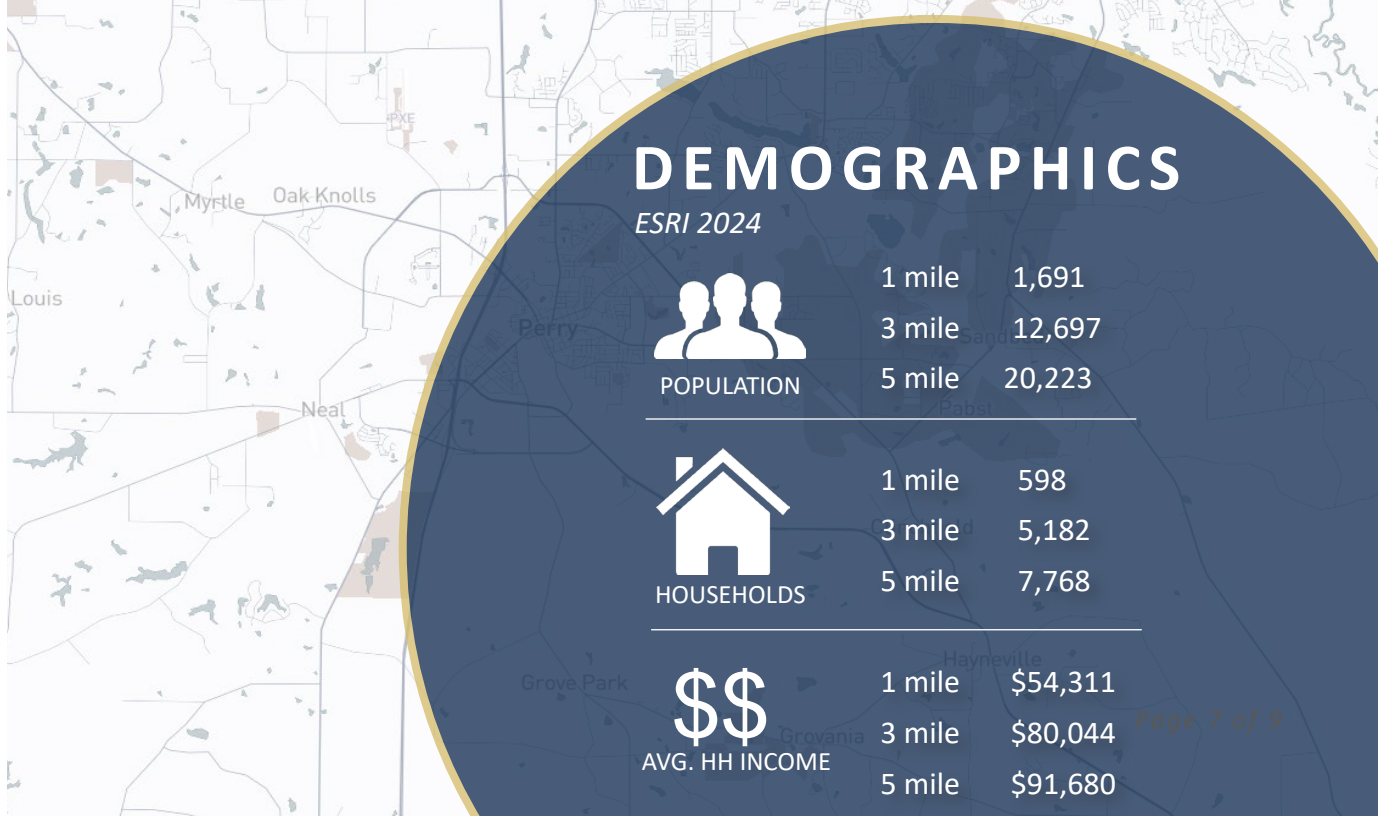
ABOUT THE AREA

PERRY, GEORGIA

Perry, Georgia, known as the "Crossroads of Georgia," is a small city in Houston County that blends Southern hospitality with modern amenities. Its historic downtown area is a hub of activity, featuring unique shops, local eateries, and cultural attractions that highlight the city's rich heritage. Perry fosters a strong sense of community, making it a welcoming place for both residents and visitors.

A major draw to Perry is the Georgia National Fairgrounds and Agricenter, which hosts events like the Georgia National Fair, livestock shows, and concerts, attracting thousands of visitors annually. The city's strategic location along Interstate 75 has fueled economic growth, with thriving retail, dining, and hospitality industries. Additionally, Perry's parks and outdoor spaces, such as Rozar Park and Creekwood Park, offer numerous opportunities for recreation and family-friendly activities.

Perry is also celebrated for its vibrant events and festivals, which bring the community together to honor its culture and heritage. As part of the Houston County School District, Perry offers access to quality education, with nearby colleges and universities enhancing learning opportunities. With its warm atmosphere and convenient location, Perry continues to grow as a destination for living, working, and visiting.



DEMOGRAPHICS

ESRI 2024



POPULATION

1 mile	1,691
3 mile	12,697
5 mile	20,223



HOUSEHOLDS

1 mile	598
3 mile	5,182
5 mile	7,768



AVG. HH INCOME

1 mile	\$54,311
3 mile	\$80,044
5 mile	\$91,680

Broker Profile



JOHN DEYONKER

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President, Land & Developer Services
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JohnD@BullRealty.com

John DeYonker became a part of Bull Realty after an extensive career in Atlanta real estate and owning his own brokerage firm. With over two decades of experience, he brought his expertise to Bull Realty to provide his clients with a marketing platform proven to maximize asset value. He gained recognition from the Atlanta Commercial Board of Realtors, ranking as the #5 land broker in one year and #4 in another, along with repeated acknowledgments in subsequent years for being a top 10 land broker in Atlanta. His dedication led him to achieve the status of Partner at Bull Realty.

Originally hailing from Michigan, John earned his B.A. in Business Administration from Michigan State University before establishing Atlanta as his home in 1983. He currently resides in Brookhaven and finds joy in spending time with his family, playing golf, and contributing to the Northside Youth Organization's Baseball Committee. John is an active member of the National Association of Realtors, the Atlanta Commercial Board of Realtors, and the Urban Land Institute.



ABOUT BULL REALTY

MISSION:

To provide a company of advisors known for integrity and the best disposition marketing in the nation

SERVICES:

Disposition, acquisition, project leasing, tenant representation and consulting services

SECTORS OF FOCUS:

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties

AMERICA'S COMMERCIAL REAL ESTATE SHOW:

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and attracting agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

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27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES

