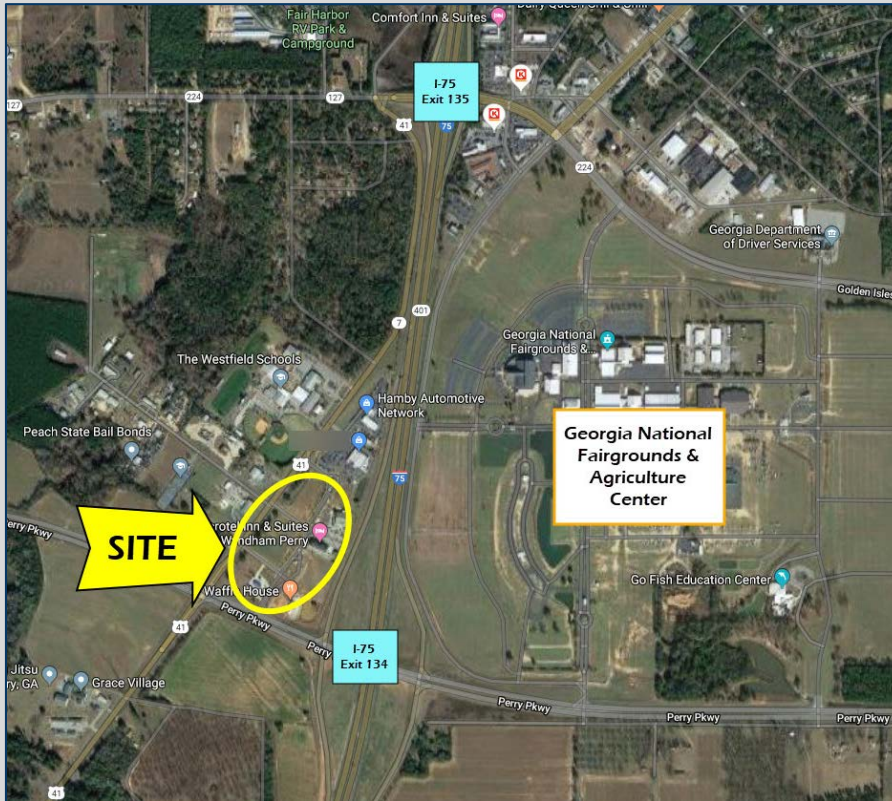


Ag Village Boulevard  
Perry, GA 31069  
Houston County

# FOR SALE OR LEASE AGRICULTURAL VILLAGE LOTS



## AVAILABILITY

<u>LOT 2</u>	1.09 acres	SALE PRICE: \$475,000
<u>LOT 3*</u>	2.59 acres	SALE PRICE: \$1,243,200
<u>LOT 4*</u>	3.37 acres	SALE PRICE: \$1,400,000
<u>LOT 6*</u>	3.36 acres	SALE PRICE: \$1,609,000
<u>LOT 7</u>	1.02 acres	SALE PRICE: \$600,000

\*Lots 3, 4 and 6 may be divided.

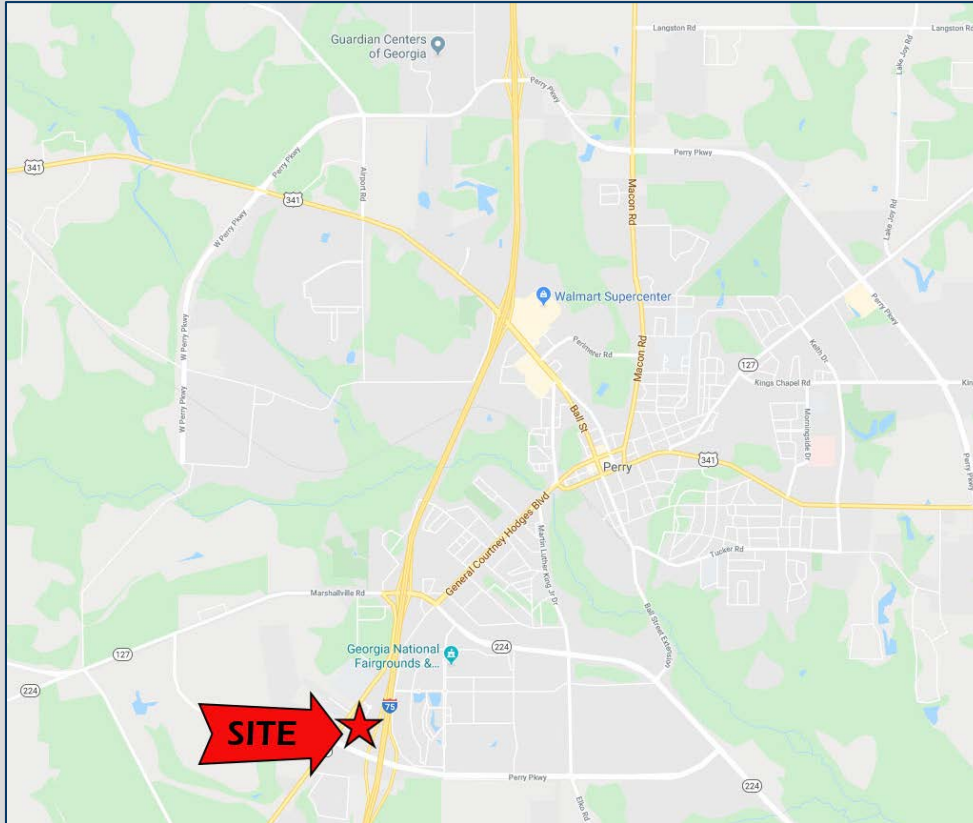
- Ag Village businesses include Broken Arrow Outfitters, Stripling's General Store, Waffle House and Phil Brannen Ford
- Public water, sewer and natural gas available; master detention provided for all lots
- Zoned C-2 (Commercial)
- Restrictive covenants in place *(see Broker for details)*
- Excellent location adjacent to Interstate 75 (Exit 134) at the intersection of Perry Parkway and Highway 41
- Property video available at: [youtu.be/mkb4dt9Uxno](https://youtu.be/mkb4dt9Uxno)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | [www.thesummitgroupmacon.com](http://www.thesummitgroupmacon.com)

For additional information contact: **KING KEMPER, CCIM** | Cell (478) 957-1920 | [kkemper@thesummitgroupmacon.com](mailto:kkemper@thesummitgroupmacon.com)  
~or~ **DEREK FOSTER** | Cell (478) 997-1024 | [dfoster@thesummitgroupmacon.com](mailto:dfoster@thesummitgroupmacon.com)

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**Traffic Counts:** (GDOT 2018 Published Data estimate)

- Perry Parkway – 1,780 vpd
- Highway 41 S – 2,690 vpd
- I-75 N of Perry Parkway – 53,900 vpd
- I-75 S of Perry Parkway – 53,000 vpd

**Demographics**

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
2019 Population:	6,832	16,540	48,232
2024 Population Estimate:	7,151	17,732	52,148
2019 Households:	2,781	6,439	17,607
2024 Households Estimate:	2,912	6,893	19,044
2019 Average HH Income:	\$71,609	\$74,603	\$85,620
2024 Average HH Income Estimate:	\$82,895	\$85,368	\$96,546



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AGRICULTURAL  
VILLAGE

ESTABLISHED 2013 | PERRY GEORGIA

The Georgia National Fairgrounds & Agricenter currently occupies nearly 1,100 acres. The Agricenter contains 10 acres of exhibition space with 5 arenas, exhibit halls, two 480-stall horse barns, 4 ponds, a carnival midway, and parking for 13,000 vehicles. In addition to the National Fair, hundreds of events are held annually at the facility.

The variety of opportunities all within walking distance of one another is just one reason nothing compares to the Georgia National Fairgrounds & Agricenter. Here's more:

- Free on-site parking daily
- Easy access off Interstate-75
- A staff that has experience handling every aspect of events large and small
- One-stop shopping for a host of event services-catering, security, staging, Internet access and more
- Close proximity to hotels, restaurants and other area attractions

2015 numbers *(most recent)*

EVENTS: 216

ATTENDANCE: 931,971 *(last 3 years has been over 1,000,000)*

ESTIMATED ECONOMIC IMPACT: 931,971 Direct @ \$86.25 = **\$80,382,498.75**



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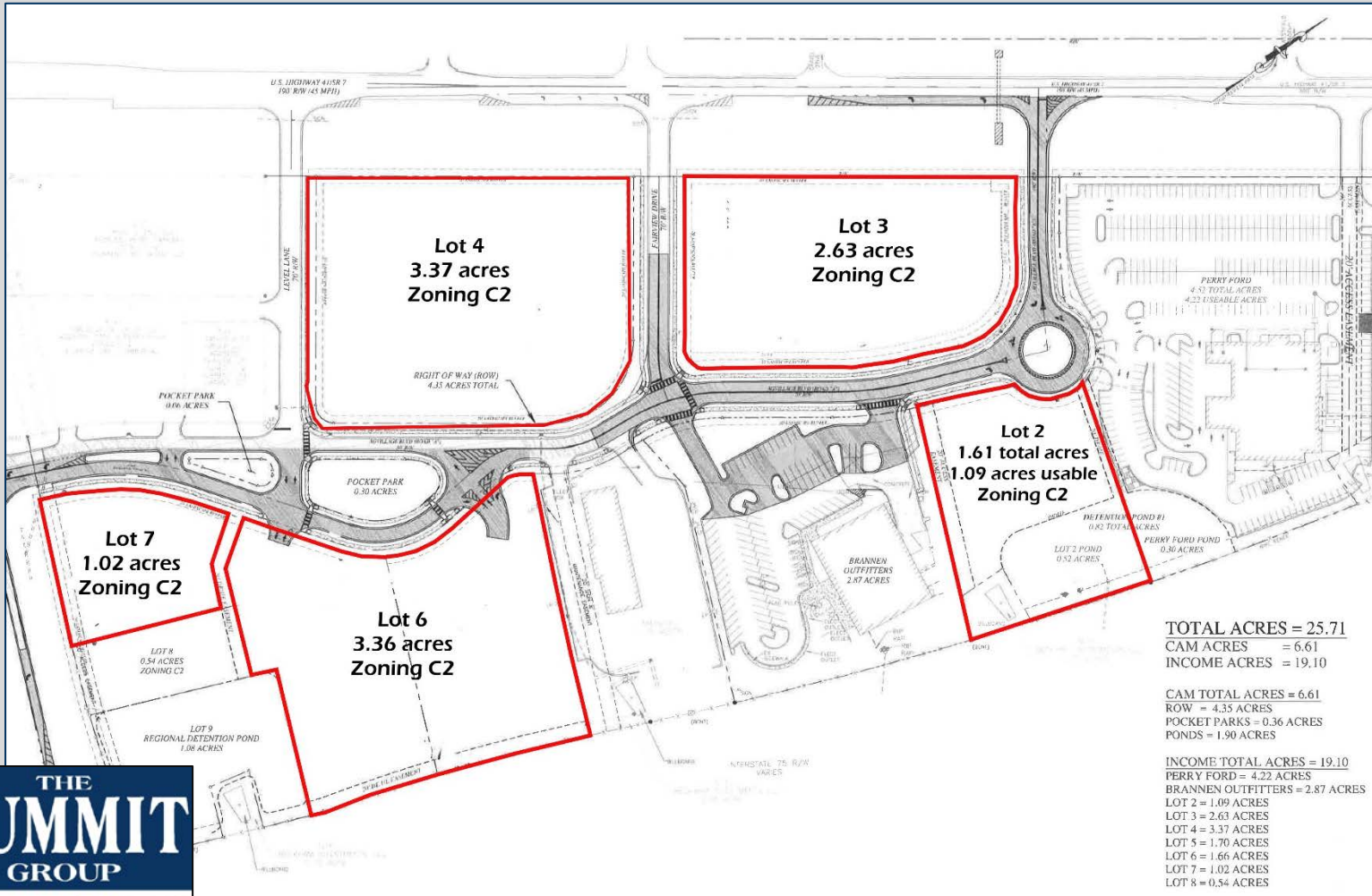
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**AGRICULTURAL  
 VILLAGE**

ESTABLISHED 2013 | PERRY GEORGIA



**TOTAL ACRES = 25.71**  
 CAM ACRES = 6.61  
 INCOME ACRES = 19.10

CAM TOTAL ACRES = 6.61  
 ROW = 4.35 ACRES  
 POCKET PARKS = 0.36 ACRES  
 PONDS = 1.90 ACRES

INCOME TOTAL ACRES = 19.10  
 PERRY FORD = 4.22 ACRES  
 BRANNEN OUTFITTERS = 2.87 ACRES  
 LOT 2 = 1.09 ACRES  
 LOT 3 = 2.63 ACRES  
 LOT 4 = 3.37 ACRES  
 LOT 5 = 1.70 ACRES  
 LOT 6 = 1.66 ACRES  
 LOT 7 = 1.02 ACRES  
 LOT 8 = 0.54 ACRES



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