



**New Jack Link's Plant
Under Construction
(120 Acres)**

Perry Pkwy 341

Sam Nunn Blvd

HOUSTON SPRINGS COMMERCIAL DEVELOPMENT

S Houston Springs Blvd, Perry, GA 31069

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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$3,000,000
Acreage:	27 ± Acres
Price / Acre:	\$111,111
City:	Perry
County:	Houston
Property Type:	Land: Commercial Development

PROPERTY DESCRIPTION

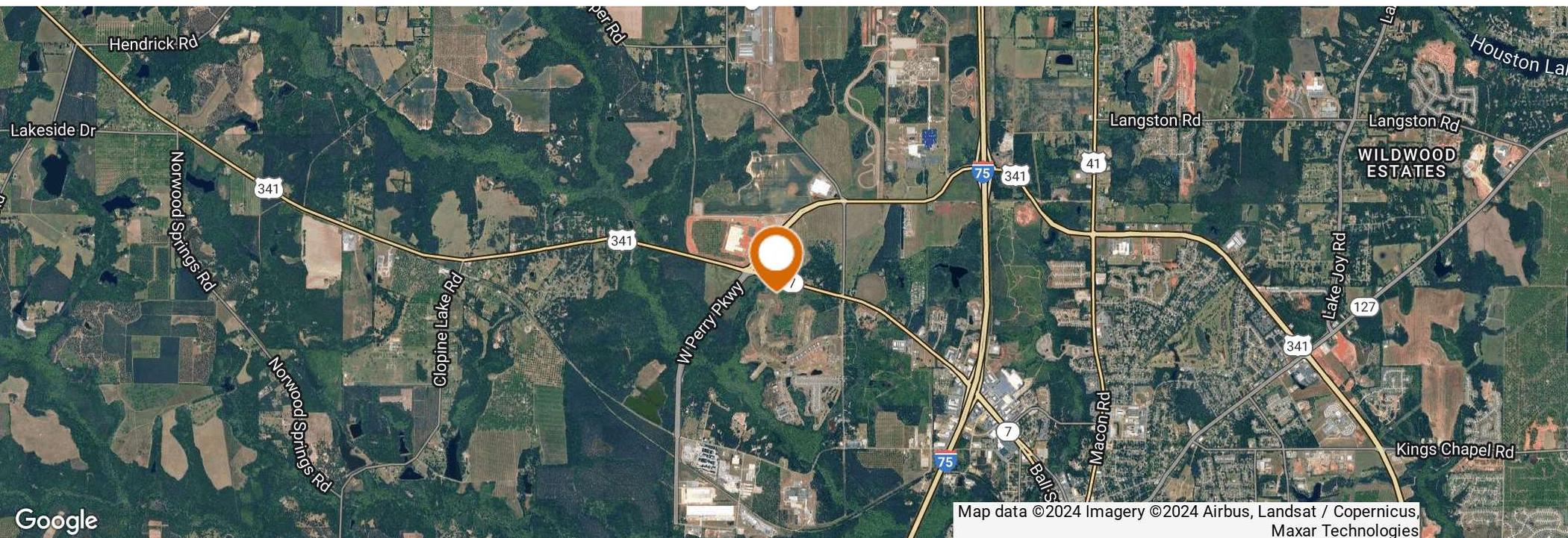
This 27-acre commercial property, zoned C-2, is located in Perry, Georgia, within Houston County. The property features extensive road frontage on Sam Nunn Road and provides easy access to I-75, making it a prime location for various commercial uses. Positioned directly across from the Jack Links facility, which is currently under construction, and adjoining the Houston Springs residential golf course community, this site offers strong potential for development in a growing area. Its strategic position ensures high visibility and convenient access, making it a valuable opportunity for businesses looking to establish a presence in this expanding market. Perry and the surrounding area are experiencing significant growth, with the city's population increasing by over 50% in the past decade. The region has seen a surge in commercial and industrial activity, supported by major projects like the \$450 million Jack Links facility, which will create approximately 800 + new jobs when open. With continued investment in infrastructure and the local economy, Perry is becoming a key hub in Middle Georgia, offering a favorable environment for business expansion and investment. This property provides an excellent opportunity to leverage the area's growth and strategic location.

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	0P0530010000
GPS:	32.4811058, -83.7665684
Driving Directions:	Call for Instructions
Showing Instructions:	Call for Instructions





MAP

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HOUSTON SPRINGS SITE PLAN



HOUSTON SPRINGS

AN ACTIVE ADULT COMMUNITY

PAR	5
2	326
3	427
4	401
5	149
6	368
7	142
8	357
9	370
10	3008
11	429
12	170
13	209
14	513
15	318
16	114
17	307
18	168
19	515
20	2928
Total	6006 70



LOT SUMMARY

Single-Family Detached

Total # Units: 561
 Premium GC Lots: 239 (42.6% of detached)
 Premium OS / Cul-de-sac: 101 (18% of detached)
 Typical Lot Size: 55' x 100' / 55' x 110'

Single-Family Attached

Total # Units: 156
 Premium OS L.P.s: 36 (23% of attached)
 Typical Lot Size: 30' x 105'

3-Story Condos

Total No. Units: 180
 Premium GC View: 21 (11% of condos)
 Premium OS View: 45 (25% of condos)
 Typical Footprint: 100' x 90'

Total # Residential Units: 897

Premium Golf Lots: 239 (27% of total)
 Premium OS Lots: 137 (15% of total)
 (**Total does not include Condo units with premium views)

Commercial
 TOTAL AREA +/- 277,0 acres

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JACK LINK'S PLANT CONCEPTUAL RENDERING



RETAILER MAP



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- Chick-fil-A
- Dunkin' Donuts
- Jersey Mike's Subs
- Circle K
- Zaxby's
- Kroger
- Tractor Supply Co.
- Wendy's
- Dollar Tree
- Walmart
- Dollar General
- Ross Dress for Less
- Red Lobster
- McDonald's

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



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ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Austin Fisher is a Regional Managing Director and Advisor at Saunders Real Estate in Thomasville, Georgia.

Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development. He is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk/return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

Austin specializes in:

- Agricultural Land Management
- Farmland
- Land Entitlement Processes
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties



For more information visit www.saundersrealestate.com

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