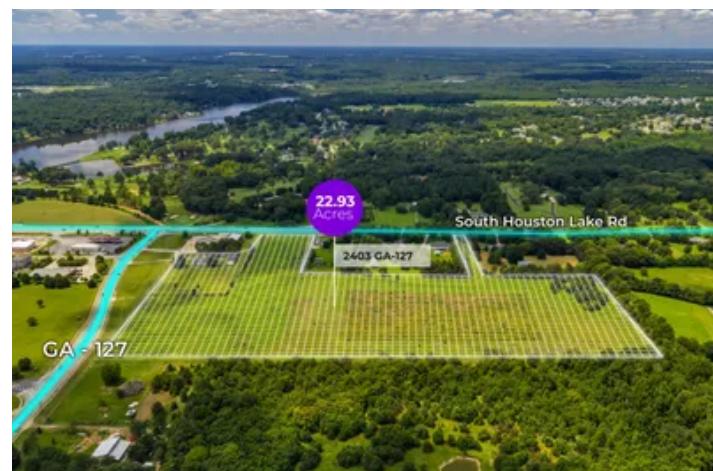
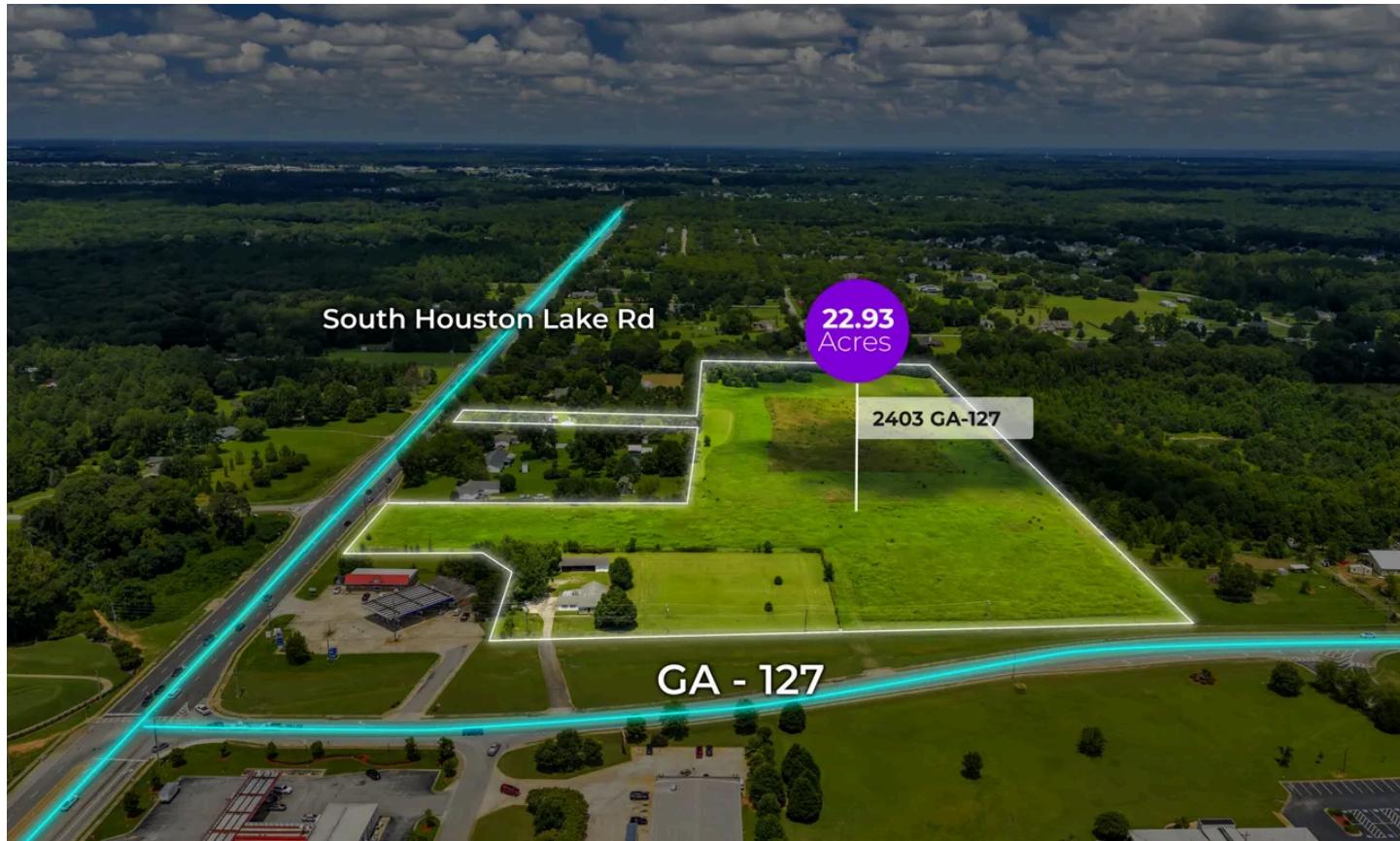


**Prime Development Ready Commercial Land on  
Houston Lake Rd & Hwy 127 – Rare Large Tract in High  
Growth Perry, GA  
2403 Ga HWY 127  
Perry, GA 31069**

**\$2,500,000  
22.93± Acres  
Houston County**



**Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 – Rare Large Tract in High Growth Perry, GA  
Perry, GA / Houston County**

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**SUMMARY**

**Address**

2403 Ga HWY 127 Houston Lake Road

**City, State Zip**

Perry, GA 31069

**County**

Houston County

**Type**

Commercial

**Latitude / Longitude**

32.506924 / -83.660291

**Dwelling Square Feet**

1,590

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

22.93

**Price**

\$2,500,000



## **Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 – Rare Large Tract in High Growth**

**Perry, GA**

**Perry, GA / Houston County**

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### **PROPERTY DESCRIPTION**

Rare commercial property with development opportunities and road frontage on Houston Lake Road and Hwy 127!

22.93± acres of C2 commercial zoned mixed-use property available at the high-traffic intersection of Houston Lake Road and GA Highway 127. Large commercial parcels like this are rare in this part of town, making it a standout opportunity for developers and investors alike. This property is primed and ready for immediate development. The owner is willing to subdivide to suit your needs. Surrounded by neighborhoods, schools, and businesses, this site is positioned in an area of Perry where growth is rapid.

Here are some of the key features:

- C2 commercial, future mixed use possibilities
- 2 curb cuts on GA Highway 127
- 1,590' sqft house ready for renovation
- Pole barn with concrete slab
- 767' of road frontage on GA Highway 127
- 329' of road frontage on Houston Lake Road
- Zoned for Veteran's High School, Bonaire Middle School, and Matt Arthur Elementary
- Less than 20 minutes from Robins AFB
- Utilities along Houston Lake Rd and Hwy 127 include electric, water, and sewer
- **Seller will divide**, contact listing agent for options

Don't miss out on your chance to get your hands on this amazing investment opportunity. To schedule a showing, please call Will Slaphey-Agent at [478-244-7421](tel:478-244-7421). This property will be shown by appointment only.

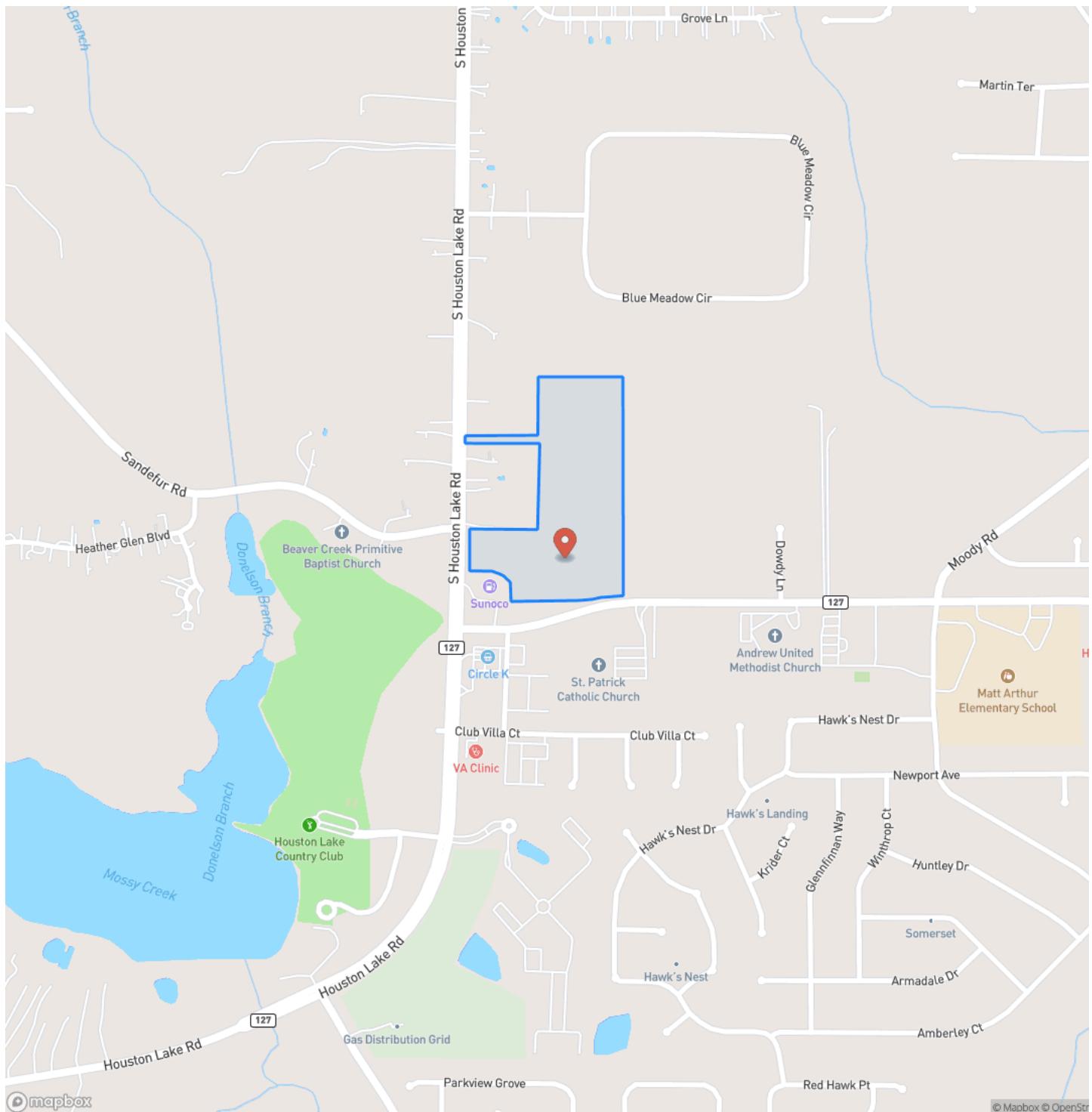
**Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 – Rare Large Tract in High Growth  
Perry, GA  
Perry, GA / Houston County**



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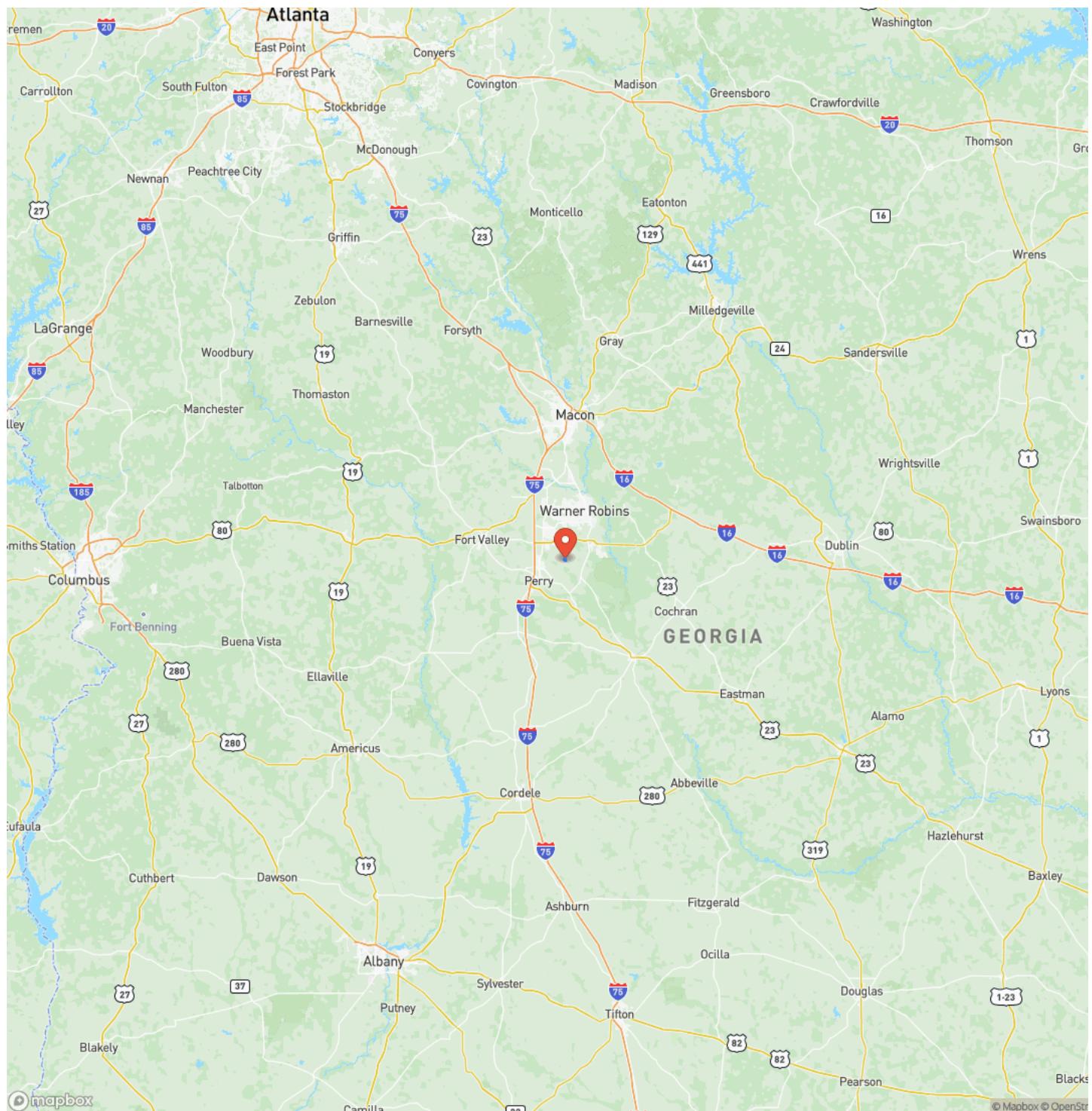
## **Locator Map**



**Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 – Rare Large Tract in High Growth  
Perry, GA  
Perry, GA / Houston County**

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## **Locator Map**



**Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 – Rare Large Tract in High Growth  
Perry, GA  
Perry, GA / Houston County**

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## **Satellite Map**



© mapbox

© Maxar © Mapbox © OpenStreetMap

## Prime Development Ready Commercial Land on Houston Lake Rd & Hwy 127 - Rare Large Tract in High Growth Perry, GA

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

George "Will" Slaphey

## Mobile

(478) 244-7421

## Office

(478) 988-0039

## Email

wslappey@mossyoakproperties.com

## Address

1026 Ball Street

**City / State / Zip**

Perry, GA 31069

## NOTES



## **MORE INFO ONLINE:**

[MossyOakProperties.com](http://MossyOakProperties.com)

## NOTES

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Legacy Realty Services**

1026 Ball Street  
Perry, GA 31069  
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