VALLEY DRIVE

PERRY, GA



Houston County

City Utilities

Dual Zoning M2, C2

9.85 Acres

One mile from I-75

2 miles from Downtown Perry

68,300 VPD for I-75

List Price
$625,000

Scott Free, Broker Owner
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COLDWELL BANKER COMMERCIAL | THE FREE GROUP

Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
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VALLEY DRIVE PERRY, GA

Property Overview

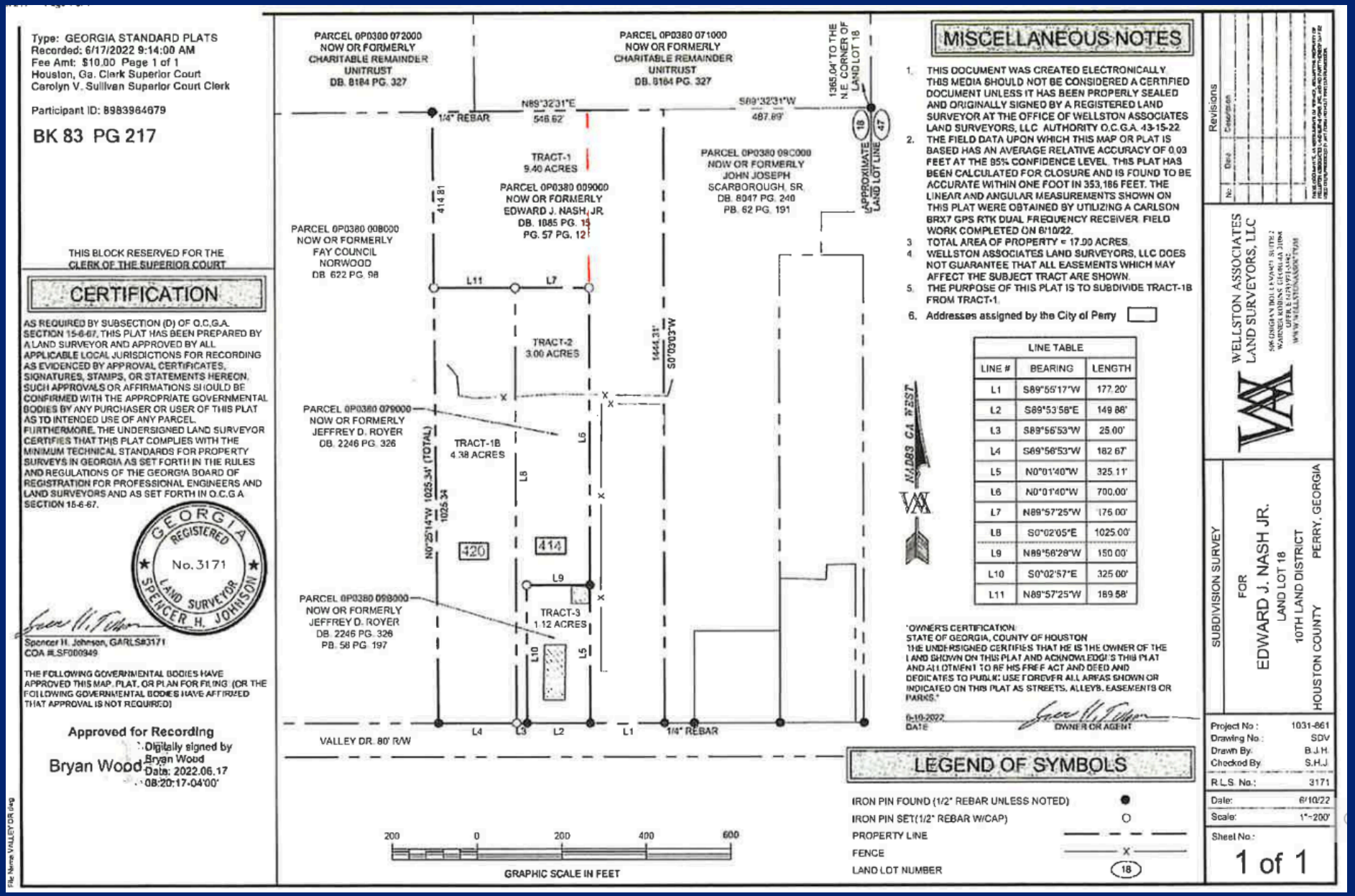
Prime development opportunity available in Perry's expanding industrial and commercial corridor. Located at 414-420 Valley Drive, this versatile ±9.85-acre property comprises three distinct tracts featuring flexible M-2 (General Industrial) and C-2 (General Commercial) zoning. This dual zoning accommodates a broad range of high-demand uses, from general retail and highway business services to manufacturing, distribution, and office-warehouses. Located only one mile from I-75, this property benefits from the strong traffic counts along the nearby interstate and it's corridors ensuring high visibility in a prime location. With flat topography and all utilities already available to the site, this property is perfectly positioned for immediate investment or custom development. Whether you are an investor looking to capitalize on Houston County's economic growth, or an owner-user seeking a high-accessibility hub for distribution, logistics, or retail, this dual-zoned tract delivers the ultimate flexibility and geographic advantage.

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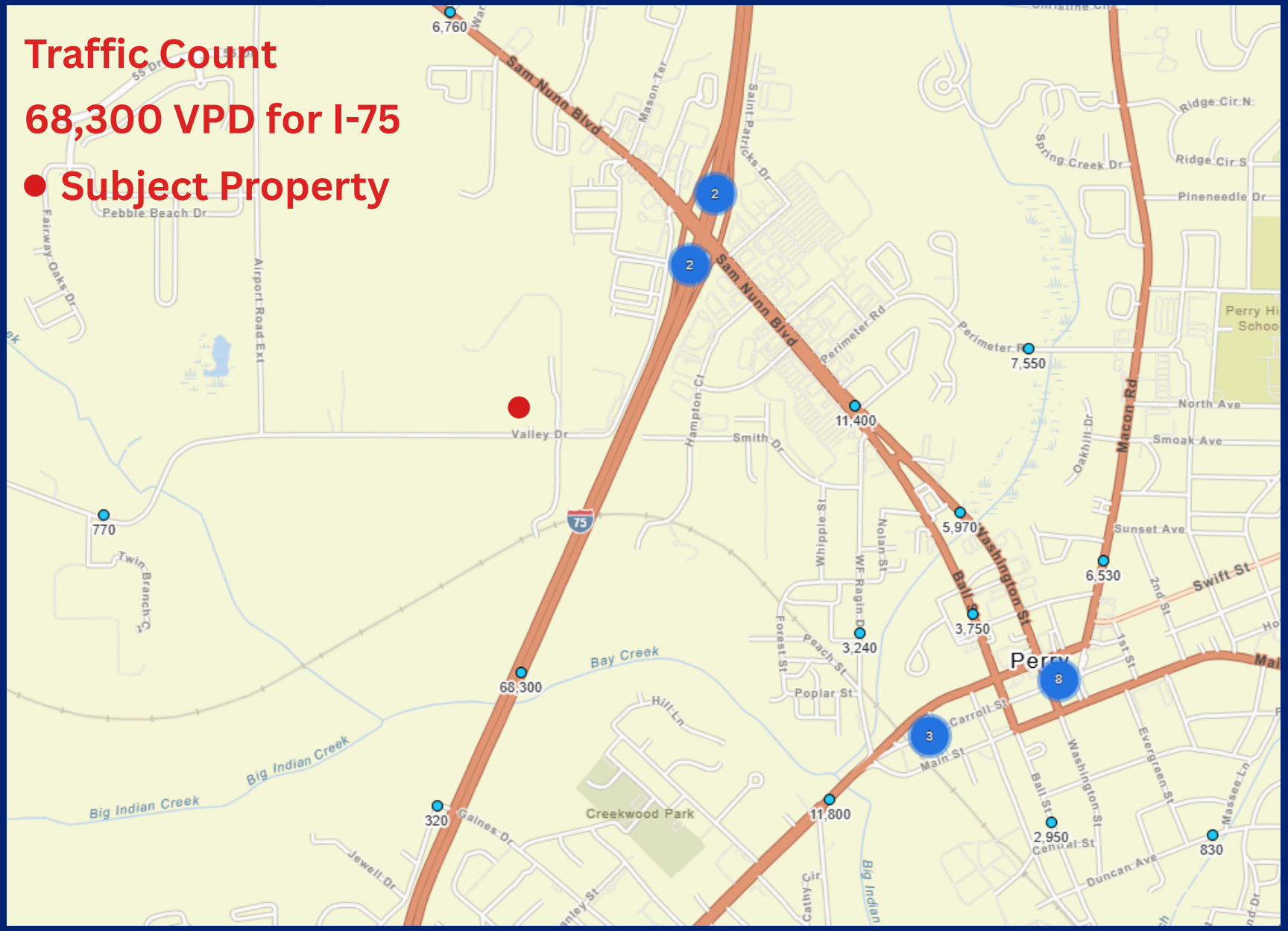


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