

FOR SALE 14 ACRES

DIVISIBLE - TWO 7 AC. LOTS



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

PERRY PKWY - PERRY, GA

SALE PRICE: \$1,990,000 BOTH LOTS

\$995,00 TRACT A OR TRACT B



PATRICK BARRY

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990 Riverside Drive

Macon GA 31201

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Property Overview:

Positioned along Perry Parkway, one of Perry's primary commercial corridors, Tract A (7 acres) and Tract B (7 acres) , totaling 14 acres, offers a highly strategic development opportunity in a rapidly expanding retail and mixed-use market. The site benefits from traffic counts exceeding 12,500 VPD, providing strong daily exposure and accessibility.

Located less than 0.25 miles from the new Super Kroger site, the parcel is ideally situated to capitalize on the area's accelerating commercial growth, increased consumer draw, and expanding residential base. The property's proximity to major retail anchors, combined with its frontage and visibility along Perry Parkway, makes it well suited for a wide range of commercial, retail, service, or development uses. This tract represents a compelling opportunity for investors, developers, or end users seeking a high-visibility site in one of Middle Georgia's most active and desirable growth corridors.



SALE

PERRY PKWY
PERRY, GA



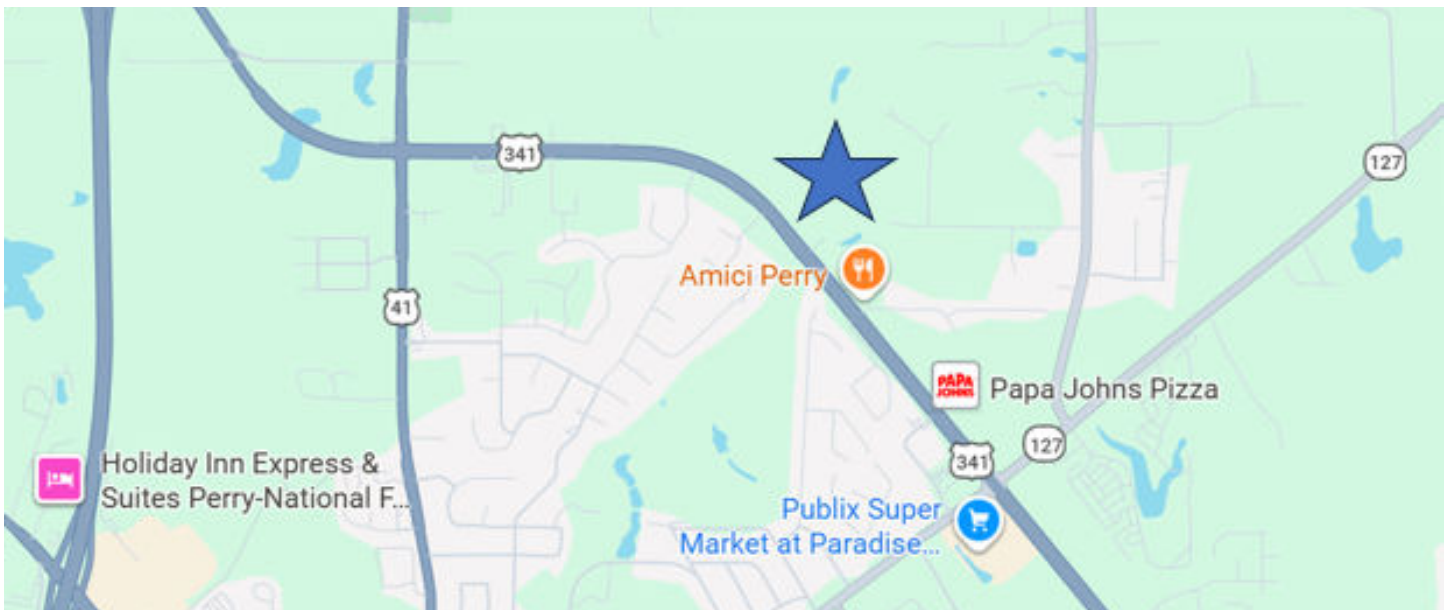
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5 MILE RADIUS

KEY FACTS

41,904

Population



Average
Household Size

37.9

Median Age

\$88,770

Median Household
Income

BUSINESS



1,001

Total Businesses



18,638

Total Employees

INCOME



\$88,770

Median Household
Income



\$38,961

Per Capita Income



\$270,165

Median Net Worth

EDUCATION

5%

No High
School
Diploma



24%

High School
Graduate



32%

Some College



38%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

66%



Blue Collar

20%



Services

14%

3.8%

Unemployment
Rate

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (23.5%)

The smallest group: \$15,000 - \$24,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.0%	-0.2%	
\$15,000 - \$24,999	5.1%	+0.3%	
\$25,000 - \$34,999	5.2%	-1.4%	
\$35,000 - \$49,999	7.7%	-2.8%	
\$50,000 - \$74,999	15.1%	-1.9%	
\$75,000 - \$99,999	14.4%	+0.7%	
\$100,000 - \$149,999	23.5%	+1.0%	
\$150,000 - \$199,999	13.1%	+2.8%	

Bars show deviation from

Houston County ▼