



Moss Oaks Rd

HOUSTON COUNTY MANUFACTURED HOME DEVELOPMENT

HWY 41 SOUTH
PERRY, GA 31069

Tom Tuggle
877.518.5263 x387
tom.tuggle@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	14.4 ± Acres
Price / Acre:	\$43,403
Zoning:	Planned Unit Development
Traffic Count:	2,300 AADT [2021]
APN:	0P0340 046000; 0P0340 047000; 0P0340 045000; 0P0340 044000

PROPERTY OVERVIEW

Houston County Manufactured Home Development is 14.41 ± acres located on Hwy 41 South in Houston County, Georgia. The property is zoned for Perry Planned Unit Development, allowing 66 Manufactured Home lots. The parcel is located only 4 ± miles from downtown Perry, Georgia, less than 2 ± miles from I-75, and Georgia's National Fairgrounds. The development property is also located directly across the street from Georgia's Flat Creek State Park.

Residential Development Standards

- Minimum lot size: 4,439 SF
 - Minimum lot width: 50 FT
 - Maximum lot coverage: 60%
- Setbacks
- Front: 20 FT
 - Exterior sides: 20 FT
 - Interior sides: 5 FT
 - Rear: 5 FT

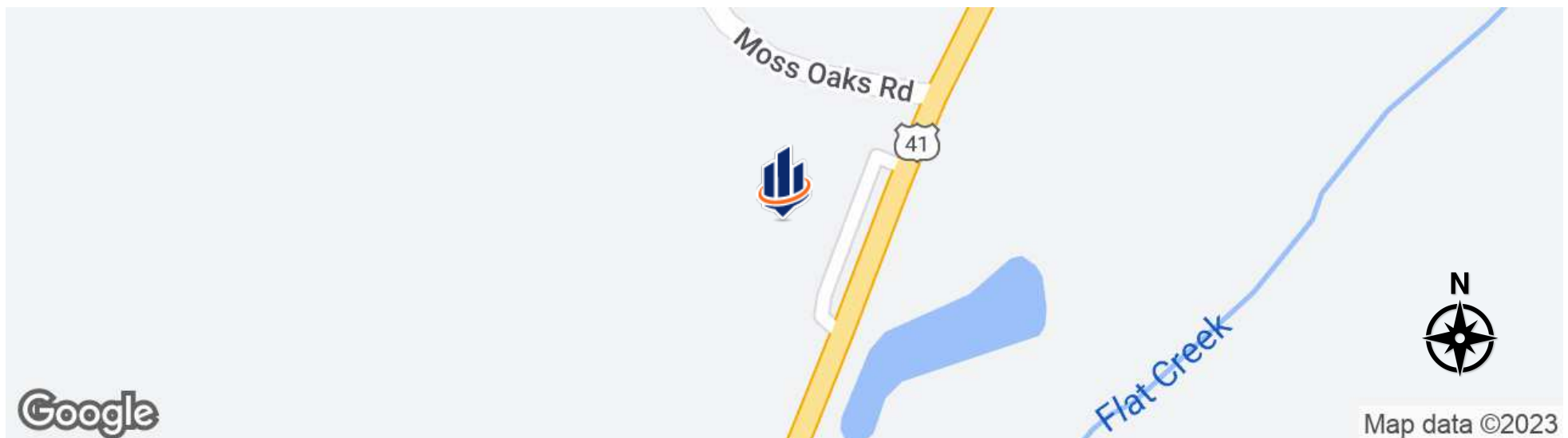
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development• Commercial
Uplands / Wetlands:	93% / 7%
Soil Types:	Lakeland Fine Sand & Lucy Sand
Zoning / FLU:	Planned Unit Development
Lake Frontage / Water Features:	Flat Creek
Water Source & Utilities:	County water & power, no sewer
Road Frontage:	1,879 ± FT
Nearest Point of Interest:	Perry, Georgia
Land Cover:	Large Oak Trees
Permitted Lots:	66 Lots

Regional & Location Map



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	178	1,965	10,065
Average Age	28.1	35.5	39.8
Average Age (Male)	42.1	46.0	40.0
Average Age (Female)	23.4	32.6	40.2

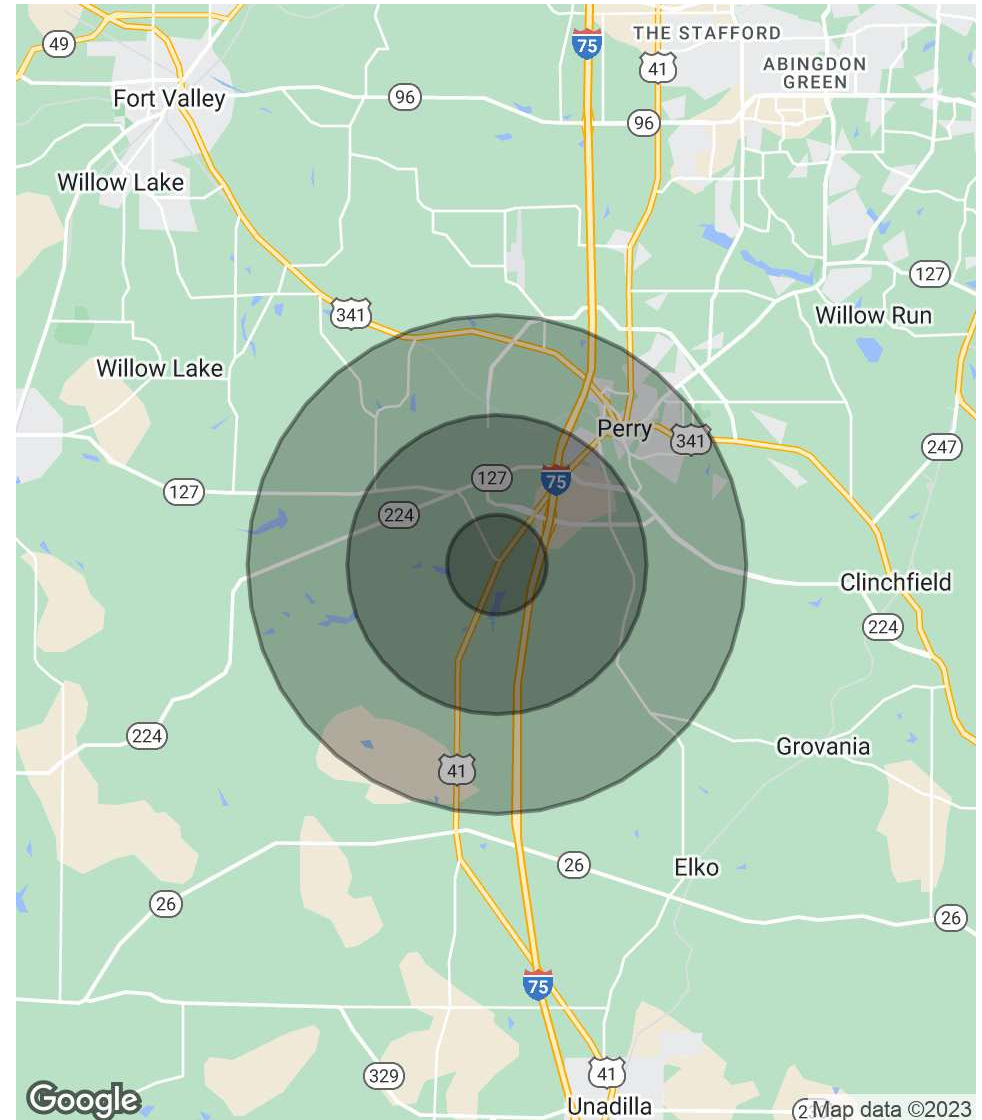
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	50	854	4,583
# of Persons per HH	3.6	2.3	2.2
Average HH Income	\$101,464	\$55,182	\$56,804
Average House Value	\$205,836	\$169,767	\$134,293

TRAFFIC COUNTS

Hwy 41 2,300/day

** Demographic data derived from 2020 ACS - US Census*



Market Area Map



Google

Imagery ©2023 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Site Plan



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos





TOM TUGGLE

Advisor

tom.tuggle@svn.com

Direct: 877.518.5263 x387 | Cell: 478.297.5471

PROFESSIONAL BACKGROUND

Tom Tuggle is an Associate Broker at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Perry, Georgia and specializes in the Middle and South Georgia areas.

Tom works with buyers and sellers of commercial and timber/agriculture land in Georgia. He is a trusted leader in this industry, with highly-respected expertise regarding his client's representation and marketing, creating maximum exposure for a property. Tom advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi fraternity. He now serves on the nominations committee for the Perry United Methodist Church and serves on the Perry Down Town Development Authority.

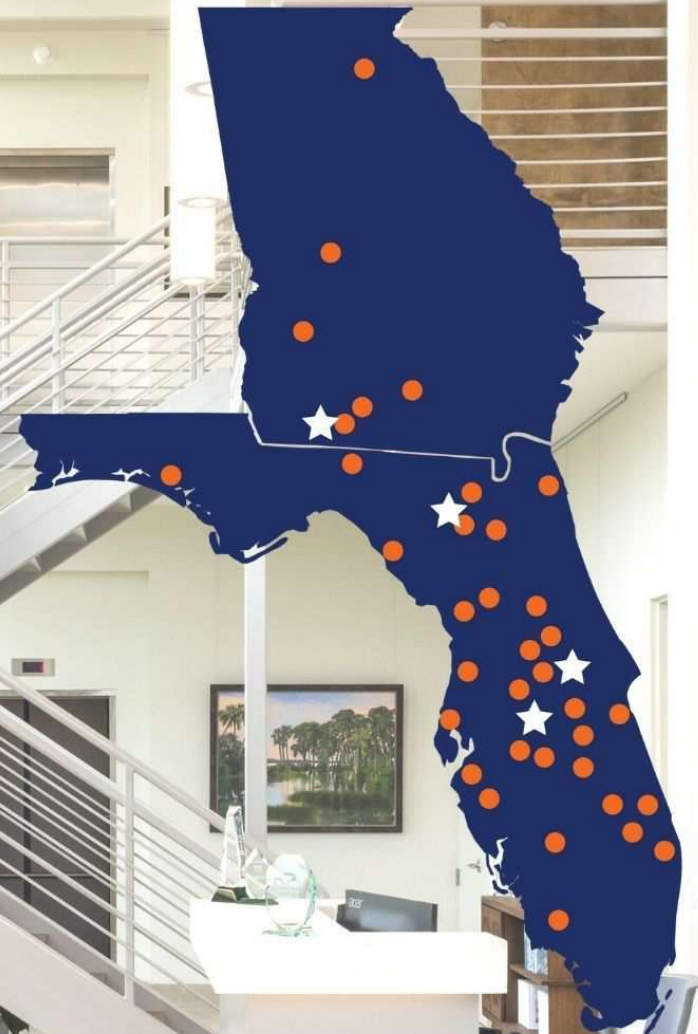
Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

SVN | Saunders Ralston Dantzler
203 E Monroe St.
Thomasville, GA 31792

Advisor & Office LOCATIONS

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



ONE OF AMERICA'S BEST BROKERAGES



One of America's Best Brokerages



APEX 2020 Top National Producer



Most Influential Business Leaders



Largest Commercial Real Estate Brokers in Tampa Bay



Ranked 210 on Inc. 5000 Regional List

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2023 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

