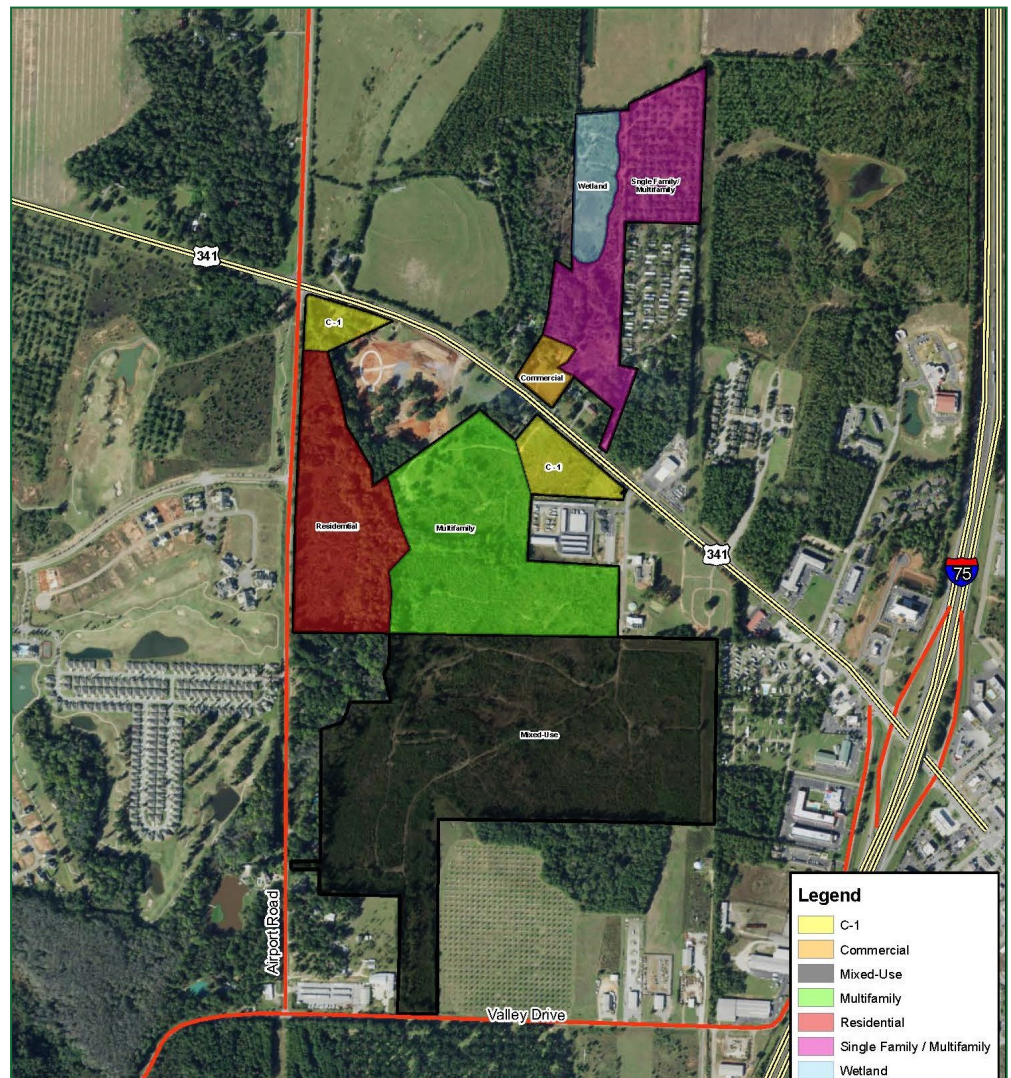




**Fountains
Land**
AN F&W COMPANY

SWANSON DEVELOPMENT

A prime piece of development property ideal for multiple uses, including commercial, single family or multi-family units, and other mixed-use development centrally located in Houston Co., GA.



217 Acres

Perry, Houston County, Georgia

Price Varies Depending On Parcel

Fountains Land, an F&W company, 1310 West Oakridge Drive, Albany, GA 31706
Contact: George Peake ~ george.peake@fountainsland.com ~ C: 478-972-2971
fountainsland.com

OVERVIEW

Swanson Development is a multi-use tract of land that offers:

- Excellent frontage on Sam Nunn Blvd/Hwy 341, Airport Rd. Ext, Woodlawn Dr., and Valley Rd.
- Heritage Park is strategically located to enhance both commercial and residential development.
- Valley Drive and Woodland Drive provide access for mixed-use or large retail, complementing existing, adjoining developments.
- Topography and soils are well suited to multiple uses, including opportunities for water features that will enhance the attractiveness of the entire site.
- The 38 acre parcel on the North side of HWY 341 is one of the few properties in Houston County that has zoning for mobile home use.
- Perry City Government has shown great interest in working with a developer to assist in new zoning for multiple uses of this property.



Valley Road Frontage With I-75 In The Background

LOCATION

Swanson Development is located just 1,500 feet from the I-75 exit on Sam Nunn Blvd/ HWY 341, which is the most active commercial development zone of South Houston County. All of the property lies within, or adjoining the Perry City limits, and can be annexed into the City to allow access to City services, such as water and sewer.

Perry's motto is "Where Georgia Comes Together," and has long been known as one of the more desirable communities in Georgia. It is the county seat of Houston County, one of the



Road Frontage On Airport Road Extension

most vibrant counties in the state and is the home of Warner Robins Air Logistics Center, the largest single employer in the State of Georgia. Boasting a growing population of approximately 160,000, it is known for stable and responsible government, outstanding schools, a capable and energetic workforce, and an abundance of southern charm and hospitality. Its strategic location on I-75 in the upper Coastal Plains of Central Georgia, makes it a prime choice for residential, retail, and industrial growth.

Perry and Houston County have award winning developmental authorities that are well connected with State and local business and government officials, and work diligently in their efforts to bring new and exciting industry and retail to the area.

Perry is located 30 minutes South of Macon, and 1.5 hours from Hartsville International Airport in Atlanta.

ACCESS

The Swanson Development has nice road frontage and access. The property has multiple access points from Sam Nunn Blvd/ US Hwy 341, Airport Road Extension, Woodland Drive, and Valley Road.

SITE DESCRIPTION

There is approximately 178 acres located South of Hwy 341, and approximately 38 North of Hwy 341.

The property has a level to gently rolling topography, with some, limited areas of wetlands that provide both greenspace and lines of delineation from single family home sites and more intensive uses, such as multifamily and commercial areas.

Heritage Park adjoins the property, and negotiations are in progress with the City of Perry, to provide walking and biking trails throughout the designated residential areas of the property.

TAXES & TITLE

The annual property taxes for this parcel for 2019 are \$6589.51. The property is owned by Swanson Development LP ETAL and Charitable Remainder Unitrust C/O Joseph M. Swanson, Trustee

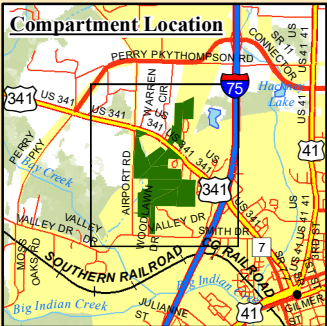


The property features excellent access with road frontage at the intersection of Hwy 341 and Airport Rd with Houston Springs Residential Development.

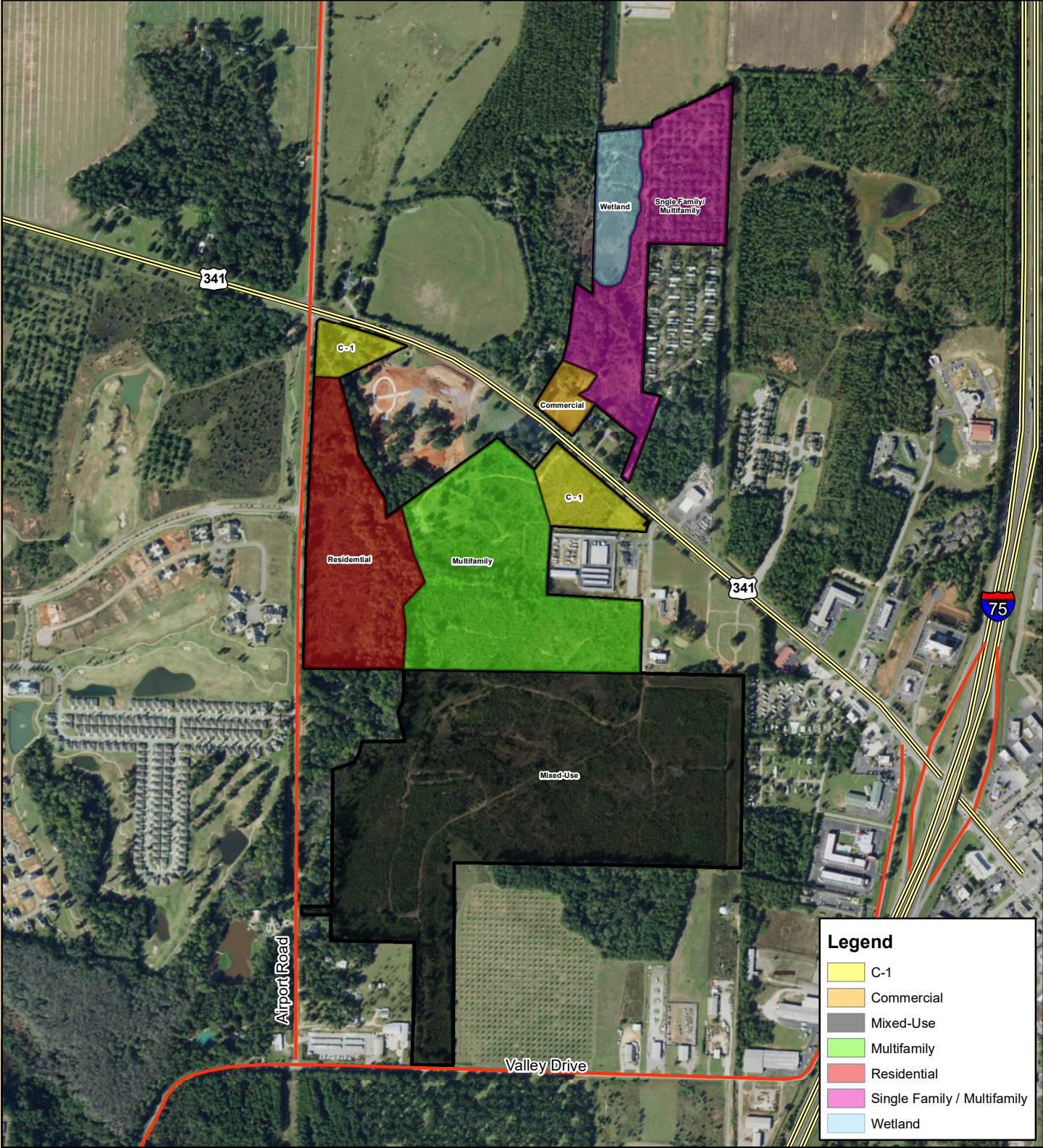


The topography and soils are well suited for multiple uses.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Swanson Development Property Houston County, Georgia 217 +/- Acres



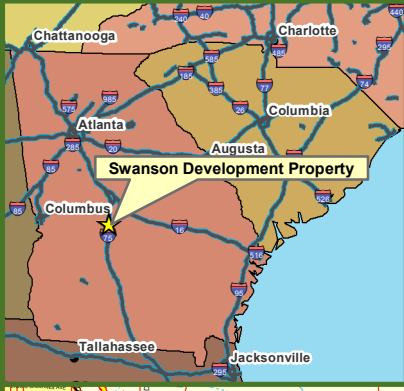
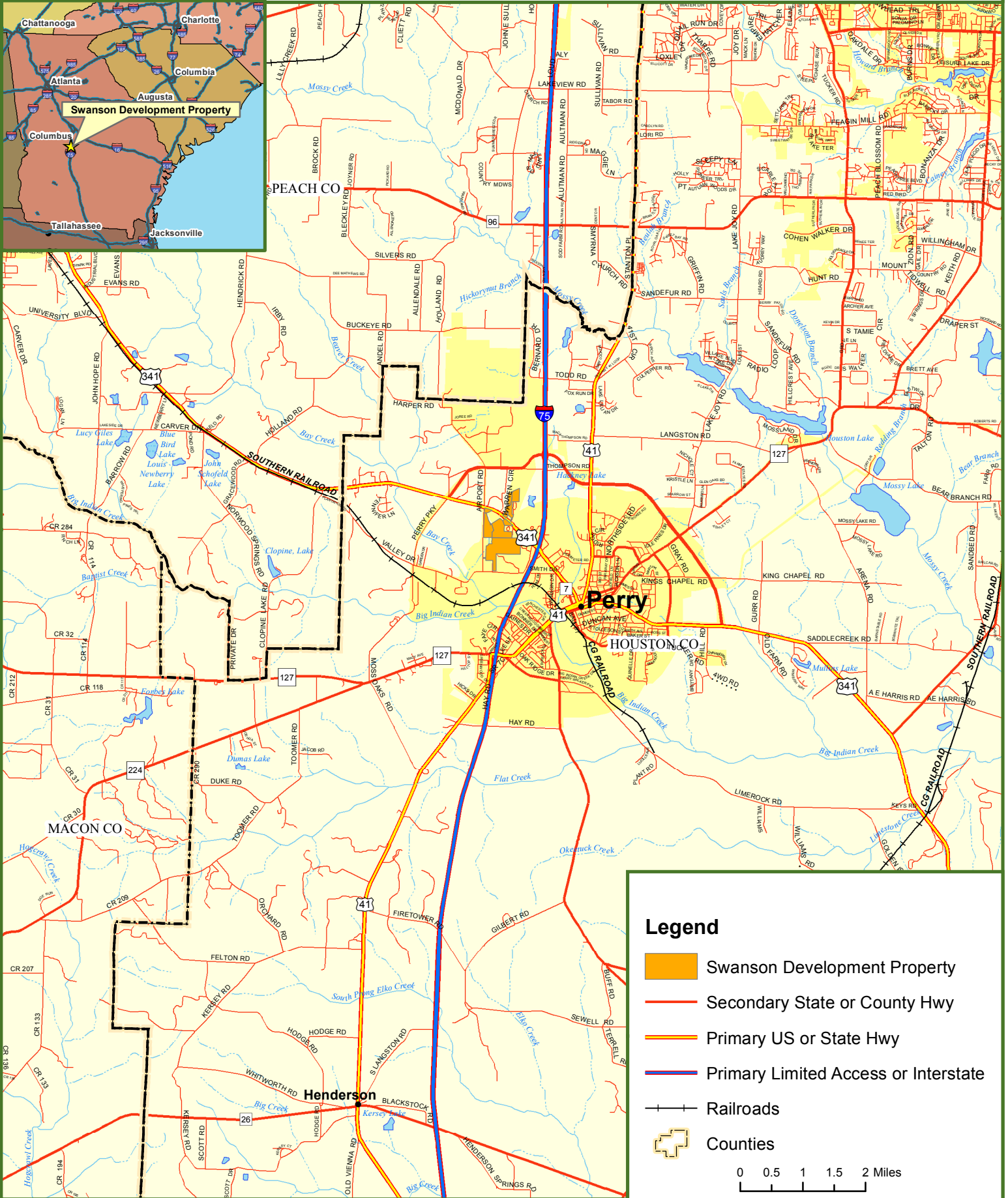
Legend	
	C-1
	Commercial
	Mixed-Use
	Multifamily
	Residential
	Single Family / Multifamily
	Wetland

Locus Map







Swanson Development Property

Houston County, GA

217 +/- Acres



Legend

-  Swanson Development Property
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Railroads
-  Counties

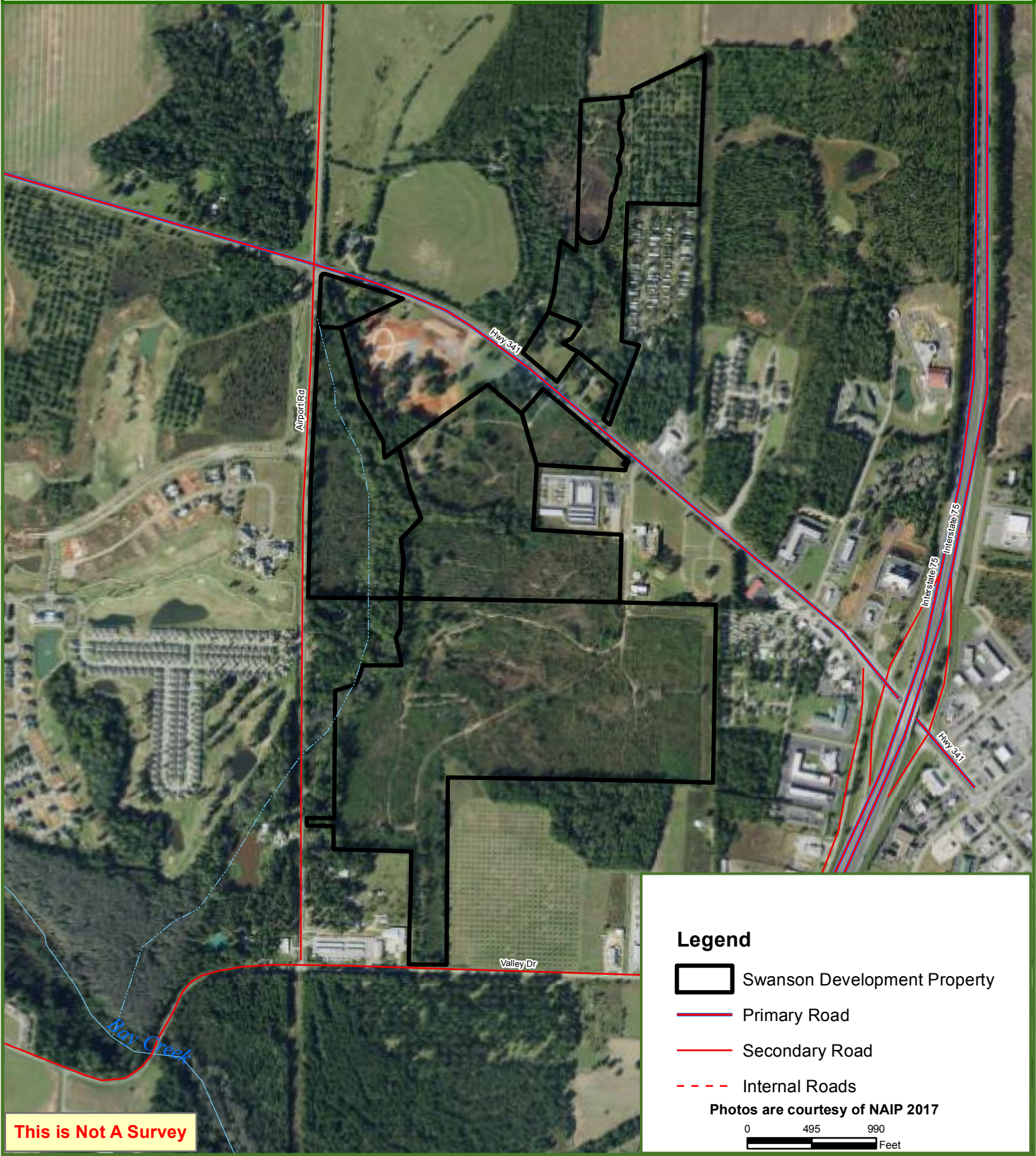
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Swanson Development Property

217 +/- Acres

Houston County, GA



This is Not A Survey

Legend

-  Swanson Development Property
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017



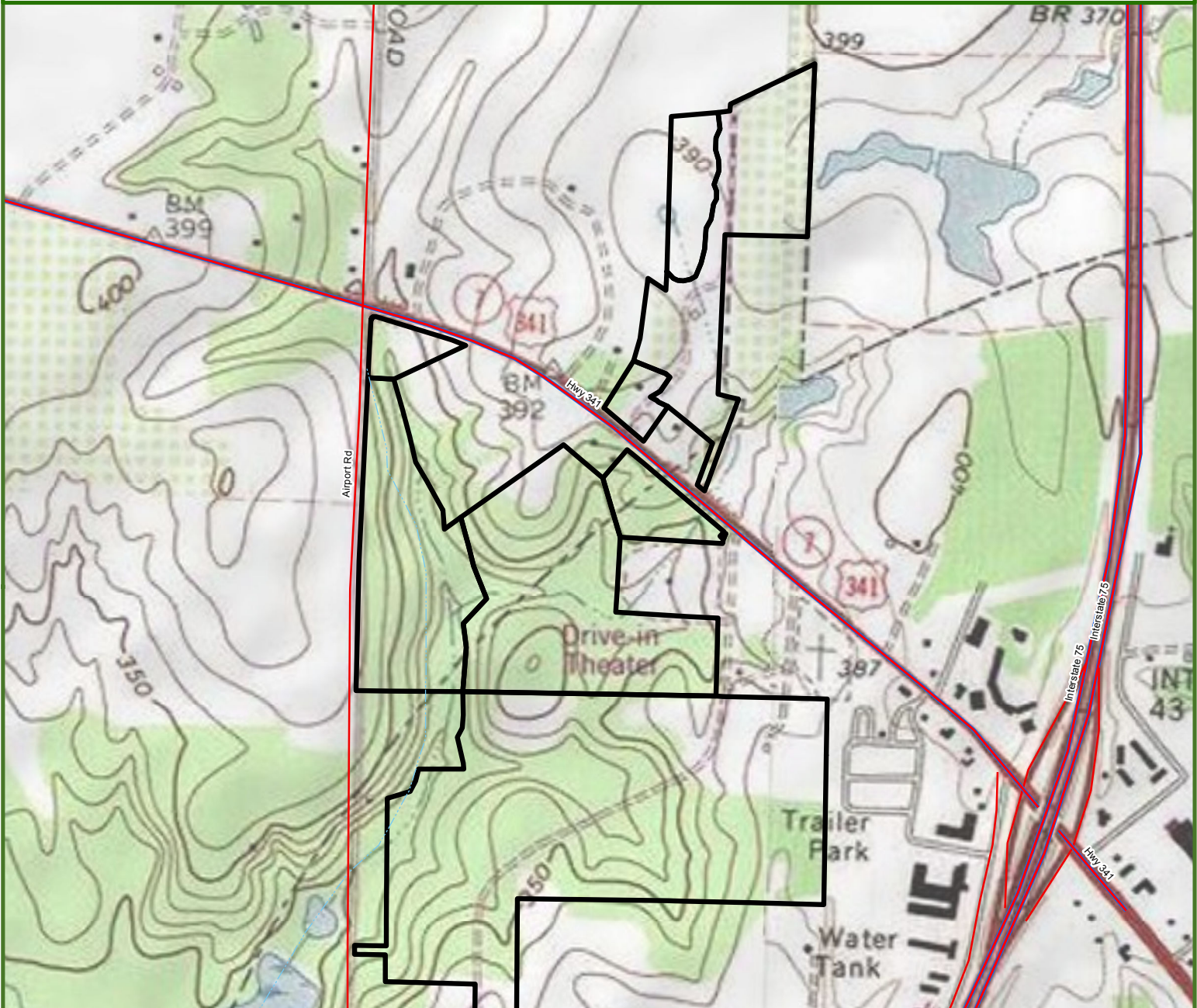
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Swanson Development Property

217 +/- Acres

Houston County, GA



Legend

- Swanson Development Property
- Primary Road
- Secondary Road
- Internal Roads

0 495 990 Feet

This is Not A Survey

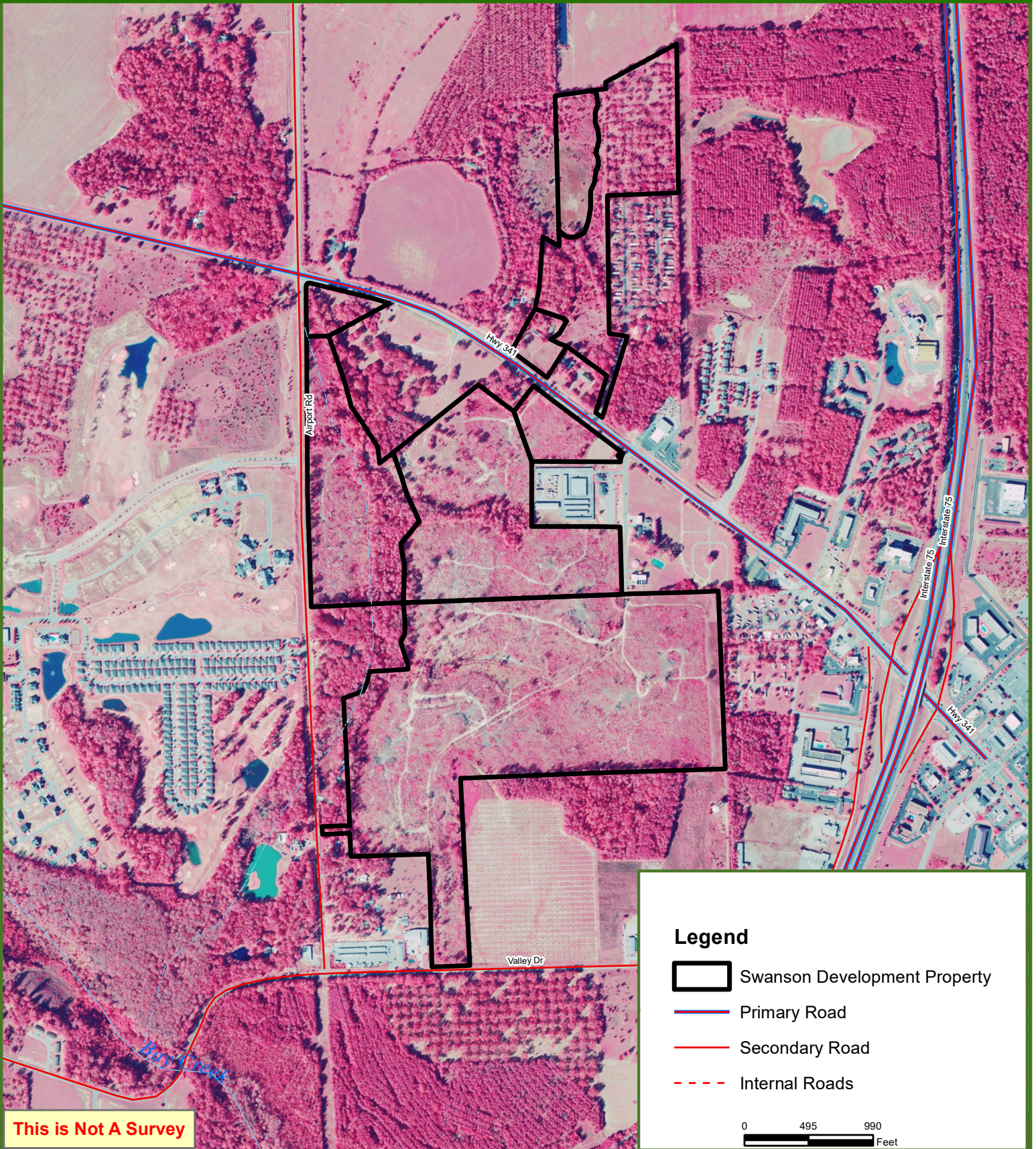
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Swanson Development Property

217 +/- Acres

Houston County, GA



Legend

-  Swanson Development Property
-  Primary Road
-  Secondary Road
-  Internal Roads

0 495 990
Feet

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