

311 VALLEY DRIVE

PERRY, GA



- Houston County
- Zoned M1
- 4.82 Acres
- City Utilities
- Close to I-75
- 294' Road Frontage
- 616 sq. ft. Office Space
- 20'x 30' Carport
- Fenced Gravel Lot
- Detention Pond

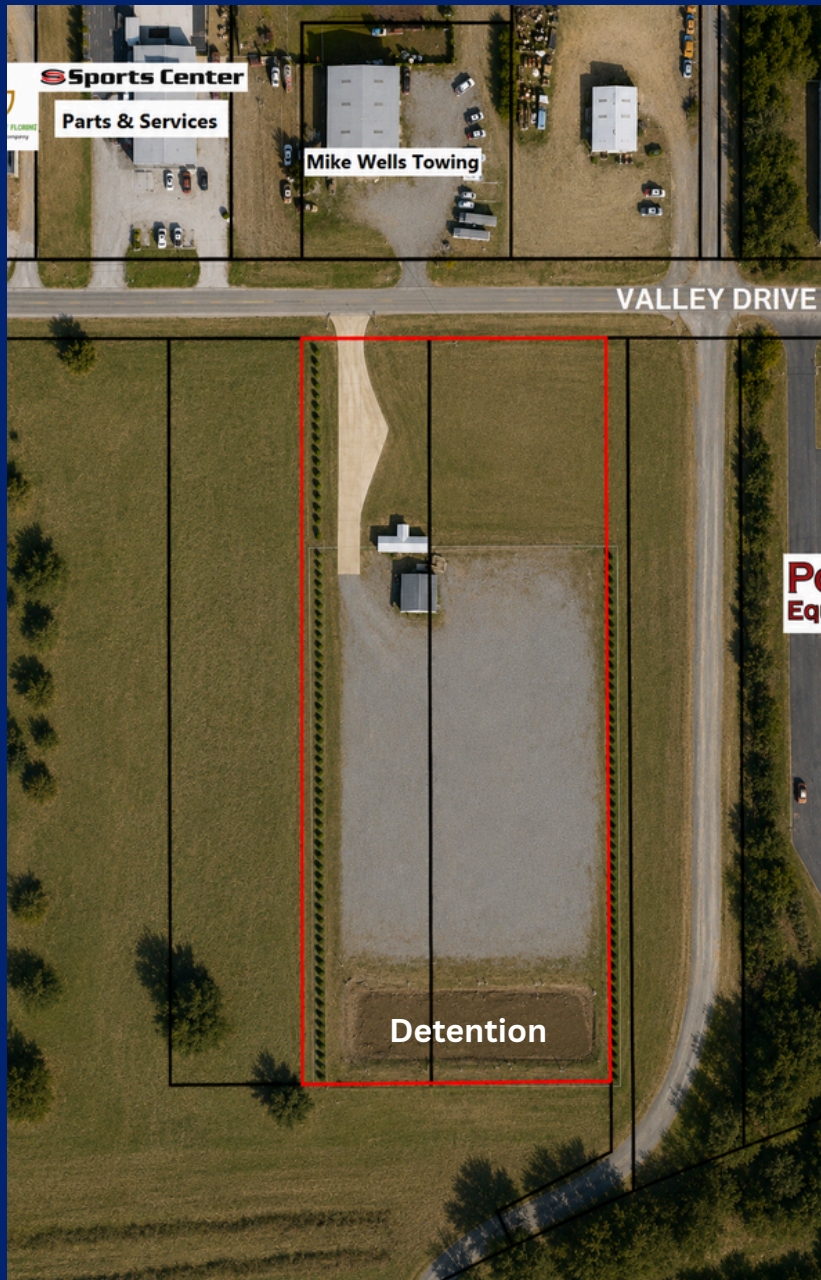
List Price \$835,000

Scott Free, Broker Owner
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Coldwell Banker Commercial The Free Group
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4.82± Acre M1 Industrial Property Fully Improved Site Near I-75

Rare opportunity to acquire a fully improved 4.82-acre M1-zoned commercial/industrial property with approximately 294 feet of road frontage and quick access to I-75. Unlike many undeveloped tracts, this property already includes substantial site improvements that can save a buyer significant time and development costs.

The property features a 616± SF finished office building with a covered 20'x30' carport, expansive fenced gravel parking/storage yard, city utilities, and a professionally maintained entrance with established landscaping. The site also includes a stormwater detention pond already in place, helping reduce future site development requirements and costs.

In addition, the property has completed landscaping and buffer requirements, including perimeter trees, shrubs, and green space improvements required under municipal development guidelines. These existing improvements provide both functional value and enhanced curb appeal.

The fenced yard offers flexibility for equipment storage, fleet parking, contractor operations, RV/storage use, industrial service businesses, or future expansion. Excellent visibility, easy truck access, and proximity to major transportation routes make this a strong owner-user or investment opportunity.

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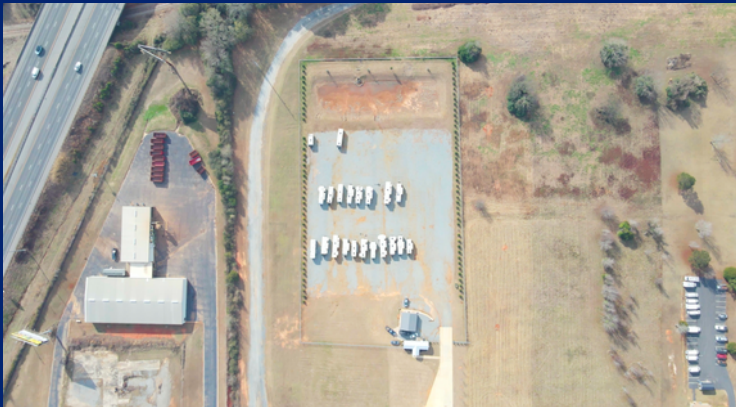
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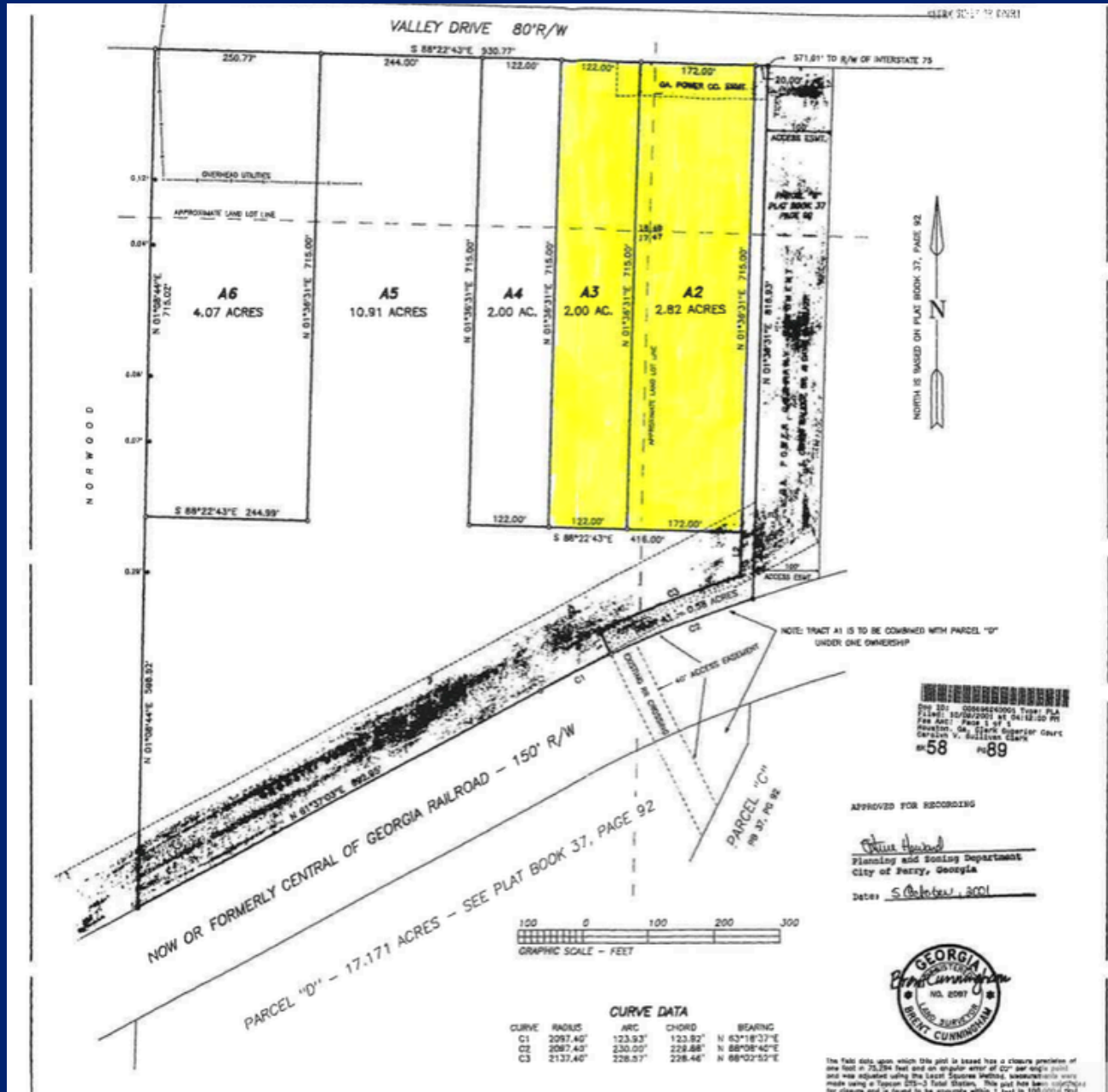
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