



New Jack Link's Plant
Under Construction
(120 Acres)

Perry Pkwy 341

Sam Nunn Blvd

HOUSTON SPRINGS COMMERCIAL DEVELOPMENT

SAM NUNN BLVD & PERRY PKWY 341
PERRY, GA 31069

Jeff Cusson, CCIM
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OFFERING SUMMARY

Sale Price:	\$3,000,000
Acreage:	27 ± Acres
Price / Acre:	\$111,111
City:	Perry
County:	Houston
Property Type:	Land: Commercial Development

PROPERTY DESCRIPTION

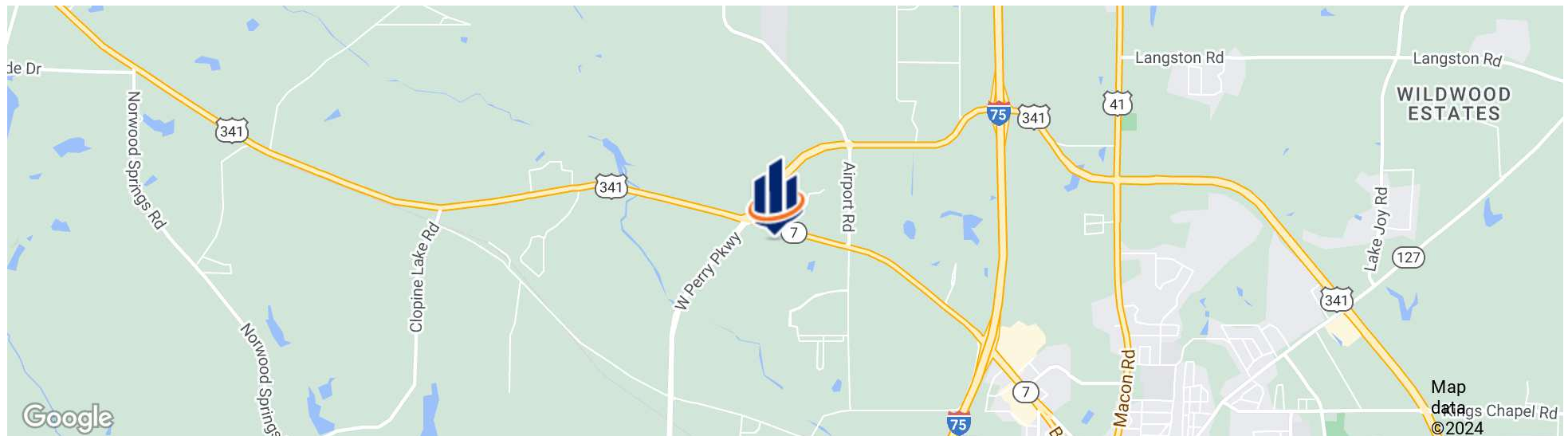
This 27-acre commercial property, zoned C-2, is located in Perry, Georgia, within Houston County. The property features extensive road frontage on Sam Nunn Road and provides easy access to I-75, making it a prime location for various commercial uses. Positioned directly across from the Jack Links facility, which is currently under construction, and adjoining the Houston Springs residential golf course community, this site offers strong potential for development in a growing area. Its strategic position ensures high visibility and convenient access, making it a valuable opportunity for businesses looking to establish a presence in this expanding market. Perry and the surrounding area are experiencing significant growth, with the city's population increasing by over 50% in the past decade. The region has seen a surge in commercial and industrial activity, supported by major projects like the \$450 million Jack Links facility, which will create approximately 800 + new jobs when open. With continued investment in infrastructure and the local economy, Perry is becoming a key hub in Middle Georgia, offering a favorable environment for business expansion and investment. This property provides an excellent opportunity to leverage the area's growth and strategic location.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: OP0530010000
GPS: 32.4811058, -83.7665684
Driving Directions: Call for Instructions
Showing Instructions: Call for Instructions



Aerial Map



Houston Springs Site Plan





Sam Nunn Blvd





Sam Nunn Blvd





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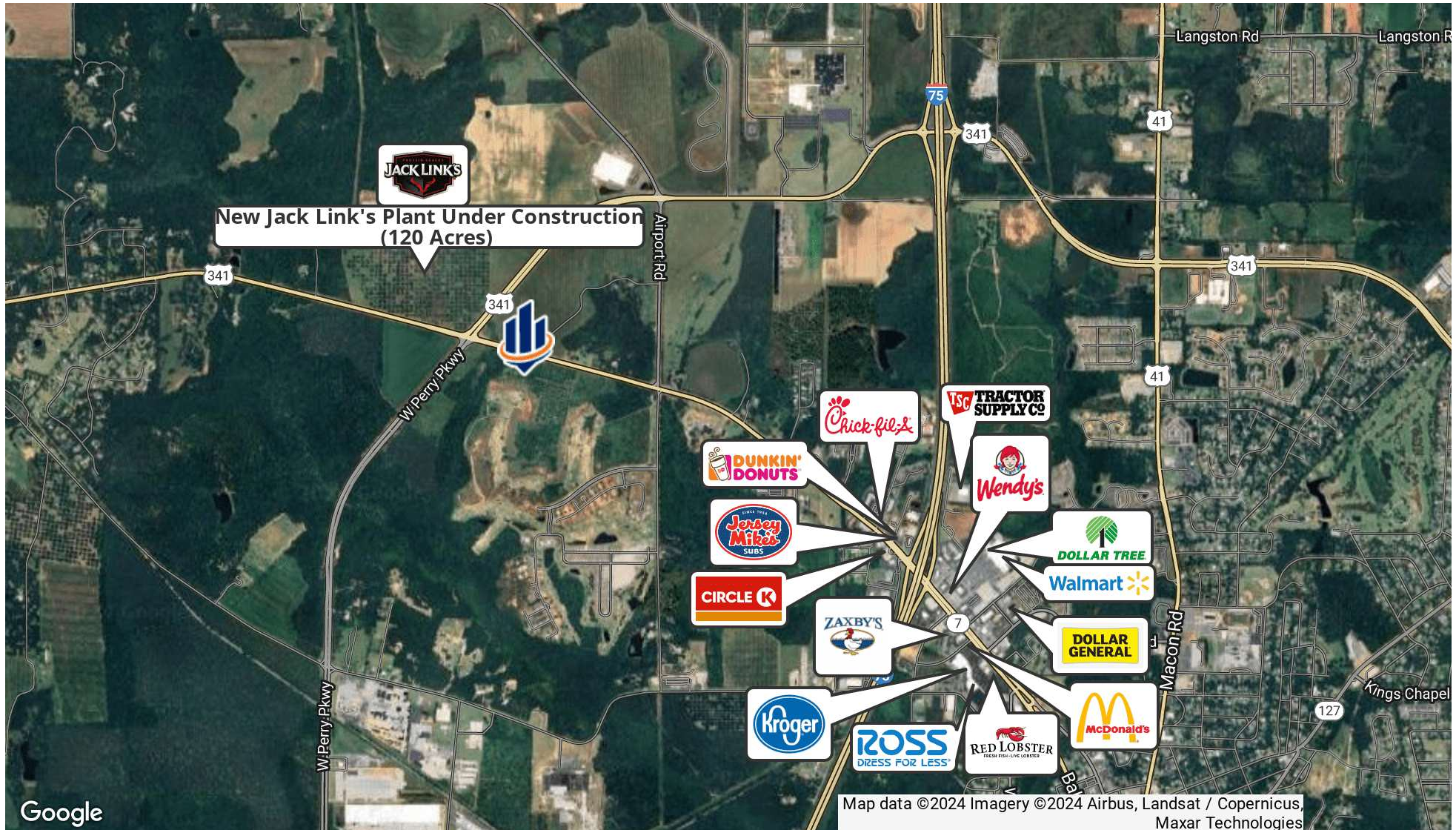
Sam Nunn Blvd



New Jack Link's Plant Conceptual Rendering



Retailer Map



Additional Photos





JEFF CUSSON, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Cusson, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate working out of Vero Beach.

Jeff specializes in agricultural, transition, industrial, and general commercial real estate properties. Since joining the team in 2009, Jeff has been involved in over \$300 million in real estate transactions.

He received a Bachelor of Science degree in agriculture/fruit crops and a Master of Science degree in business/entrepreneurship from the University of Florida, earning induction into the Beta Gamma Sigma Honor Society.

With over 25 years in the agricultural and real estate industries, Jeff served as grove manager, general manager/executive vice president, and ultimately a president/director. He would become involved in diversifying the company into commercial real estate and establishing one of the state's largest nursery/tree farms.

Jeff is currently a member of the Agricultural Advisory Committee for Indian River State College, the Board of Directors for the Judge Foundation, and Chairman of the Church Council for the First Methodist Church. He has served on the Hobe St. Lucie Conservancy District Board of Supervisors, Florida Citrus Production Managers Association, the Board of Directors for Becker Holding Corp, and more than a dozen international mission trips.

Jeff's personal interests include working on his personal farm, photography, travel, hunting, reading, and participating in church leadership and mission trips.

Jeff specializes in:

- Agricultural Land
- Transitional Land
- Industrial Properties
- General Commercial Real Estate



AUSTIN FISHER

Regional Managing Director

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PROFESSIONAL BACKGROUND

Austin Fisher is a Regional Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Austin is a skilled real estate professional with over 7 years of experience in land acquisition and residential/commercial development. He is a creative thinker who works closely with his investors to identify and source land acquisition opportunities that align with their risk/return profiles.

Austin received his Bachelor of Science from Florida State University. After serving 11 years in the United States Marine Corps as an Attack Helicopter Pilot, Austin attended the Acton School of Business where he earned his Master of Business Administration. During his spare time, Austin spends his days hunting, fishing, and scuba diving.

Austin specializes in:

- Agricultural Land Management
- Farmland
- Land Entitlement Processes
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties



For more information visit SVNsaunders.com

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