



**AFM
REAL ESTATE**

KNOT HILL KNOLL – DEVELOPMENT OPPORTUNITY

±150 Acres located in Houston County, Georgia



KNOT HILL KNOLL

±150 Acres located in Houston County, Georgia
Offering Price: \$5,800,000

THE OFFERING

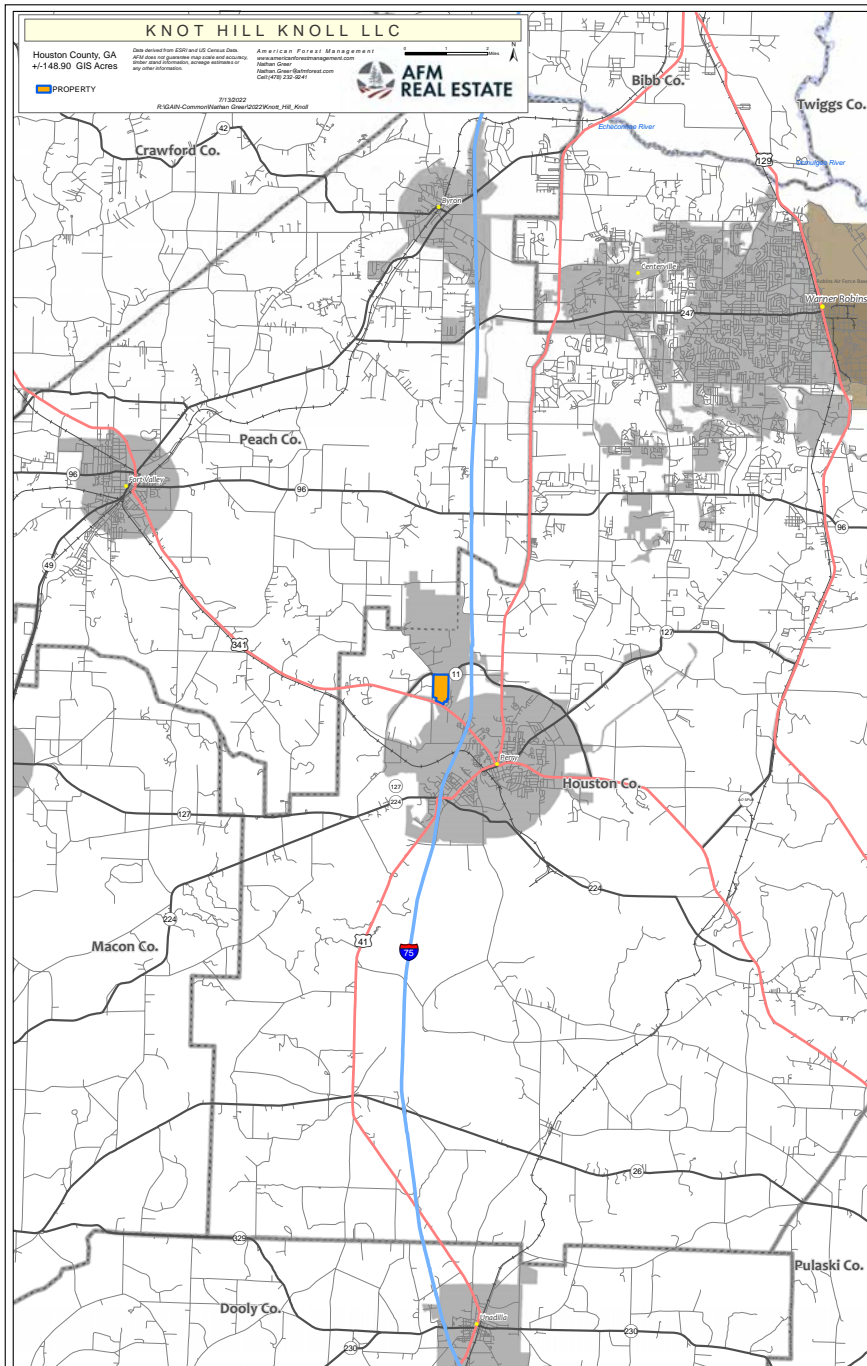
AFM Real Estate (AFMRE) is pleased to present Knot Hill Knoll, located in Houston County, Georgia, totaling ±150 acres of prime development property nestled in the heart of Georgia minutes from the thriving city of Perry.

Situated approximately 75 miles south of Atlanta's Hartsfield-Jackson International Airport in Central Georgia, the property is in the heart of Houston County, three miles west of downtown Perry, Georgia. Perry, recognized as the place "Where Georgia Comes Together, is an inclusive, quiet thriving city with a lively downtown square featuring popular shops, renowned restaurants, and greenspace for gatherings for families, neighbors, and visitors. Downtown Perry is a safe, clean, inviting, and walkable place that proudly maintains its historic, small-town culture and charm while providing new and diverse business, entertainment, and residential opportunities.

Nathan Greer

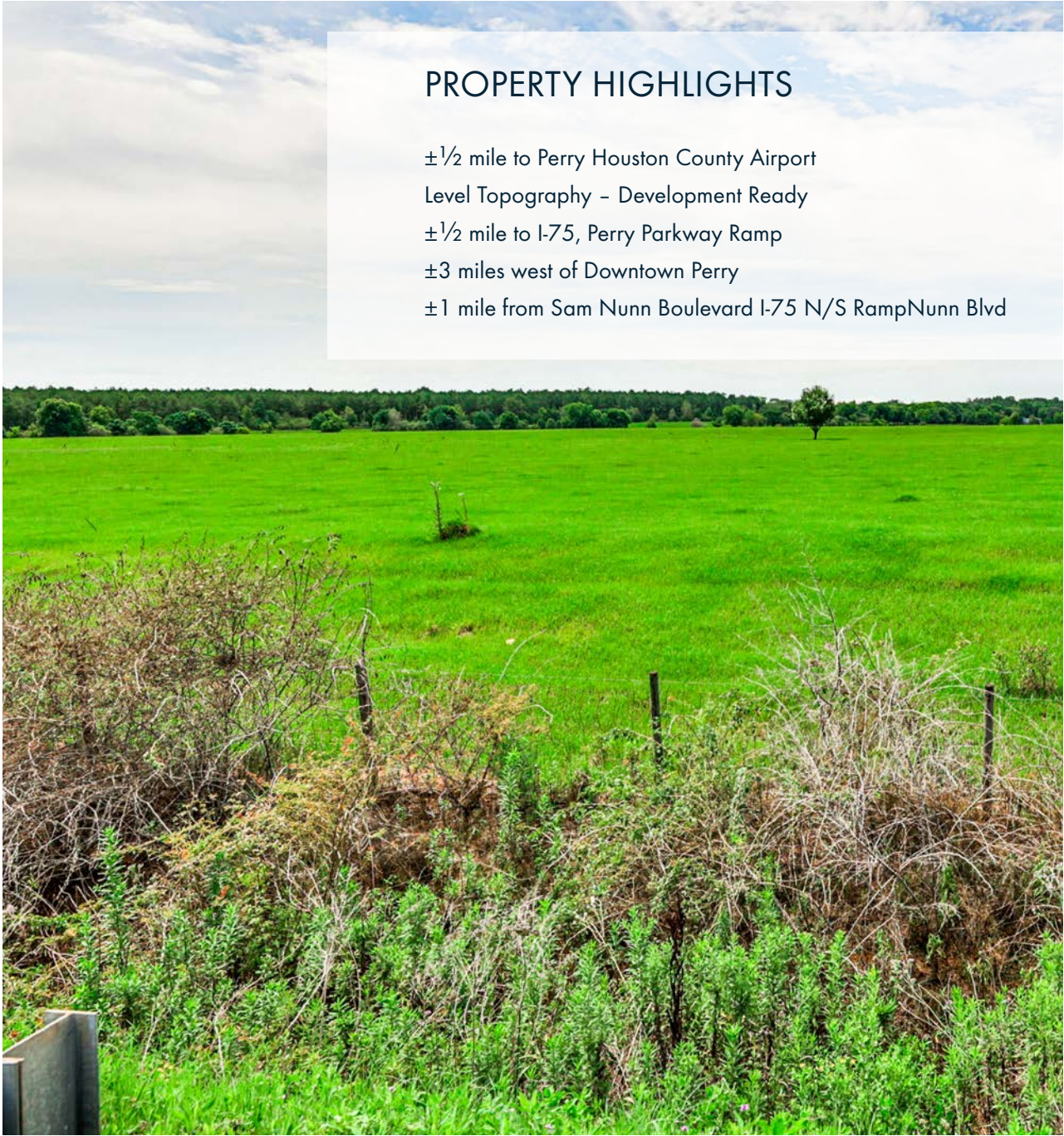
Georgia Broker in Charge
AFM Real Estate
125 Plantation Center Dr., 700A
Macon, Georgia 31210
C 478.232.9241





PROPERTY HIGHLIGHTS

- ±150 Acres of Highly Productive Development Land
- All Utilities Available
- Triple Frontage along Perry Parkway, Airport Road, and Sam Nunn Blvd
- ±900 feet or 1/2 mile of frontage along Airport Road
- ±2,050 feet or .375 miles of frontage along Perry Parkway
- ±1,005 feet or .182 miles of frontage along Hwy 341/Sam Nunn Blvd



PROPERTY HIGHLIGHTS

- ±1/2 mile to Perry Houston County Airport
- Level Topography - Development Ready
- ±1/2 mile to I-75, Perry Parkway Ramp
- ±3 miles west of Downtown Perry
- ±1 mile from Sam Nunn Boulevard I-75 N/S RampNunn Blvd



PERRY, GEORGIA - ONE OF THE MOST RAPIDLY GROWING COMMUNITIES IN GEORGIA



HOUSTON COUNTY AND PERRY, GEORGIA FACTS:

Perry, Georgia Population – 20,665 2021 Census

75 miles south of Atlanta's Hartsfield-Jackson International Airport

Home to Georgia National Fairgrounds and Agricenter

Home to Georgia's Robins Air Force Base

Houston County Healthcare – Two Full-Service Hospitals with 250+ beds

Houston County – 14th Largest County in Georgia

Designated as one of Georgia's Entrepreneur Friendly Communities

One of the lowest property tax rates in the Middle Georgia area

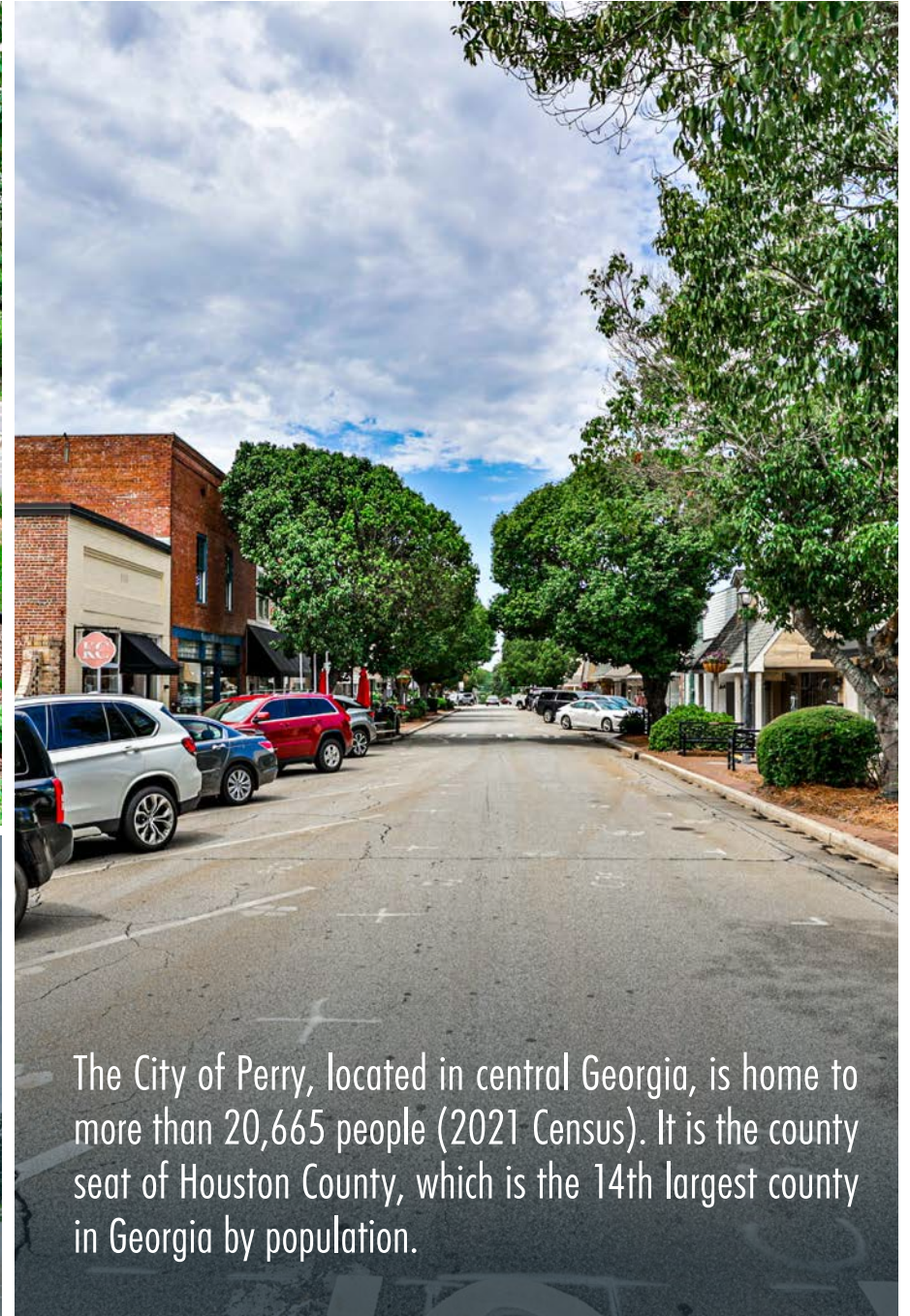
Houston County public school system - Georgia Schools of Excellence and National Schools of Excellence.

Large utility capacity as served by a combination of municipal and private systems.

MAJOR EMPLOYERS IN THE AREA:

Robins Air Force Base
Houston County Board of Education
Perdue Farms
Houston Healthcare
Frito-Lay
Houston County Government
Northrop Gruman
Anchor Glass
Cemex, Inc
Advanced Drainage System
Clean Control Corporation
Reeves Construction Company
Interfor US
Graphic Packaging International LLC
City of Warner Robins
City of Perry
Parrish Construction Group
Georgia National Fairgrounds and Agricenter





The City of Perry, located in central Georgia, is home to more than 20,665 people (2021 Census). It is the county seat of Houston County, which is the 14th largest county in Georgia by population.


Surrounding much of Perry is agricultural land and rural development, but the area to the north and east of Perry is experiencing rapid suburban-style growth.





Perry is located approximately 30 miles from Macon, the largest city in the region, and 110 miles from Atlanta. Other cities within a 30-mile drive include Byron, Fort Valley, Hawkinsville, Unadilla, Vienna, and Warner Robins. Perry is well connected to the region and beyond by Interstate 75 and Highways 341 and 224.





The Perry-Houston County Airport is located just north of the city, and the Middle Georgia Regional Airport is approximately 20 miles northeast. The closest international airport is the Hartsfield-Jackson International Airport in Atlanta.



The city is also approximately 20 miles from Robins Air Force Base, the largest employer in the region, and a significant force for development in Houston County and the region.



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