

Houston Springs Residential Development

494 ± Acres • Perry, Georgia • Houston County



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OFFERING SUMMARY

Acreage:	494 ± Acres
Sale Price:	\$12,500,000
Price / Acre:	\$25,303
City:	Perry
County:	Houston
Property Type:	Land: Residential Development
Video:	View Here

PROPERTY OVERVIEW

Houston Springs is a well-located, age-restricted, golf course community, in Perry, GA. The development, totaling 494 acres has approximately 280 homes built and sold, with the balance partially completed, including golf course, clubhouse, tennis/pickle-ball court, arterial roads, and maintenance facilities constructed. The convenient location is just 30 minutes to Macon and 90 minutes to Atlanta International Airport.

The development includes 68 remaining improved lots, 64 roughed lots, and approvals for an additional 930 lots including 180 condos and 156 attached lots as well as 27 acres of commercially zoned property. The community charter allows the developer substantial leeway to make changes, including age restriction covenants, until 3/4 of the lots have been sold. Management has confirmed that additional utilities, and roadway capacity, are available for future expansion nearby. The 18-hole golf course, with gentle elevation changes, provides a beautiful backdrop for additional residential home sites.

The property is well situated within Houston County, just 1 mile from I-75 on Sam Nunn Blvd and Perry Parkway,



SPECIFICATIONS & FEATURES

Land Type: Residential Development

Taxes & Tax Year: \$116,561 in 2022

Zoning/FLU: PUD

Permitted Lots: 68 remaining improved lots, 64 roughed lots, and approvals for an additional 930 lots including 180 condos and 156 attached lots

Lot Inventory: 68 remaining improved lots, 64 roughed lots

CoA Or HOA: HOA



Location



LOCATION & DRIVING DIRECTIONS

Parcel: 0P0530010000

GPS: 32.4727065, -83.7616761

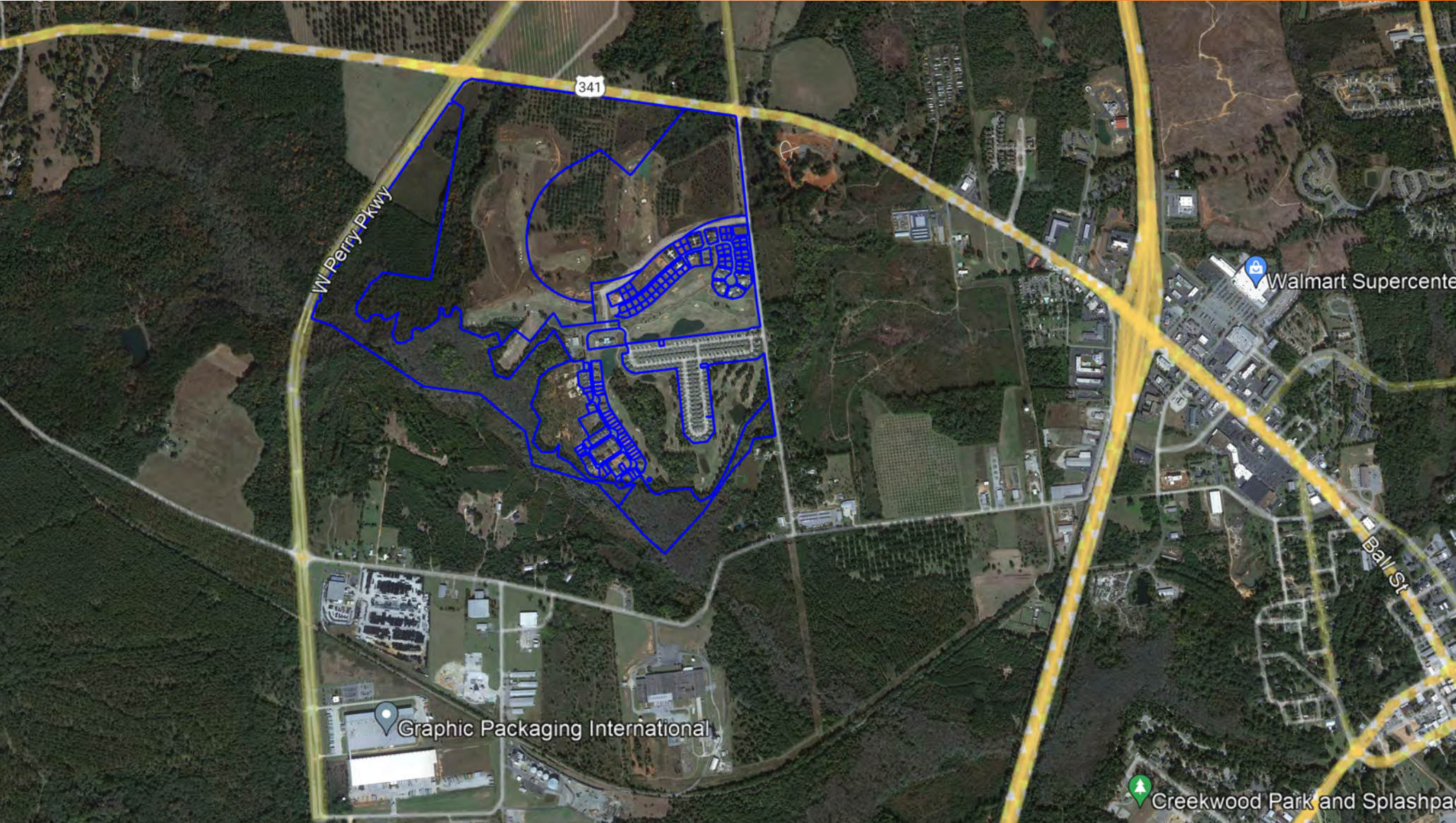
Driving Directions: From the intersection of I-75 and Hwy 341 [Sam Nunn Blvb] travel northwest on Hwy 341 one mile to the intersection with Airport Rd Turn left and travel south a quarter mile until you reach the entrance of the property on the right

Showing Instructions: Call for Instructions



Additional Photos





Additional Photos





HOUSTON SPRINGS

AN ACTIVE ADULT COMMUNITY

GOLF SUMMARY

HOLE	YARDS	PAR
1	528	5
2	326	4
3	427	4
4	401	4
5	149	3
6	383	4
7	142	3
8	357	4
9	370	4
10	3083	35
11	429	4
12	170	3
13	309	4
14	513	5
15	318	4
16	114	3
17	387	4
18	168	3
19	515	5
20	2923	35
Total	6006	70



LOT SUMMARY

Single-Family Detached

Total # Units: 561

Premium GC Lots: 239 (42.6% of detached)

Premium OS / Cul-de-sac: 101 (18% of detached)

Typical Lot Size: 55' x 100' / 55'x110'

Single-Family Attached

Total # Units: 156

Premium OS Lots: 36 (23% of attached)

Typical Lot Size: 30' x 105'

3-Story Condos

Total No. Units: 180

Premium GC View: 21 (11% of condos)

Premium OS View: 45 (25% of condos)

Typical Footprint: 100' x 90'

Total # Residential Units: 897

Premium Golf Lots: 239* (27% of total)

Premium OS Lots: 133* (15% of total)

(* Total does not include Condo units with premium views)

Commercial

Total Area: +/- 27.0 acres

a master-planned community by:

Woodland Property Partners, Inc.

900 Carroll Street / Perry, TX 75069

P: 479.386.6100 / F: 479.988.8821

www.woodland.com

Architect: Gensler, Inc.

Interior Design: Gensler, Inc.

Landscaping: Gensler, Inc.

Site Plan: Gensler, Inc.

Site Plan: Gensler, Inc.

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Site Plan: Gensler, Inc.

Site Plan: Gensler, Inc.





For more information visit SVNsaunders.com

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