

# Houston Springs Residential Development

S Houston Springs Blvd, Perry, Georgia 31069

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## PROPERTY OVERVIEW



### Offering Summary

<b>Sale Price:</b>	<b>For Sale by Auction*</b> <b>(Ends Sept. 9th)</b>
<b>Acreage:</b>	467 ± Acres
<b>City:</b>	Perry
<b>County:</b>	Houston
<b>Property Type:</b>	Development Land

### Property Overview

Houston Springs is a well-located, age-restricted, golf course community, in Perry, GA. The development, totaling 467 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 54-finished lots, 64 rough (platted) lots and approvals for additional 930 lots, including 180 condos and 156 attached lots. 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, which provides a loop around the City. Perry is located 20 miles from Robins Air Force Base, the largest single-site employer in the State of Georgia with over 22,000 employees and a \$2.7 billion total annual economic impact. The base, along with several new employers, have provided much of the impetus for growth in the area, with Perry increasing by 50% in the past decade to 22,000 residents.

**\*Auction Link:**

<https://www.7hauctions.com/auctions/24345/lot/2979-houston-springs-development-and-golf-course-perry-ga>



## SPECIFICATIONS & FEATURES



## Specifications & Features

**Land Type:** Residential Development

**Zoning/FLU:** PUD

**Permitted Lots:** 54-finished lots, 64 rough (platted) lots and approvals for additional 930 lots.

**Lot Inventory:** 54-finished lots, 64 rough (platted) lots

**CoA Or HOA:** HOA



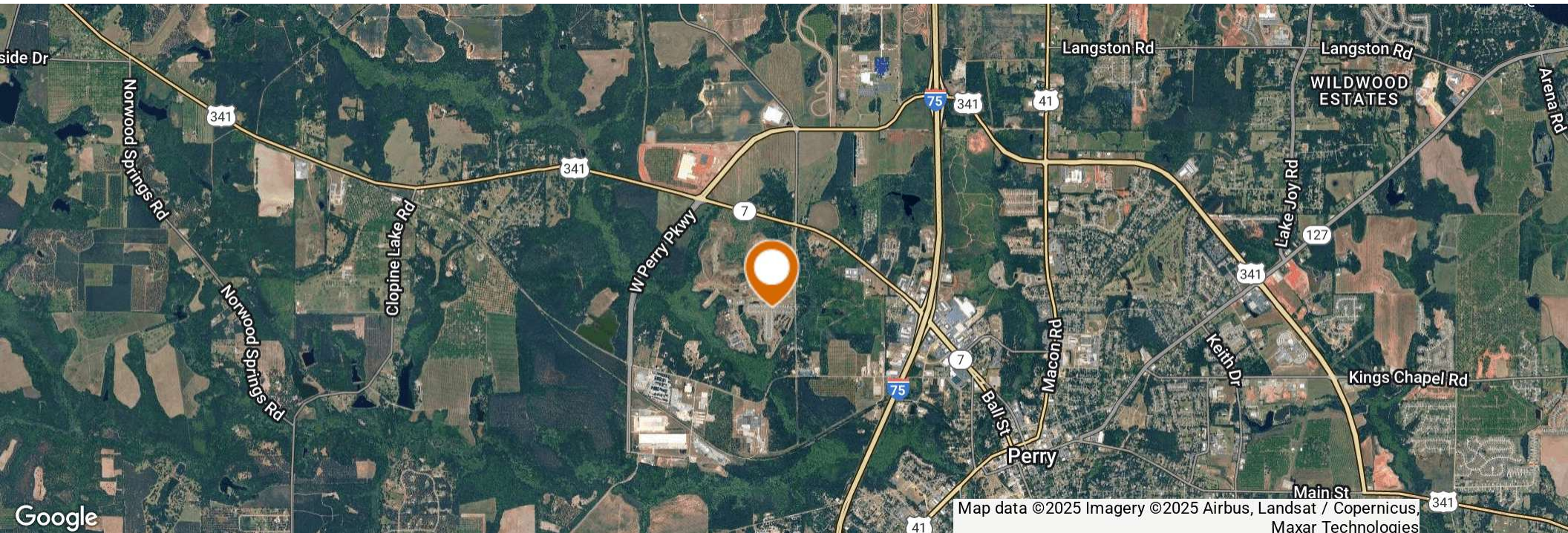


## LOCATION



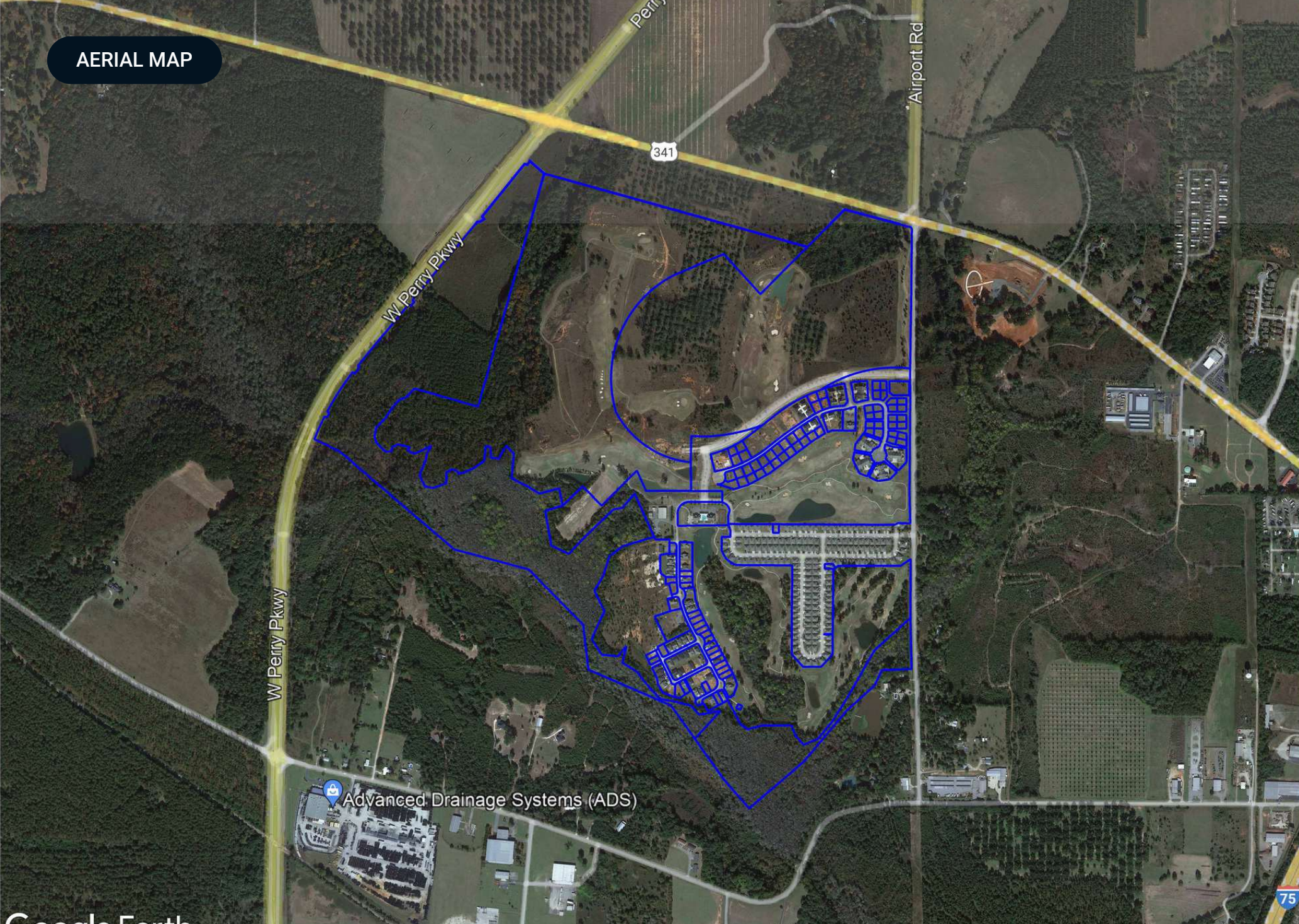
## Location & Driving Directions

Parcel:	0P0530010000
GPS:	32.4727065, -83.7616761
Driving Directions:	From the intersection of I-75 and Hwy 341 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





AERIAL MAP





# HOUSTON SPRINGS SITE PLAN

## SUMMARY

	ARDS	PAR
1	528	5
2	326	4
3	427	4
4	401	4
5	149	3
6	353	4
7	142	3
8	357	4
9	370	4
10	3023	3.5
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	3.5
Total	6006	70

# HOUSTON SPRINGS

AN ACTIVE ADULT COMMUNITY

Seperate Commercial Development Land



## LOT SUMMARY

### Single-Family Detached

Total # Units: 561  
 Premium GC Lots: 239 (42.6% of detached)  
 Premium OS / Cul-de-sacs: 101 (18% of detached)  
 Typical Lot Size: 55' x 100' / 55' x 110'

### 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'

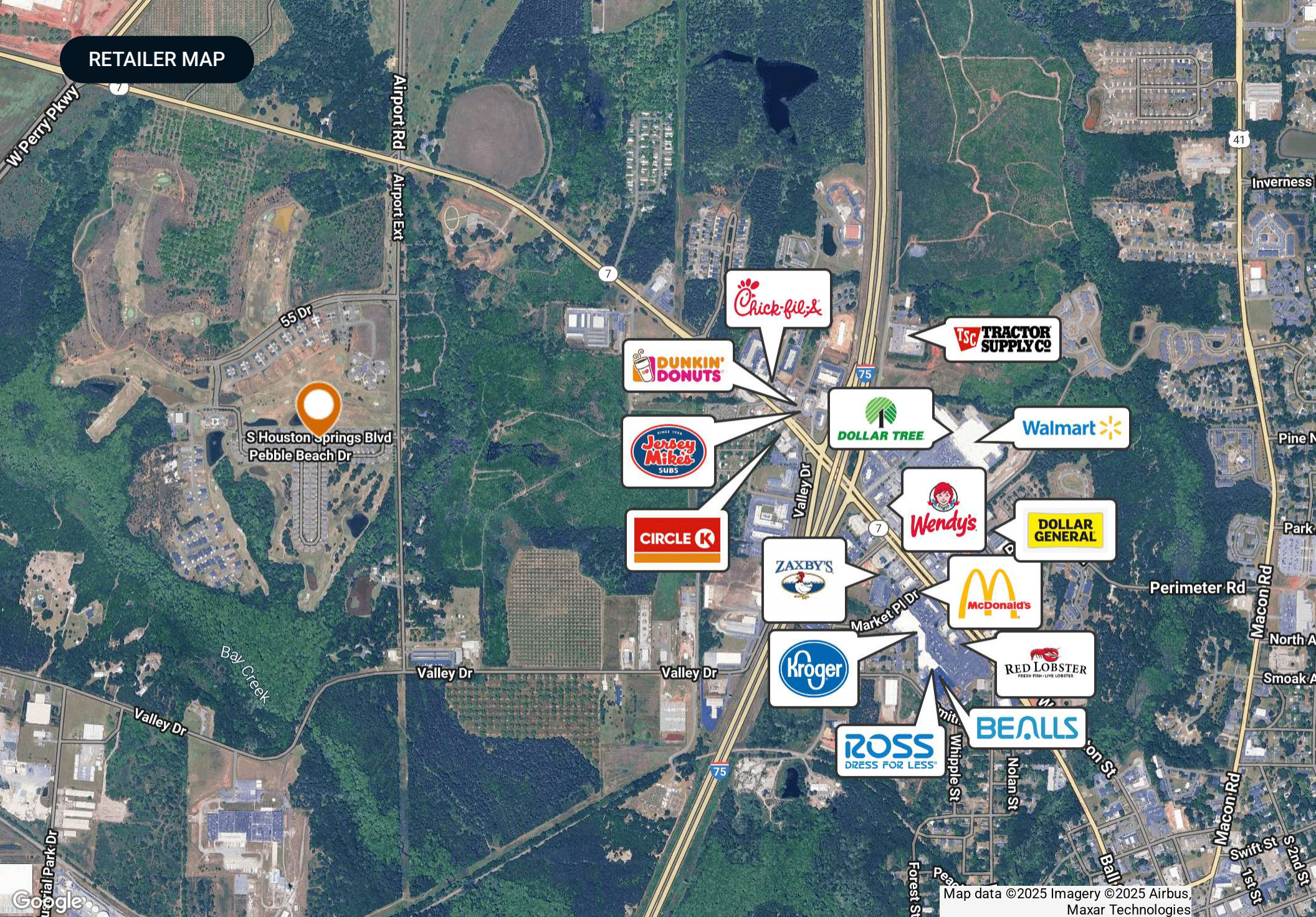
Total # Residential Units: 897

Premium Golf Lots: 239\* (27% of total)  
 Premium OS Lots: 137\* (15% of total)

A master-planned community by:  
 Woodland Property Partners, Inc.



## RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### Jeff Cusson, CCIM

Senior Advisor

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## Professional Background

Jeff Cusson, CCIM is a Senior Advisor at Saunders 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



## ADVISOR BIOGRAPHY



### Austin Fisher

Regional Managing Director

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## Professional Background

Austin Fisher is a Regional Managing Director and Advisor at Saunders 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





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