



J.D. WINSTON

🏠 1026 Keith Drive, Perry, GA 31069



Offering Memorandum

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# Georgia Residential Treatment Facility



J.D. WINSTON

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*Presented By:*

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# Offering Overview

☑ THE OPPORTUNITY

# Exploring the Potential of Residential Treatment in

The demand for quality substance abuse treatment in Middle Georgia is growing as the population continues to explode.



**Houston County:**

Experienced a 5.1% population increase from April 2020 to July 2023, a growth of 8,332 residents.

**Fastest Growth:**

Houston County had the fastest growth in the region, followed by Monroe (21.5%) and Jones (21.3%) counties.

**Overall Growth:**

The population in Middle Georgia has grown by 11% over the last 10 years.

**Macon-Bibb County:**

While the area as a whole is growing, Macon-Bibb County saw a slight decrease of 0.00703% between 2022 and 2023.

**Macon-Bibb County Population:**

In 2023, Macon-Bibb County, GA had a population of 234k people

**Data USA:**

Data USA reports that between 2022 and 2023, the population of Middle Georgia Regional Commission (North & Outside Bibb County) PUMA, GA grew from 179,670 to 180,754, a 0.603% increase.

☑ THE OPPORTUNITY

This In-patient substance abuse residential facility sits in the thick of the medical community in Perry as it is directly across the street from Houston Healthcare, operating a hospital and family practice, next door to Capstone Medical Clinic, Women's Healthcare and Perry Family Practice.



Perry, Georgia, is a vibrant city located in Houston County, known for its rich history, warm Southern hospitality, and strong community spirit. Perry is a only mere 30 mins from Macon, Ga a vibrant hub of the USA's Federal Military bases that includes Fort Hawkins, the US Army Reserve Base and US National Guard Base and only 90 minutes from Atlanta boasting an MSA of 6,300,000 people.



▼ FACILITY OVERVIEW



### Building

**Property Name:**  
Residential Treatment Facility

**Address:**  
1026 Keith Drive, Perry, GA 31069

**Total Size:**  
3 buildings - 18,860 SF

**Frontage:**  
300' on Keith Drive

**License:**  
Detoxification and Residential In-Patient

**Beds (detox/res):**  
90 residential drug rehab

### Site

**Site Size:**  
2.01 Acres

**Parcel ID:**  
0P0440 054000

**Zoning:**  
C-2

**Price:**  
Undisclosed

✓ FACILITY COMMON SPACES

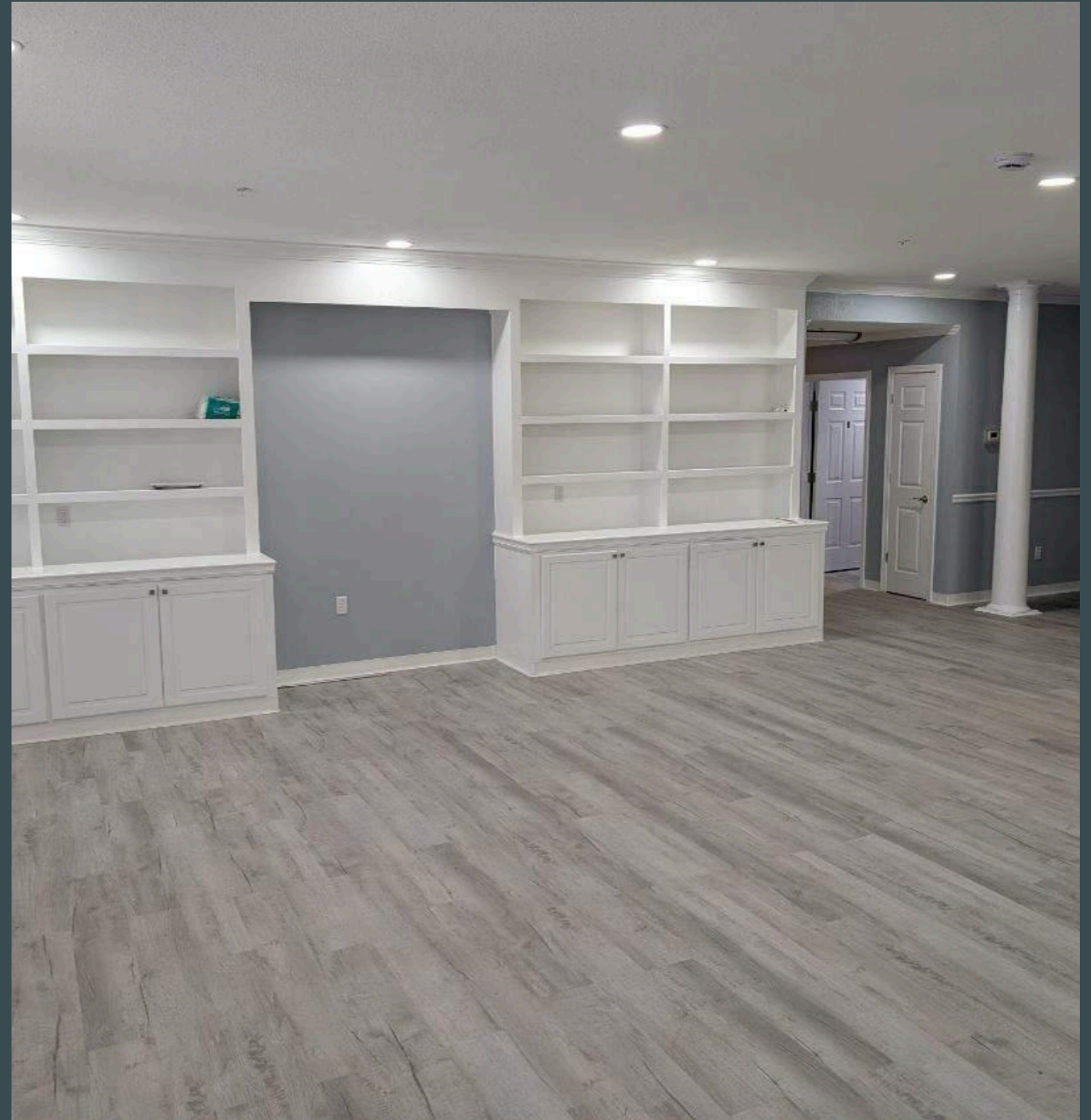




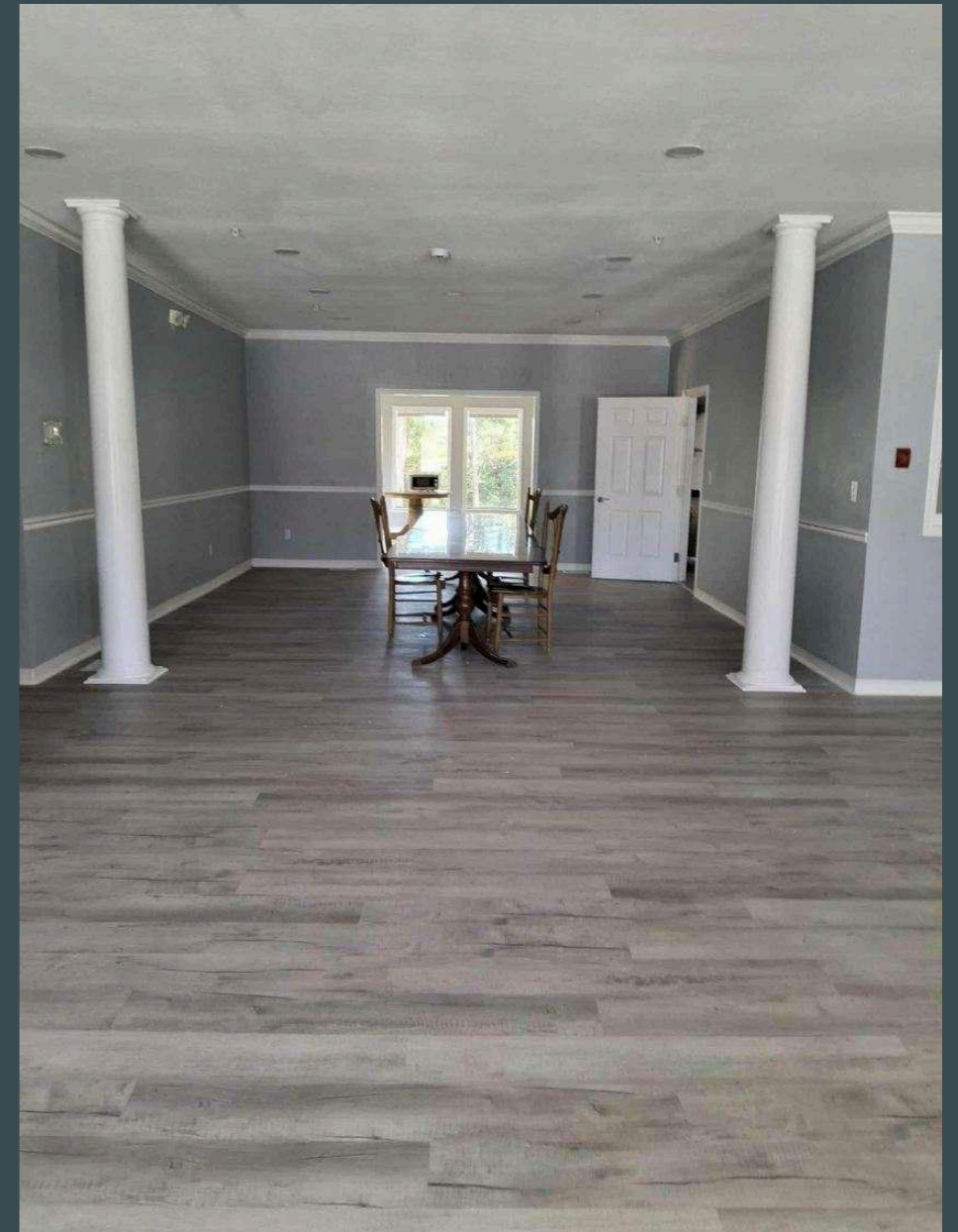
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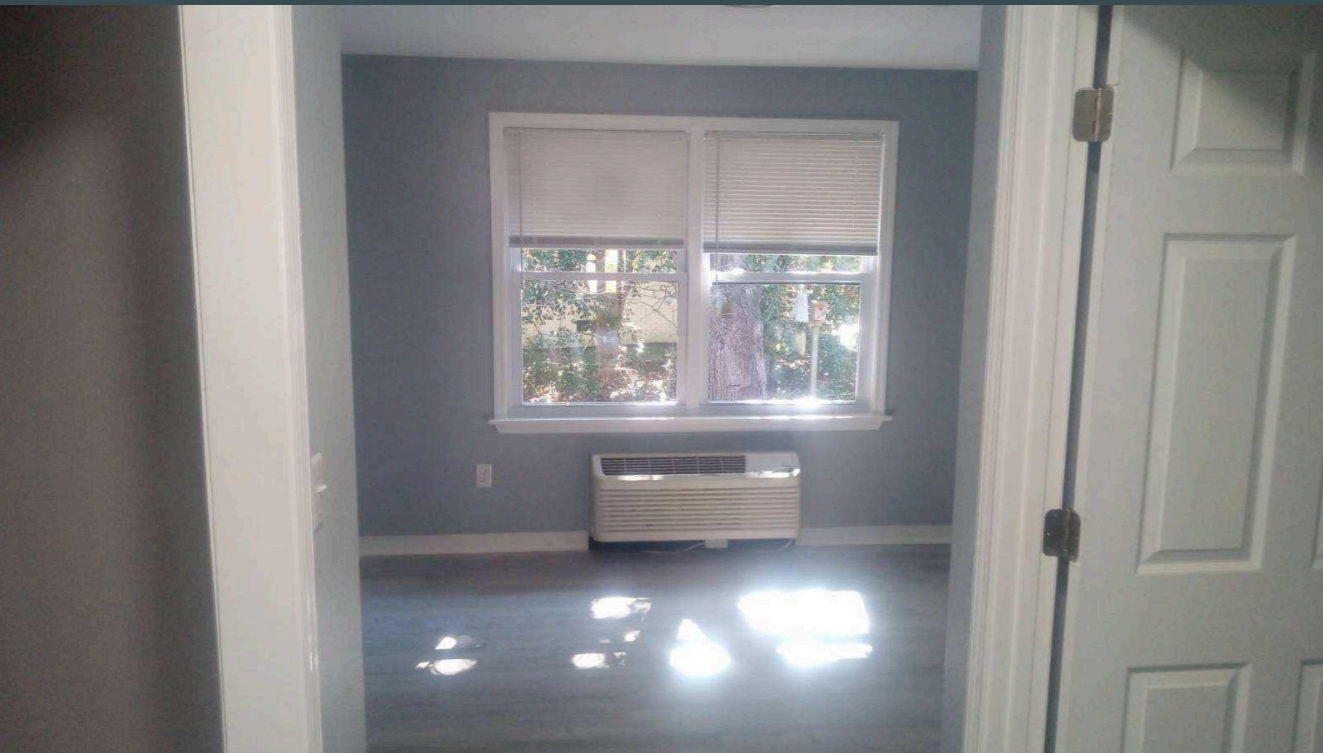


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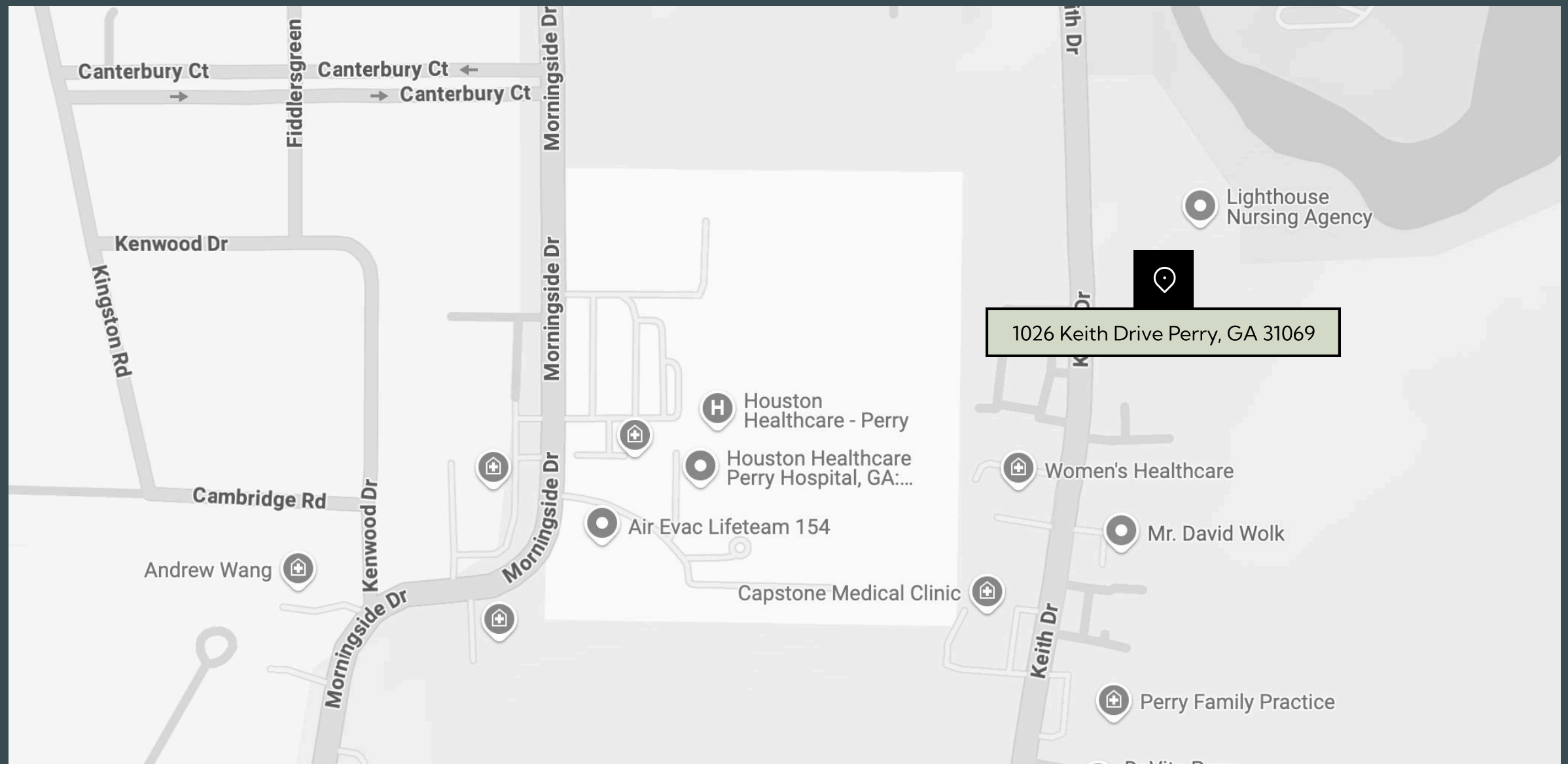


✓ FACILITY COMMON SPACES



LOCA AREA OVERVIEW

Autumn Terrace currently operates as a 3 building, 45 bed assisted living facility. Owner would be willing to sell the business if purchaser was interested in continuing its current use. This property is also ideal for repurposing for use as traditional or medical offices. Situated in the heart of Perry's medical district, this property is located just one street over from Houston Healthcare Perry Hospital. On Keith Drive, the site is neighbored by a wide variety of medical providers, including DaVita Dialysis, Capstone Medical Clinic, Women's Healthcare, Lighthouse Nursing Agency, and Vineville Internal Medicine Perry. Easy access to I-75, just 3 miles from Exit 136, and 4 miles from Exit 138.





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