

Commercial Lot

Highway 247 Connector
Byron, GA 31008



Size: 3.21 ± acres
Zoning: C-2
Utilities: All Available
Traffic: 21,900 VPD

2020 Demos	1 Mile	3 Mile	5 Mile
Population	3,020	30,339	80,321
Median Age	35.0	35.4	35.7
Avg. HHI	\$76,149	\$79,212	\$78,915

Description: Property fronts Highway 247 Connector (Watson Boulevard) with 100' of frontage. The property is flat and has a power line running through the rear portion of the property. See Exhibit A for details. Lot is approximately 600' deep between Highway 247 Connector and the power line easement.

Location: Property is located just west of the Publix on Highway 247 Connector at Highway 41.

Sale Price: \$225,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Commercial Lot
Highway 247 Connector
Byron, GA 31008

**FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com

EXHIBIT A



* Three lots adjacent to each other, can be combined for 9.63 AC.

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

georgiacommercialrealestate.net | commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company