

Housers Mill Road
Byron, GA 31008
Peach County

\$90,000/ACRE



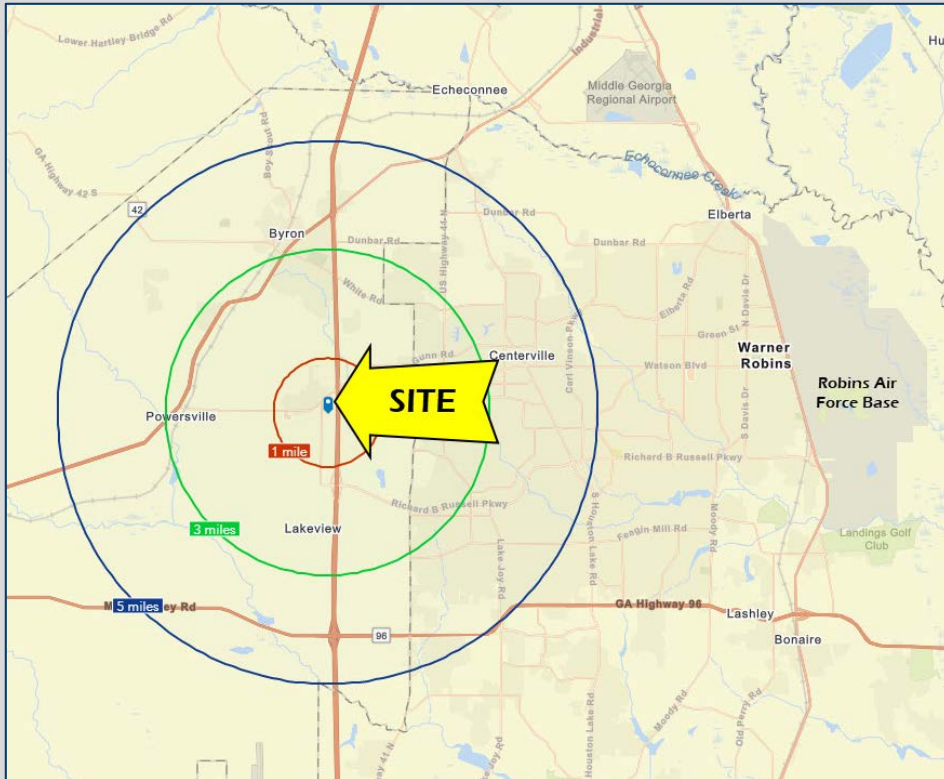
- 43.5 acres
- Approximately 1,700 frontage feet along Interstate 75
- Zoned R-3 and C-2 (Multi-family and Commercial)
- Access via 60' easement on Georgia Highway 247 Connector
- Water and Sewer available
- High traffic location between Interstate 75 (Exit 146) and The Medical Center of Peach County, Navicent Health



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For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

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Traffic Counts: (GDOT 2019 Published Data estimate)

Highway 247 Connector – 11,800 vpd
I-75 at Exit 146 – 70,400 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2020 Population:	684	17,887	55,184
2025 Population Estimate:	718	19,235	58,981
2020 Households:	273	6,953	21,052
2025 Households Estimate:	288	7,488	22,510
2020 Average HH Income:	\$78,114	\$92,910	\$90,824
2025 Average HH Income Estimate:	\$86,027	\$104,090	\$101,699



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