

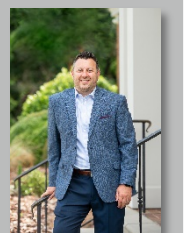
# COMMERCIAL LAND FRONTING I-75



**ASKING PRICE \$1,200,000**  
**HIGHWAY 247 C, BYRON, GA 31008**

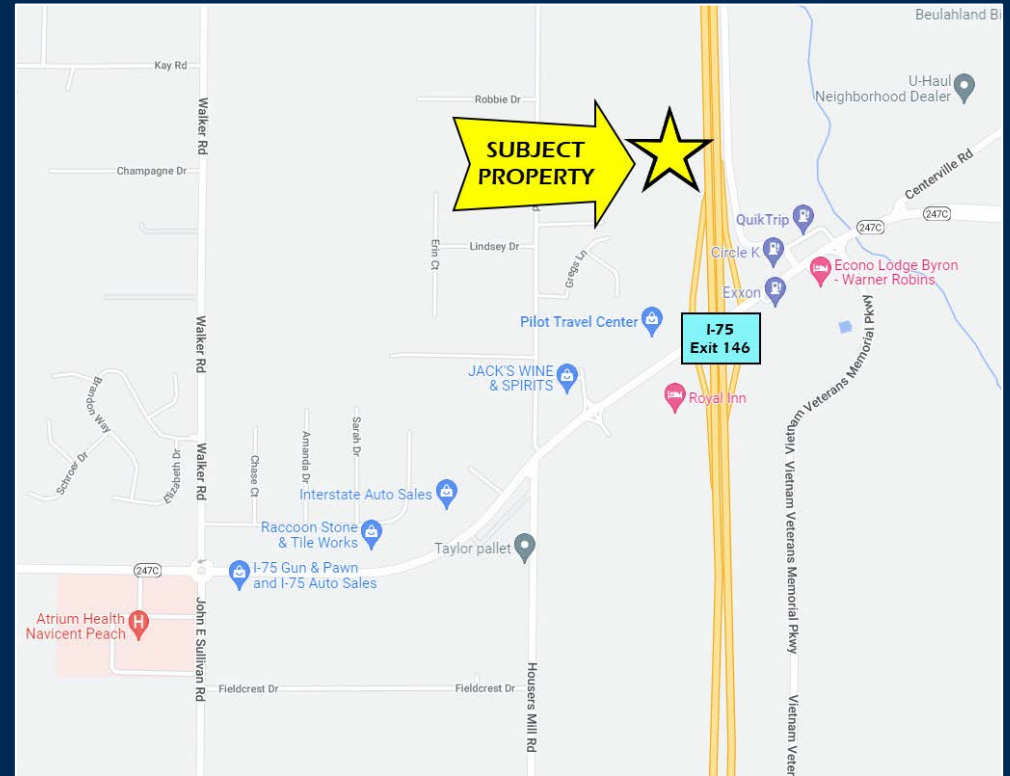


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**4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210**  
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## PROPERTY INFORMATION

- ±21.15 acres with great visibility from Interstate 75 at Exit 146
- Zoned C-2 (Commercial)
- Level topography
- Public water and sewer at site; detention in place
- Site has been rough graded and is in pad-ready condition
- 70' wide access/egress easement
- Convenient location adjoining I-75 and Pilot Travel Center approximately 20 miles south of Macon

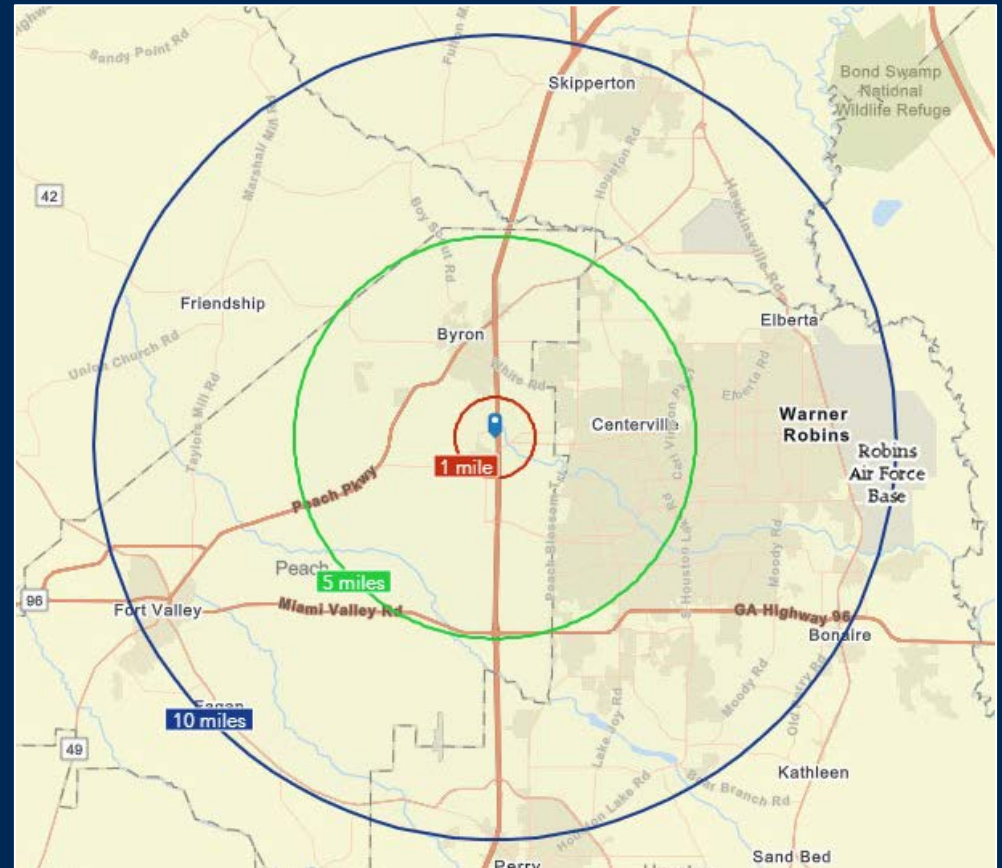


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## DEMOGRAPHICS & INCOME

	<u>1 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2021 Population:	1,308	55,333	175,930
2026 Population Estimate:	1,374	58,688	184,929
2021 Households:	564	21,285	67,502
2026 Households Estimate:	595	22,610	71,066
2021 Average HH Income:	\$91,265	\$84,152	\$76,742
2026 Average HH Income Estimate:	\$101,333	\$95,499	\$87,024



**HIGHWAY 247 C, BYRON, GA 31008**



AERIAL VIEW



HIGHWAY 247 C, BYRON, GA 31008



PROPERTY PHOTOS



HIGHWAY 247 C, BYRON, GA 31008



INGRESS/EGRESS



HIGHWAY 247 C, BYRON, GA 31008

