

COMMERCIAL DEVELOPMENT SITE

HIGHWAY 247 CONNECTOR
BYRON, GA 31008
PEACH COUNTY

±1.42 ACRES

ASKING PRICE:
\$795,000



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PROPERTY INFORMATION

- ±1.42 Acres
- Zoned: C-2 (Commercial)
- All utilities available
- Level topography
- The site is strategically located just off Highway 247 Connector and highly visible from Interstate 75
- this property offers excellent potential for retail, restaurant, hospitality, office, or service-oriented development
- Traffic Count (GDOT 2025):
 - I-75 – 88,400 VPD
 - Highway 247 – 11,900 VPD



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DEMOGRAPHICS

Highway 247 Connector - Byron, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	863	18,543	57,442
2030 ESTIMATED POPULATION	892	19,514	60,076
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	374	7,562	22,379
2030 HOUSEHOLD ESTIMATES	390	8,000	23,543
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$103,589	\$98,755	\$99,556
2030 HH INCOME ESTIMATE	\$121,698	\$108,452	\$109,145

AVERAGE INCOME



\$98,755

POPULATION



18,543

HOUSEHOLDS



7,562

UNEMPLOYMENT



2.9%

LABOR FORCE



714

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MAP



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