

# COMMERCIAL LAND FOR SALE

HIGHWAY 247 CONNECTOR  
BYRON, GA 31008  
PEACH COUNTY

PARCEL A: ±2.89 ACRES  
PARCEL B: ±1.65 ACRES

ASKING PRICE:  
**\$685,000**



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## PROPERTY INFORMATION

- Two (2) Parcels totaling  $\pm 4.54$  Acres  
Lot 1:  $\pm 2.89$  Acres  
Lot 2:  $\pm 1.65$  Acres
- Zoning: C-3
- Approximately 464 ft. of frontage on Highway 247 Connector
- Water available on site, Sewer nearby
- Prime location with easy access to major roads and nearby businesses  
 $\pm 1.0$  mile from Atrium Health Navicent Peach Hospital  
 $\pm 0.5$  mile from I-75
- DOT approved access for driveway



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## DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Counts (GDOT 2024 Published Data estimate):  
Highway 247 Connector – 23,800 VPD  
I-75 – 86,400 VPD

### 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	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
<b>\$98,755</b>	<b>18,543</b>	<b>7,562</b>	<b>2.9%</b>	<b>714</b>

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