

FOR SALE

2 PARCELS - ± 4.54 AC

HWY 247 CONNECTOR (WATSON BLVD)

BYRON, GA 31008

SALE PRICE: \$1,100,000



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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OFFERING SUMMARY

Lot Sizes: Parcel 052B 031 - 2.89 acres
Parcel 052B 032-1.65 acres
Total - 4.54 acres

Sale Price: \$1,100,000

Lot Details: GA DOT is currently under construction for a Roundabout at this intersection (See following page for additional details)

Traffic Count: ~23,600 VPD - Hwy 247 Connector
~83,800 VPD - I-75

Zoning: C-3

Class: Commercial

Utilities: All public utilities service the site.



DOT ROUNDABOUT PROJECT DETAIL

SR 247 CONN @ CR 83/CS 668/HOUSERS MILL ROAD

Project ID:	0016117	Notice to Proceed Date:	7/21/2023
Project Manager:	Daniel Chastain	Construction Percent Complete:	63.67%
Office:	Program Delivery	Current Completion Date:	8/31/2024
County:	Peach	Work Completion Date:	
Congressional District:	002	Construction Contract Amount:	
State Senate District:	018	Construction Contractor:	REEVES CONSTRUCTION COMPANY
State House District:	145	Preconstruction Status Report	
Project Type:	Safety	Construction Status Report	
Project Status:	Under Construction	Contact Us	
Right of Way Authorization:			

Project Description:

SR-247 Connector intersects Housers Mill Road at an approximate 45-degree angle. The existing intersection is a two-way stop controlled (TWSC) with stop signs on the Housers Mill Road approaches. The intersection has channelized left and right turn lanes inside the acute angles of the intersection that each provide approximately 30 feet of storage. Grassed islands are located between the channelized lanes and the center of the intersection. The channelized turn lanes are controlled by stop signs. SR-247 Connector includes one shared left-turn/through lane and one channelized right-turn lane on each approach. Housers Mill Road includes a channelized left-turn lane and a shared through/right-turn lane on each approach to the intersection. This project proposes to convert the intersections of SR 247 Connector and Housers Mill Road into a single lane elliptical roundabout.

Activity	Program Year	Cost Estimate	Date of Last Estimate
PE (Preliminary Engineering)	2019	\$835,000.00	
ROW (Right of Way)	2022	\$420,000.00	12/30/2021
CST (Construction)	2023	\$3,340,489.61	4/12/2022



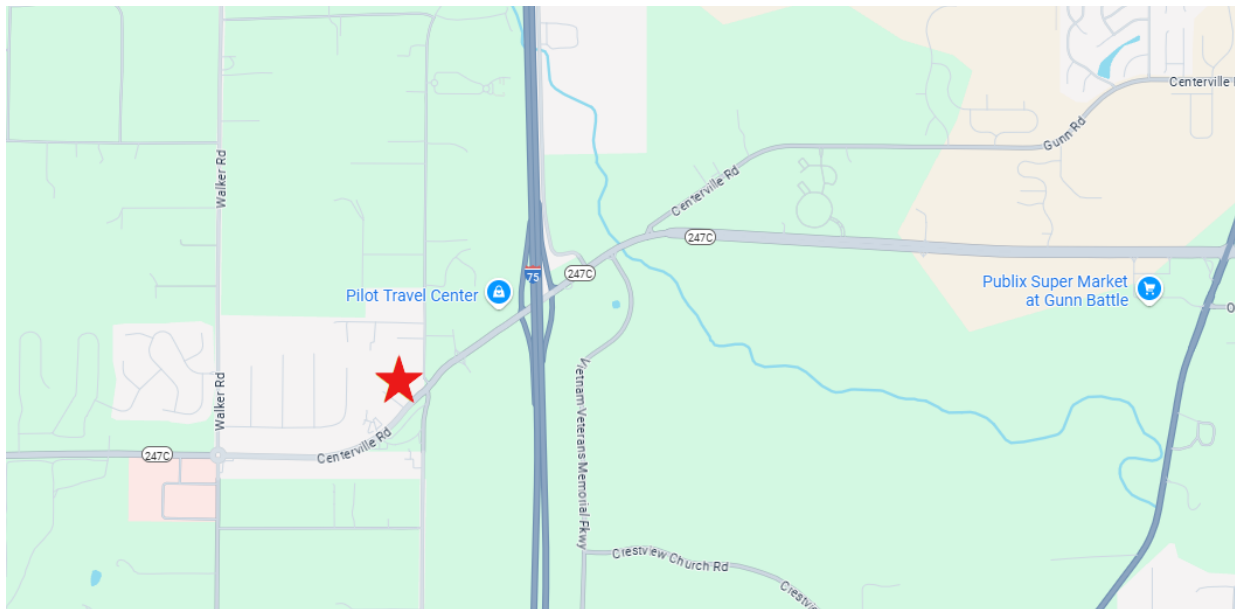
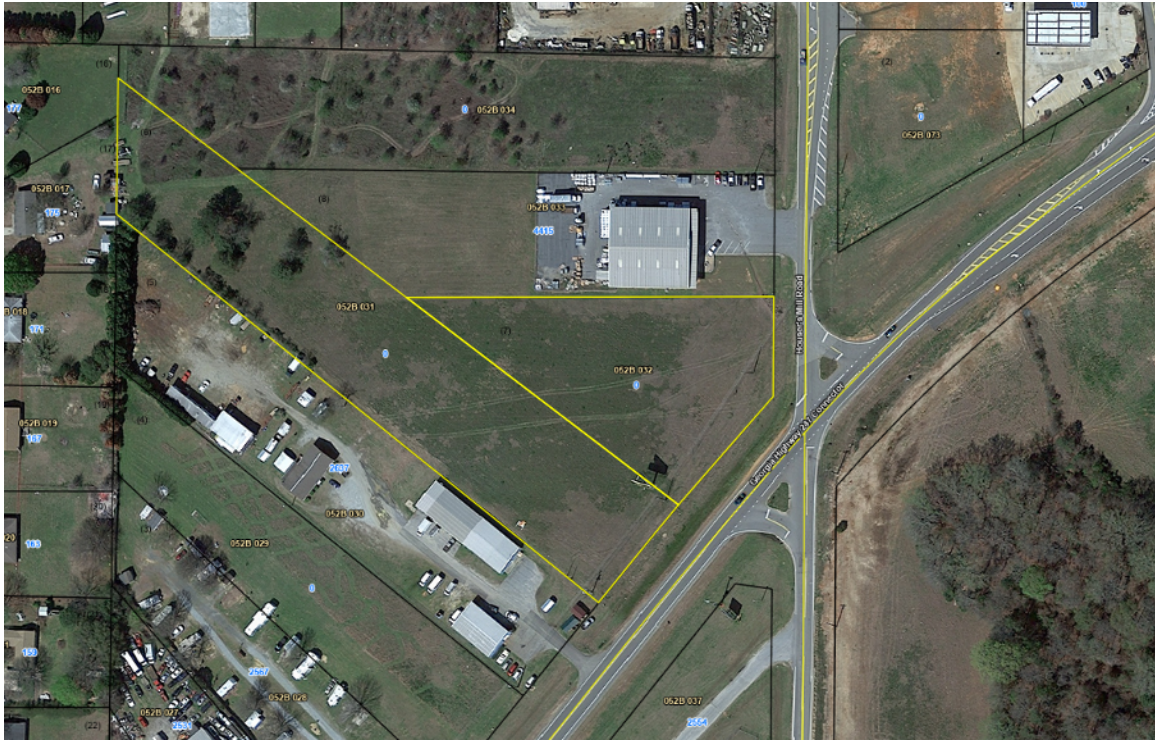
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5 MILE RADIUS

KEY FACTS

56,166

Population



Average Household Size

39.1

Median Age

\$82,623

Median Household Income

EDUCATION

6%

No High School Diploma



27%

High School Graduate



33%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



1,609

Total Businesses



17,084

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

23%



Services

14%

3.1%

Unemployment Rate

INCOME



\$82,623

Median Household Income



\$39,835

Per Capita Income



\$259,374

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (25.6%)

The smallest group: \$15,000 - \$24,999 (5.4%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-8.6%	<div style="width: 8.6%;"></div>
\$15,000 - \$24,999	5.4%	-5.3%	<div style="width: 5.3%;"></div>
\$25,000 - \$34,999	8.9%	-2.1%	<div style="width: 2.1%;"></div>
\$35,000 - \$49,999	9.5%	+2.4%	<div style="width: 2.4%;"></div>
\$50,000 - \$74,999	15.2%	+0.1%	<div style="width: 0.1%;"></div>
\$75,000 - \$99,999	14.3%	+2.4%	<div style="width: 2.4%;"></div>
\$100,000 - \$149,999	25.6%	+5.9%	<div style="width: 5.9%;"></div>
\$150,000 - \$199,999	6.8%	+1.4%	<div style="width: 1.4%;"></div>

Bars show deviation from

Peach County ▾