

# LAND FOR SALE

3288 HOUSERS MILL ROAD  
BYRON, GA 31008  
PEACH COUNTY

±11.52 ACRES

ASKING PRICE:  
\$150,000/ACRE



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## PROPERTY INFORMATION

- ±11.52 acres
- Zoning: Multi (C-2, RAG, R-1)
- Water Available | Suitable for Septic
- Approximately 552' of high visibility frontage
- Approximately 1 mile from I-75 (Exit 144) and 1.5 miles from I-75 (Exit 146)
- Located in a high visibility area with access to a variety of national retailers and restaurants in Warner Robins including Kroger, Publix, ALDI, Target, Academy, Walmart, The Home Depot, Lowe Toyota of Warner Robins, TJ Max, Lowe's, Zaxby's, Starbucks, Dutch Bros Coffee, Olive Garden, Del Taco and more.

### 3288 Housers Mill Road - Byron, GA

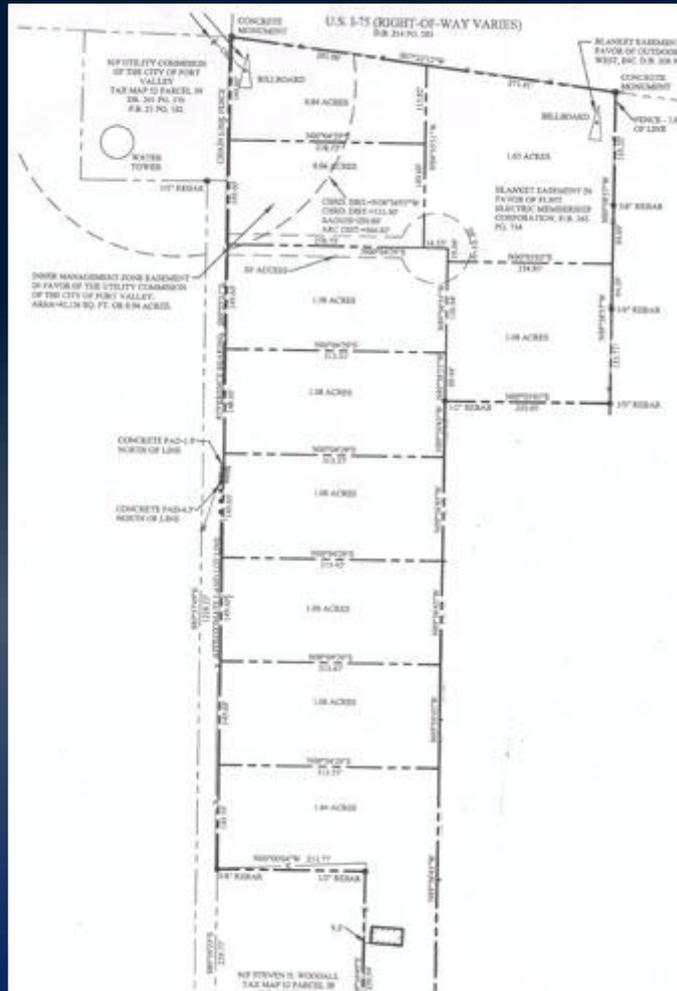
POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	224	19,002	63,039
2030 ESTIMATED POPULATION	238	20,012	66,147
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	81	7,700	24,380
2030 HOUSEHOLD ESTIMATES	86	8,165	25,727
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$119,283	\$104,258	\$103,927
2030 HH INCOME ESTIMATE	\$129,975	\$112,920	\$114,027

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
 <b>\$104,258</b>	 <b>19,002</b>	 <b>7,700</b>	 <b>3.9%</b>	 <b>15,352</b>

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# SITE PLAN

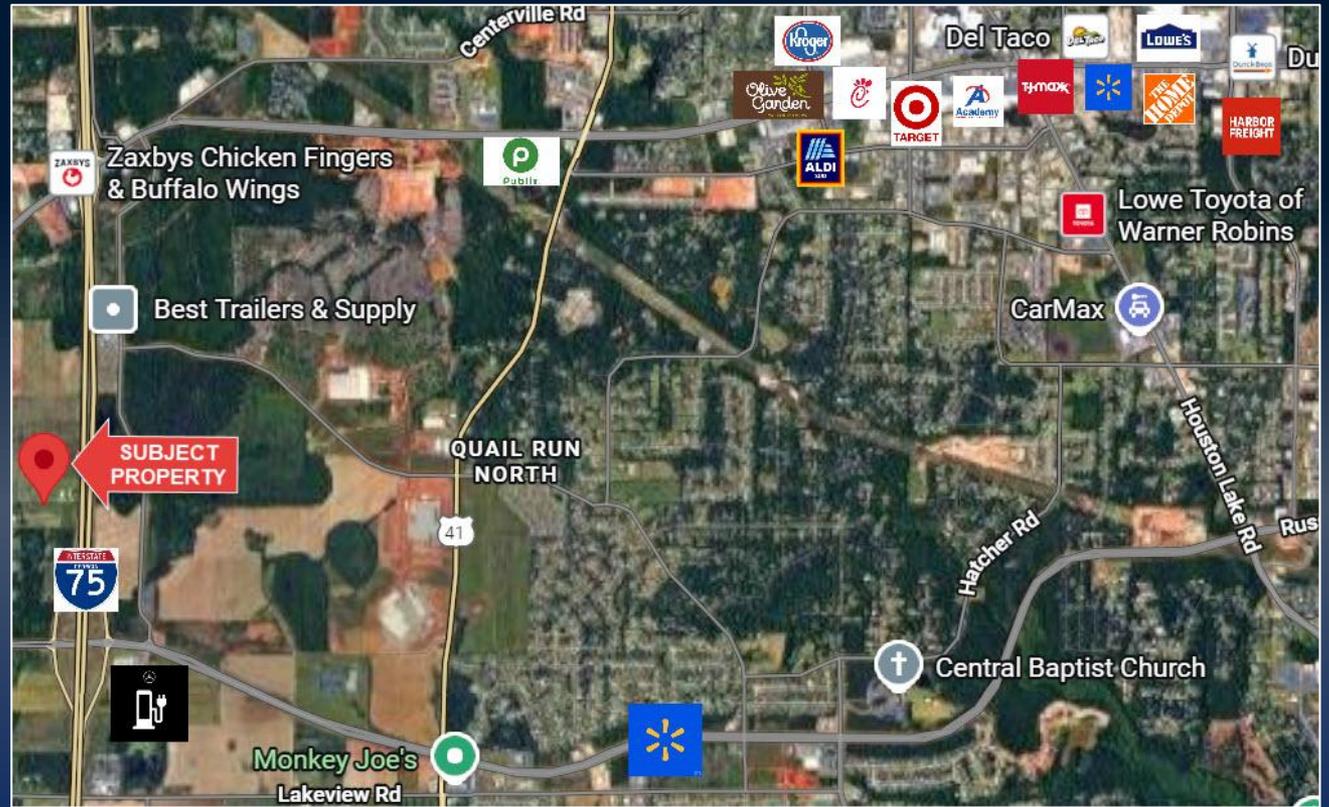


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## MAP & TRAFFIC COUNT

- Traffic Count (GDOT 2024:)  
I-75 North – 80,600 VPD  
I-75 South – 86,400 VPD



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