

FOR SALE: 8.78+/- acres

Hwy 49
Byron, GA

The Bateman Group LLC.

Commercial Real Estate

Oliver C. Bateman III, Broker



- **Location:** 8.78 +/- acres on Hwy 49 and Walker Road. Ingress and Egress can be provided on Hwy 49 and Walker Road. Located just 0.8 miles from I-75.
- **Utilities:** to site
- **Zoning:** Two parcels zoned C3/PUD General Commercial, Parcel on Walker Road is R1 but can easily be rezoned
- **Topography:** Partially cleared, partially wooded

\$120,000/acre

Oliver C. Bateman, III
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2885 Walden Road
Macon, GA 31216



www.thebatemangroup.com

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Commercial Real Estate

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License no: 257399 Firm no: 56003

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

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Key Facts

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33,839

Population



Average
Household Size

40.7

Median Age

\$74,468

Median Household
Income

7%

No High
School
Diploma



32%

High School
Graduate



34%

Some College



27%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,076

Total Businesses



9,866

Total Employees

INCOME



\$74,468

Median Household
Income



\$35,645

Per Capita Income



\$215,688

Median Net Worth

EDUCATION

EMPLOYMENT



White Collar

63%



Blue Collar

28%



Services

10%

3.8%

Unemployment
Rate



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FOR SALE: 13.17 +/- acres
W. White Road
Byron, GA

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Proximity to I-75



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