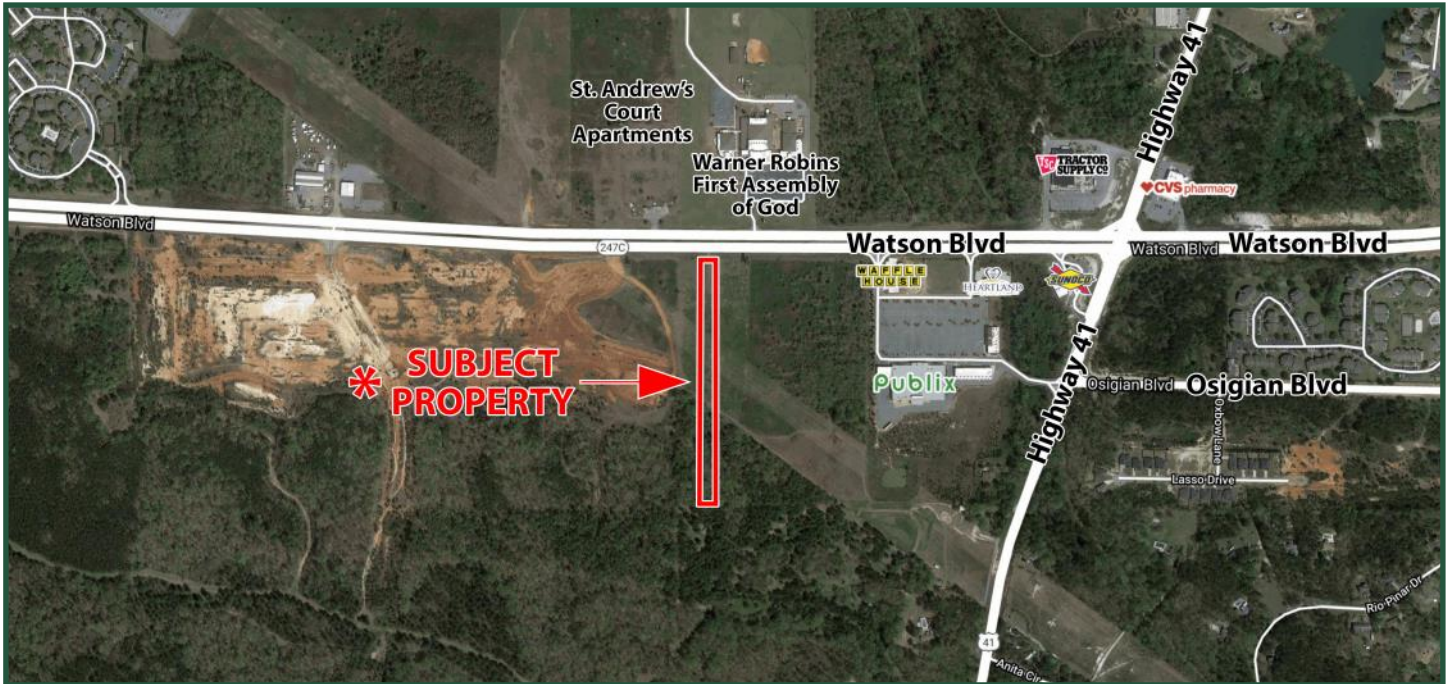


Commercial Lot

Highway 247 Connector
Byron, GA 31008



Size: 3.21 ± acres
Zoning: C-2
Utilities: All Available
Traffic: 21,900 VPD

2020 Demos	1 Mile	3 Mile	5 Mile
Population	3,020	30,339	80,321
Median Age	35.0	35.4	35.7
Avg. HHI	\$76,149	\$79,212	\$78,915

Description: Property fronts Highway 247 Connector (Watson Boulevard) with 100' of frontage. The property is flat and has a power line running through the rear portion of the property. See Exhibit A for details. Lot is approximately 400' deep between Highway 247 Connector and the power line easement.

Location: Property is located just west of the Publix on Highway 247 Connector at Highway 41.

Note: Curb cut already exists on Highway 247 Connector, giving access to this property.

Sale Price: \$225,000

**FOR MORE
INFORMATION
CONTACT**

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478-960-4080 (C)
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Commercial Lot
Highway 247 Connector
Byron, GA 31008

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EXHIBIT A



* Three lots adjacent to each other, can be combined for 9.63 AC.

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