

45± Acres For Sale - Ideal for Retail Development!
400 Old Macon Road & Highway 49
Byron, GA 31008



Summary

Area Info

Aerial

Site Map



**133+ AC
ALSO AVAILABLE,
CONTACT AGENT**

**SUBJECT
PROPERTIES**

DRASTICALLY REDUCED: \$3,500,000.00
~~SALE PRICE: \$7,000,000.00~~

CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Addresses: 400 Old Macon Road,
Highway 49,
Byron, GA 31008

County: Peach

Utilities: All available

Topography: Flat

Frontage: Old Macon Road - ±2,020'
Woodland Drive - ±480'
Highway 49 - ±1,940'

Traffic Count: Highway 49 - 18,100 VPD
I-75 - 95,400 VPD

SITE

Site Size: 45± Acres

Parcel IDs: B01D 052, B01D 089A

Zoning: C-1, R-MH

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	1,909	15,124	36,056
Avg HH Income	\$95,191	\$107,869	\$102,932
Median Age	40.0	38.6	39.3

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PROPERTY

This 45± Acre tract of development-ready land is comprised of two parcels to be sold together on Old Macon Road and Highway 49. These parcels have a mix of R-MH and C-1 zoning, with all utilities available to site. Please see Water & Sewer Access map for plentiful access points to those systems. This tract is ideal for commercial development. Extensive environmental studies have recently been completed, call Agent for details.

LOCATION

Tract is located in the heart of Byron, just 1,400 feet from I-75 Exit 149, providing near-instant access to the Interstate. Property is ideally situated 10 miles west of Warner Robins (home of Robins Air Force Base), and 14 miles south of Macon (major thoroughfare connecting I-75 & I-16) offering easy access to Atlanta, Savannah, and beyond.

Businesses in the area include RaceWay, Waffle House, Little Caesars, Days Inn, Hardee's, Circle K, Jeff Smith Ford, Precision Collision Center, Dairy Queen, O'Reilly Auto Parts, Camping World Byron, Southway Crane and Rigging, American Tire Distributors, as well as many other national and local retail and restaurant establishments.

Label	AC	Parcel #	Zoning
1	5.00	B01D 052	R-MH
2	40.11	B01D 089 A	C-1



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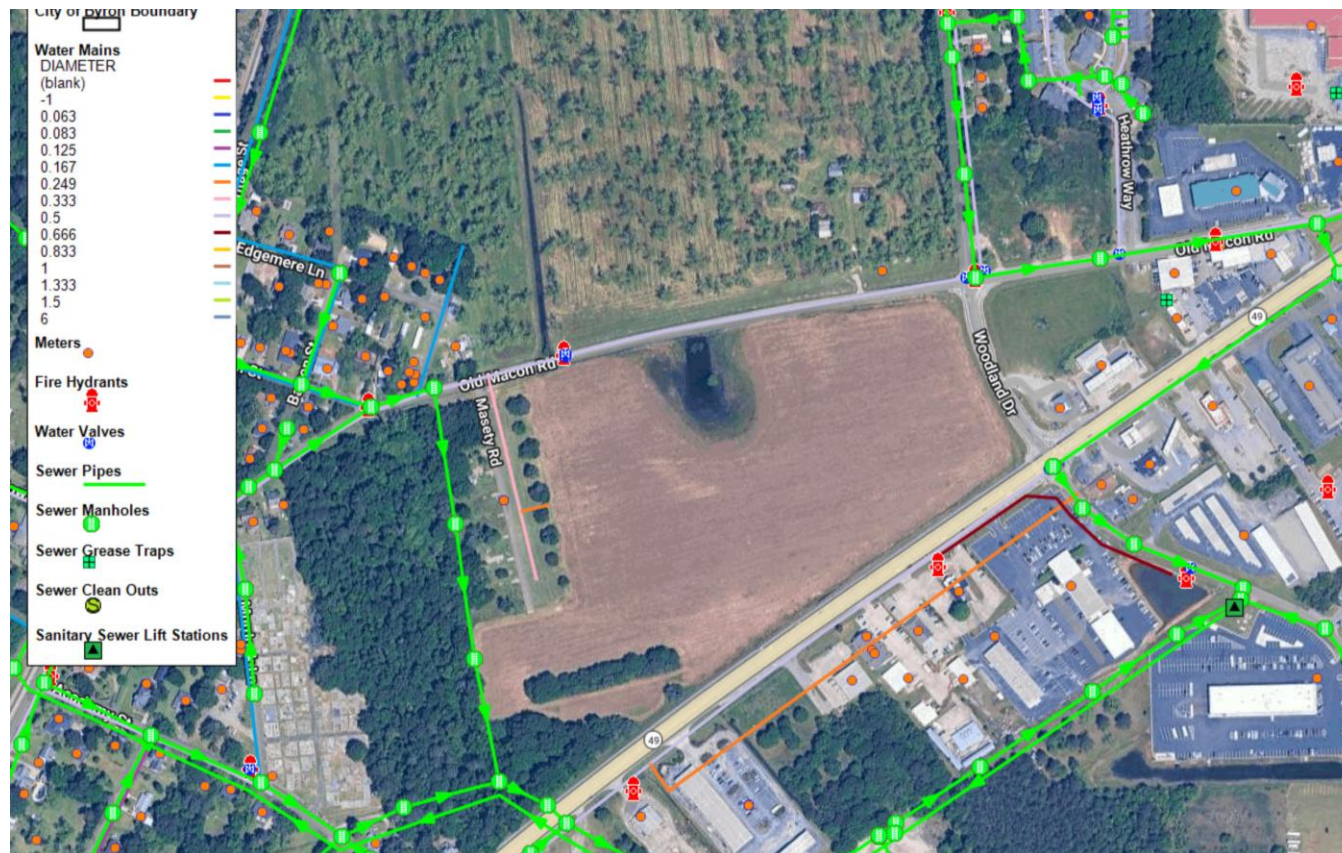
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Water & Sewer Access



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Conceptual Land Plan



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