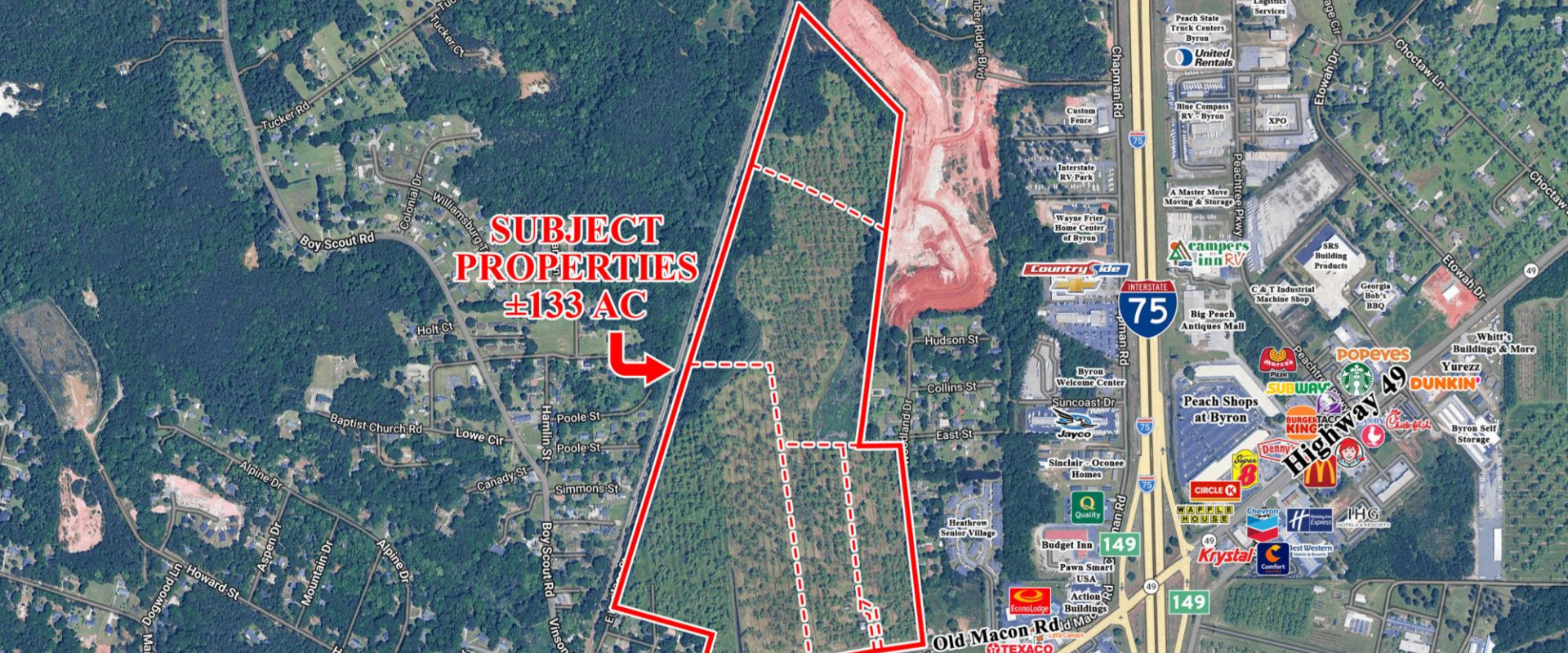


# 133± Acres For Sale - Ideal for Residential Development!

401 - 435 Old Macon Road  
Byron, GA 31008



- Summary
- Area Info
- Aerial
- Site Map



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

**CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

# 133± Acres For Sale - Ideal for Residential Development!

401 - 435 Old Macon Road  
Byron, GA 31008



Summary

Area Info

Aerial

Site Map

## PROPERTY INFORMATION

### PROPERTY

**Property Addresses:** 401, 403 Old Macon Road,  
435 Old Macon Road,  
Old Macon Road,  
Byron, GA 31008

**County:** Peach

**Utilities:** All available

**Topography:** Flat

**Frontage:** Old Macon Road - ±1,610'

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

### SITE

**Site Size:** 133± Acres

**Parcel IDs:** B01D 089, 055D 010,  
055D 011, 055D 009,  
055B 002 Z, 055B 002

**Zoning:** A-1, R-2, R-AG

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	1,698	13,291	35,166
Avg HH Income	\$94,575	\$109,651	\$103,122
Median Age	41.2	39.1	39.1

**DRASTICALLY REDUCED: \$3,000,000**

**~~SALE PRICE: \$7,500,000.00~~**

### CONTACT

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

[www.georgiacommercialrealestate.net](http://www.georgiacommercialrealestate.net)

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

# 133± Acres For Sale - Ideal for Residential Development!

401 - 435 Old Macon Road  
Byron, GA 31008



Summary

Area Info

Aerial

Site Map

## AREA INFORMATION

### PROPERTY

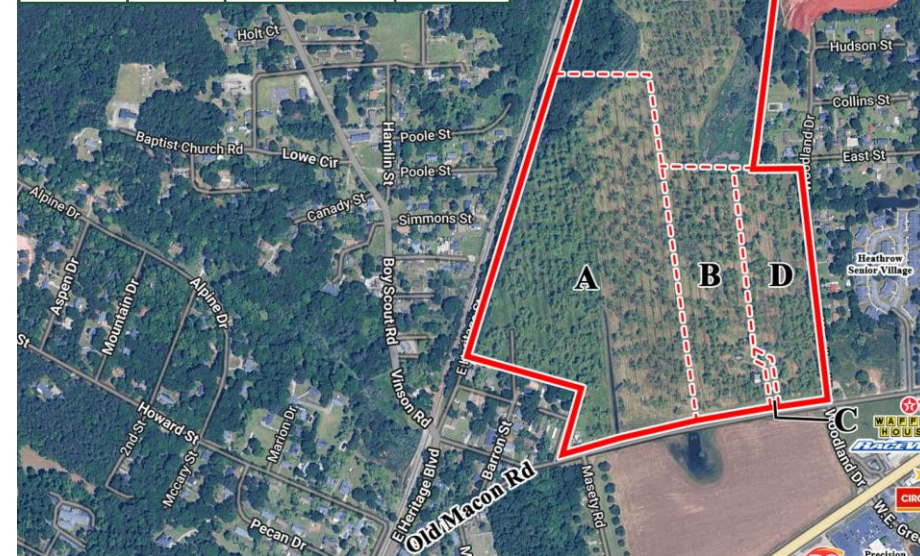
This 133± Acre tract of development-ready land is comprised of six parcels to be sold together on Old Macon Road. These parcels have a mix of A-1, R2, and R-AG zoning, with all utilities available to site. Please see Water & Sewer Access map for plentiful access points to those systems. This tract is ideal for single-family neighborhood development, a gated community of larger homes on larger lots, or multifamily development. This property can also be used for commercial uses such as warehousing or retail mixed use. Extensive environmental studies have recently been completed, call Agent for details.

### LOCATION

Tract is located 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, Econo Lodge, Heathrow Senior Village, Quality Inn, Jayco, CountrySide Chevrolet, Sinclair-Oconee Homes, Peach Shops at Byron, Big Peach Antiques Mall, Campers Inn RVs, Interstate RV Park, and the Byron Welcome Center, as well as many other national and local retail and restaurant establishments.

Label	AC	Parcel #	Zoning
A	44.76	B01D 089	A-1
B	11.02	055D 010	A-1
C	0.31	055D 011	R-2
D	11.90	055D 009	A-1
E	38.00	055B 002 Z	R-2
F	27.00	055B 002	R-AG



### CONTACT

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

[www.georgiacommercialrealestate.net](http://www.georgiacommercialrealestate.net)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

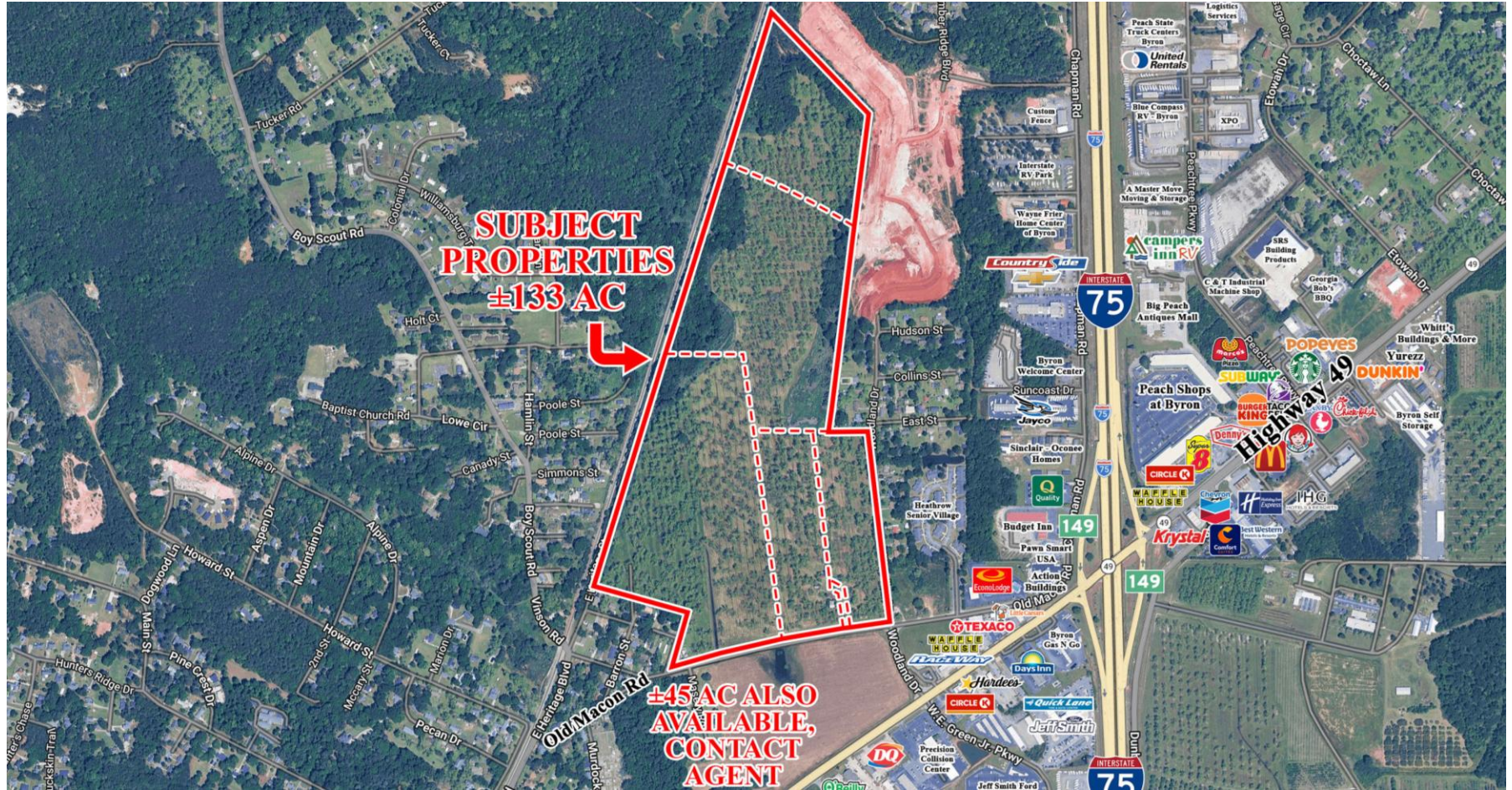
# 133± Acres For Sale - Ideal for Residential Development!

## 401 - 435 Old Macon Road

### Byron, GA 31008



- Summary
- Area Info
- Aerial
- Site Map



**CONTACT**

**Trip Wilhoit, CCIM, ALC**  
 478-746-9421 Office  
 478-960-4080 Cell  
 trip@fickling.com

**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
 patty@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

# 133± Acres For Sale - Ideal for Residential Development!

## 401 - 435 Old Macon Road

### Byron, GA 31008



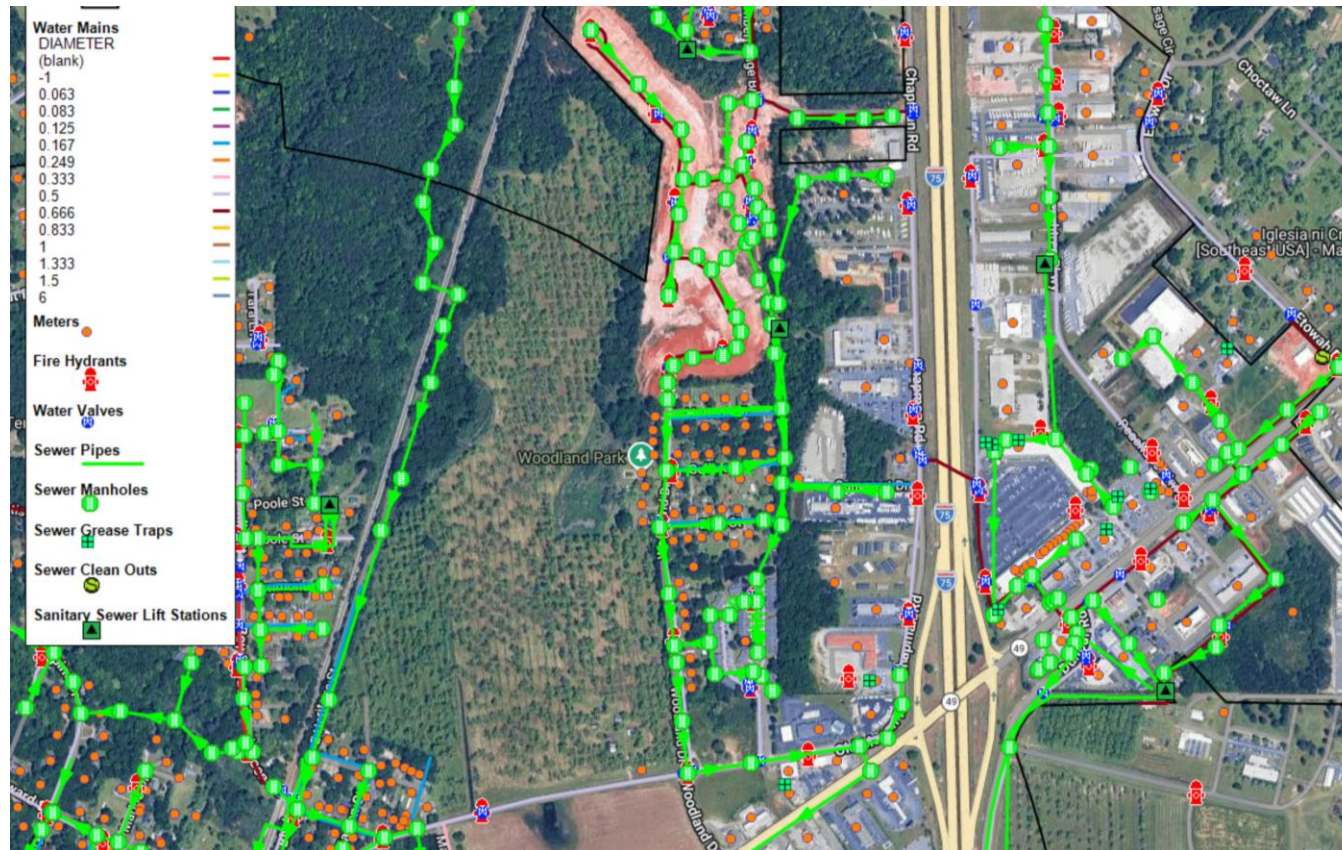
Summary

Area Info

Aerial

Site Map

## Water & Sewer Access



### CONTACT

**Trip Wilhoit, CCIM, ALC**  
 478-746-9421 Office  
 478-960-4080 Cell  
 trip@fickling.com

**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
 patty@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

[www.georgiacommercialrealestate.net](http://www.georgiacommercialrealestate.net)

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

**133± Acres For Sale - Ideal for Residential Development!**  
**401 - 435 Old Macon Road**  
**Byron, GA 31008**



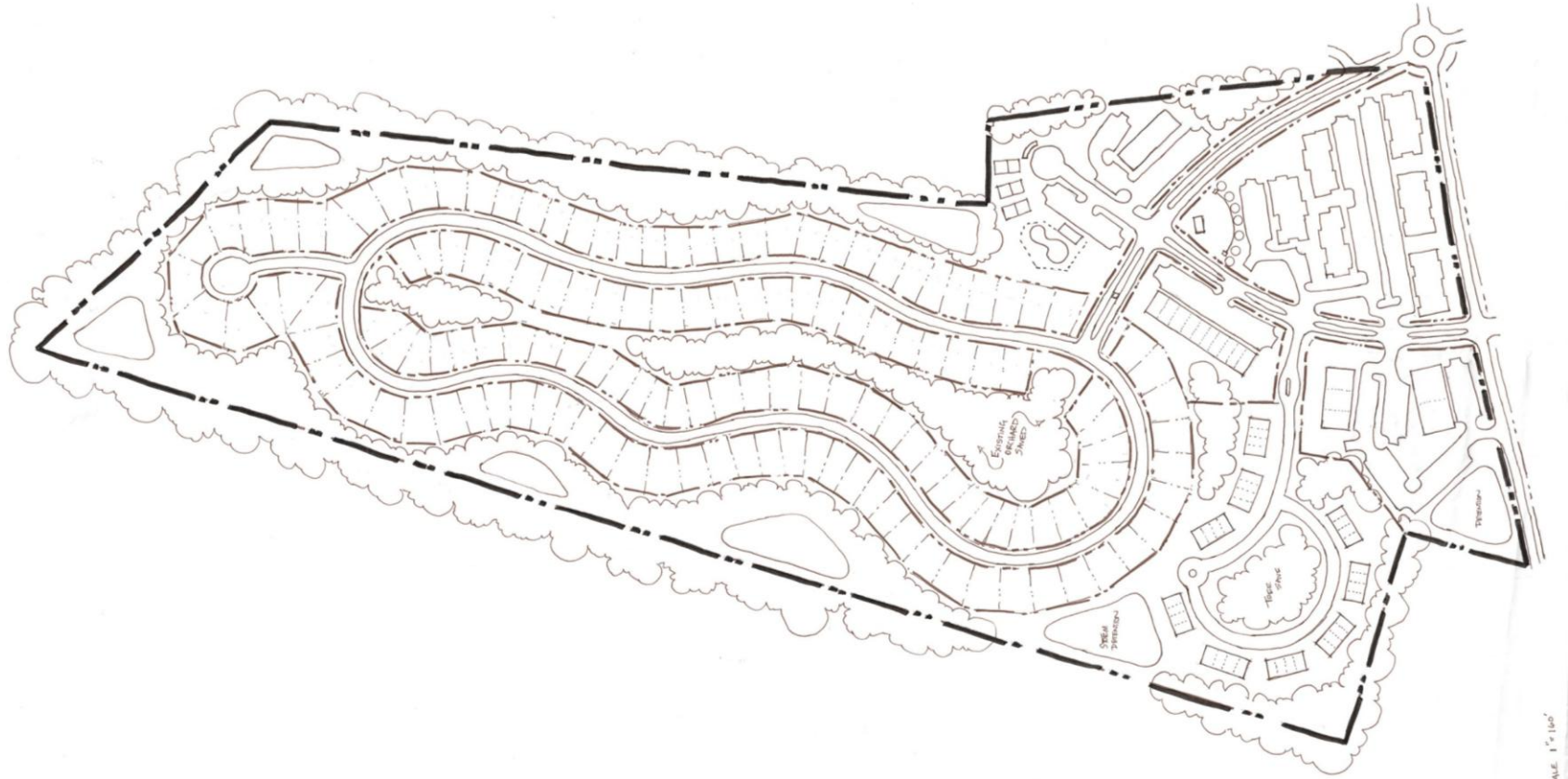
Summary

Area Info

Aerial

Site Map

## Conceptual Land Plan



### CONTACT

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

[www.georgiacommercialrealestate.net](http://www.georgiacommercialrealestate.net)

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.