

8 Acres FOR SALE
4199 Housers Mill Road
Byron, GA 31030



Summary

Area Info

Aerial

Floor Plans

Photos



REDUCED: \$755,000.00 | SALE PRICE: \$850,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 4199 Housers Mill Road
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Year Built: 1999

Topography: Flat

Utilities: Electricity - Flint Energies
Water - City of Fort Valley
Septic - 15,000-gallon tank

Roof: Replaced in 2024

Loading Docks: 8 in-ground loading docks

Traffic Count: Housers Mill Road - 1,168 VPD
Centerville Road - 11,031 VPD
Interstate 75 - 80,600 VPD

SITE

Site Size: 8 Acres

Parcel IDs: 052B 044, 052B 045, 052B 045A

County: Peach

Zoning: C-2

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	975	17,409	56,883
Avg HH Income	\$125,703	\$112,202	\$111,829
Median Age	43.0	38.9	37.8

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SITE

Property consists of 3 parcels, and is situated on 8 Acres of land with 2,000 SF main office, 6,250 SF warehouse, and three pole barns totaling up to 6,900 SF of space. Has 8 inground loading docks that are positioned on approximately 60,000 SF of concrete slab.

LOCATION

Located on Housers Mill Rd with convenient access to I-75, Byron, Centerville, and Warner Robins. Surrounding Neighbors include Atrium Health Navicent Peach, BJ's Wholesale, Bucc-ee's, Pilot Travel Center, Harris Service and Equipment, Interstate Auto Sales, and many others.

HIGHLIGHTS

- 2,000 SF Office and 6,250 SF Warehouse area
- Multiple pole barns totaling up to approximately 6,900 SF of space
- 8 inground loading docks
- Approximately 60,000 SF of concrete slab located with building's loading docks
- 665' of frontage on Housers Mill Rd
- Multiple forms of electricity including 480-3 phase, 240-3 phase, and 240-1 phase
- 27 AC cooling-only units

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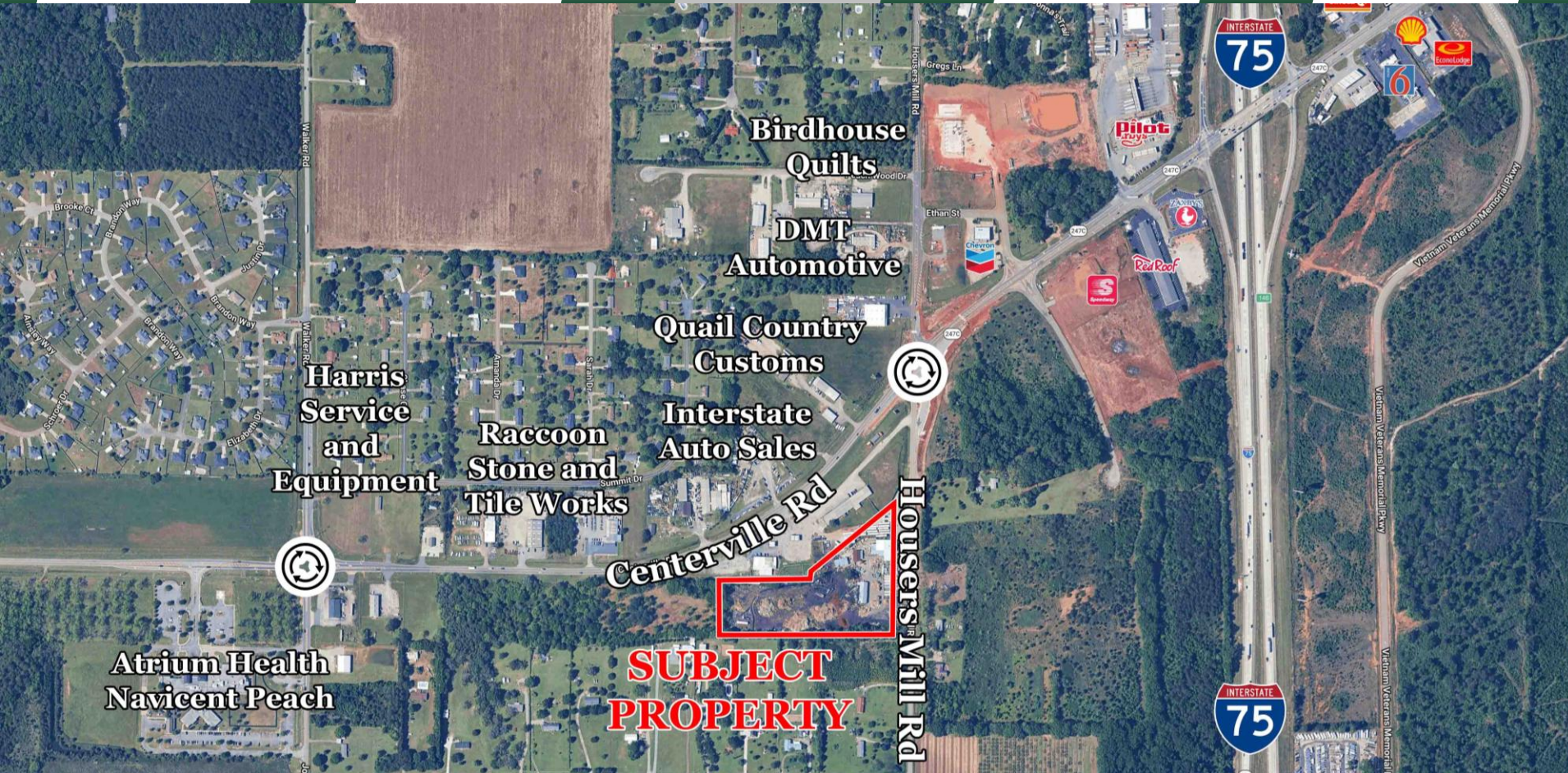
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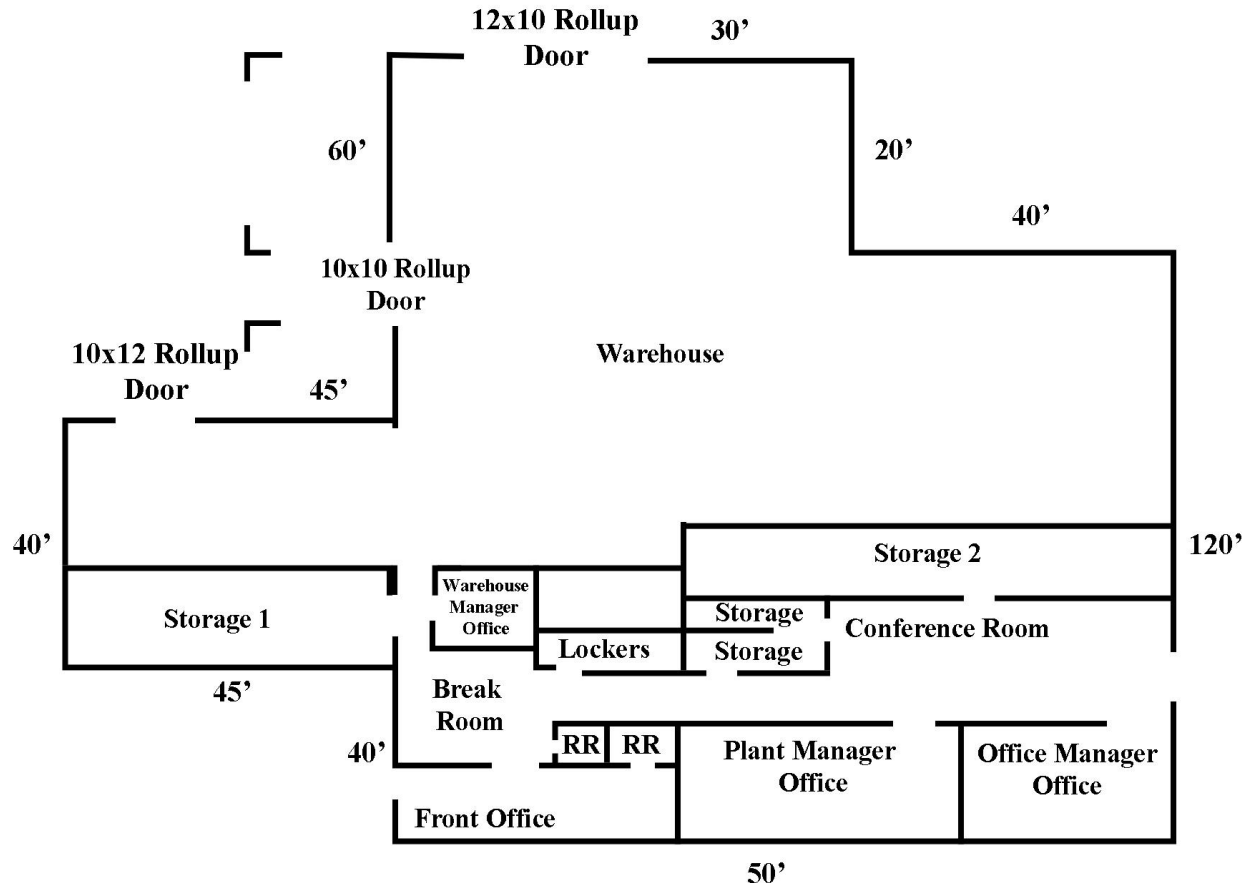
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FLOOR PLANS



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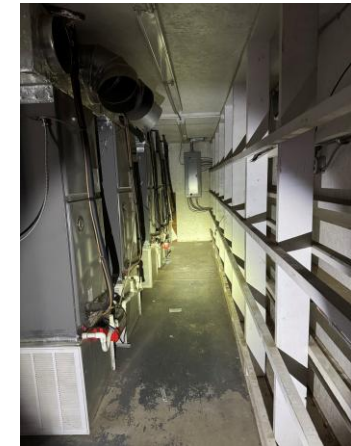
**Warehouse:
(Top Left &
Top Right)**



**Inside
Storage with
the small
computers
left from
data center:**



**Storage
Room:**



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**Plant
Manager
Office:**



**Office
Manager
Office:**



**Break
Room:**



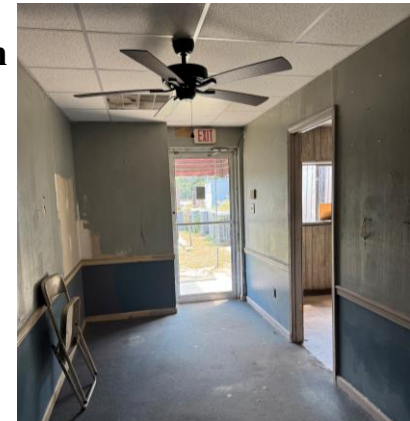
**Conference
Room:**



**Ware-
house
Manager
Office:**



**Reception
Office:**



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EXTERIOR PHOTOS:



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