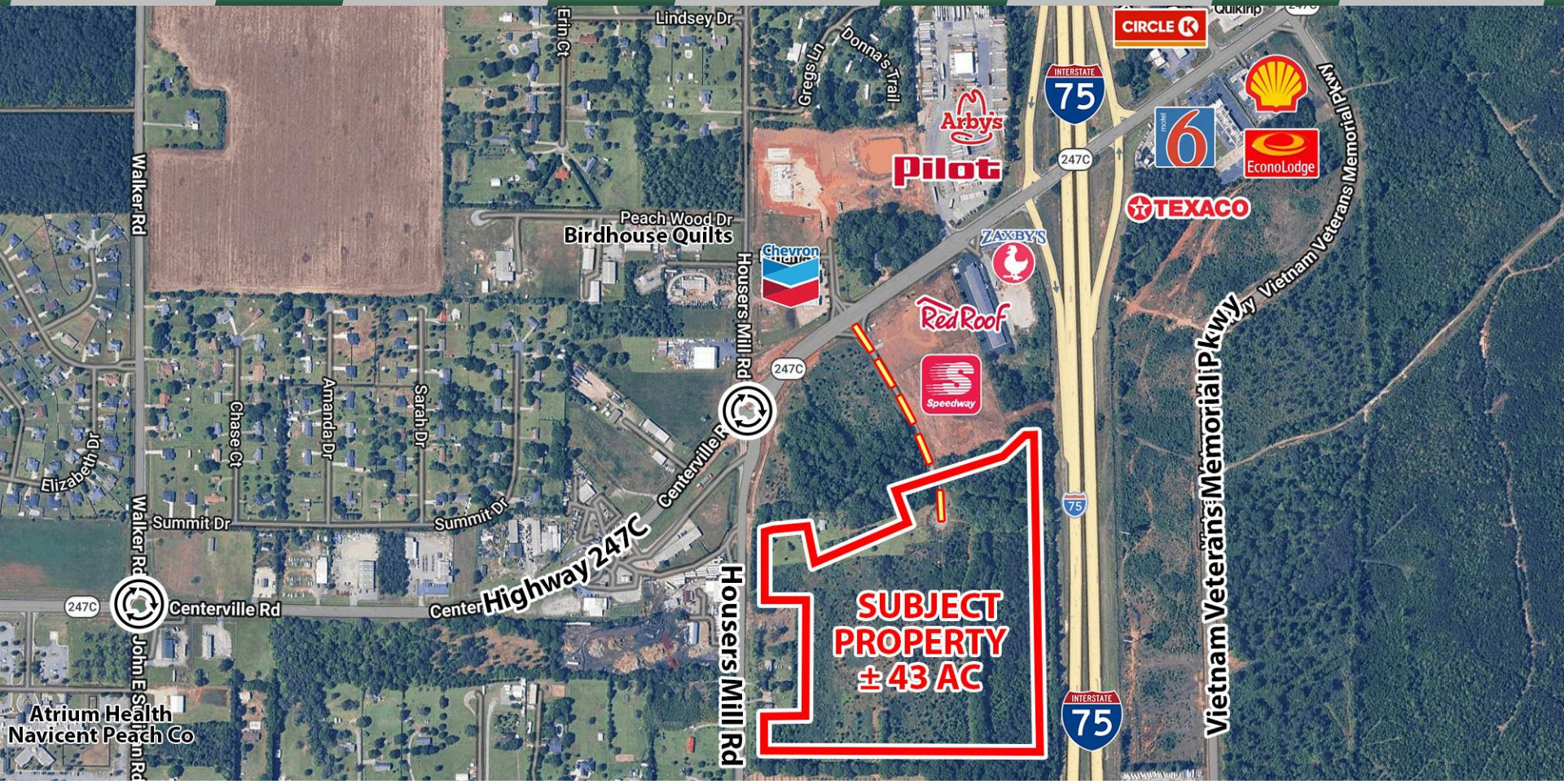
43.5± Acre Lot For Sale – Great Mixed Use Development Tract
Housers Mill Road
Byron, GA 31008

FICKLING & COMPANY

Summary | Area Info | Improvements | Maps | Aerial



CONTACT

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

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

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

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

www.georgiacommercialrealestate.net

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PROPERTY INFORMATION

BUILDING

Property Address:	Housers Mill Road Byron, GA 31008
County:	Peach
Total Size:	43.5±
Utilities:	All Available
Frontage:	1700’ on I-75
Traffic Count:	Housers Mill Rd – 1,260 VPD Centerville Rd – 11,353 VPD I-75 – 77,037 VPD

SITE

Site Size:	43.5± Acres
Parcel ID:	052B 063 A
Zoning:	20± Acres: C-2 23.5± Acres: R-3

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,170	18,727	60,081
Avg HH Income	$123,691	$121,897	$117,129
Median Age	42.2	39.2	37.7

CONTACT AGENT FOR PRICE

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PROPERTY INFORMATION

SITE

43.5± acre lot for sale. Property has great visibility from I-75 and Housers Mill Road. Access is available through a 60' access easement from GA Highway 247 Connector. **Site approximately 4 miles from Audi AG Production Facility (Coming Soon).** Property can be divided.

LOCATION

Property located in Byron off Housers Mill Rd. Convenient access to I-75, Highway 247 C, with proximity to Warner Robins, Centerville, and Macon. Neighbors include **Audi AG Production Facility (Coming Soon)**, Atrium Health Navicent Peach, BJ's Wholesale Club, Pilot Travel Center, Buc-ee's QuikTrip, Shell Station, Zaxby's, Arby's, Subway, Motel 6, Econo Lodge, and others.

EASEMENT



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FIRST U.S. AUDI FACTORY:

IMPROVEMENTS

- Audi AG has selected Middle Georgia for first ever United States production facility
- Audi AG aims to invest 4 billion dollars and create approximately 4,500 jobs.
- Facility expected to manufacture up to 200,000 vehicles annually
- Site grading anticipated 2027 with construction in 2028
- Investment expected to generate demand for housing, retail, restaurants, hospitality, and other services throughout Middle Georgia

SITE

With the recently announced Audi manufacturing investment and the potential for additional commercial and residential growth, this property presents an unmistakably significant opportunity for developers and investors seeking a substantial land position along one of Georgia's most important transportation corridors.



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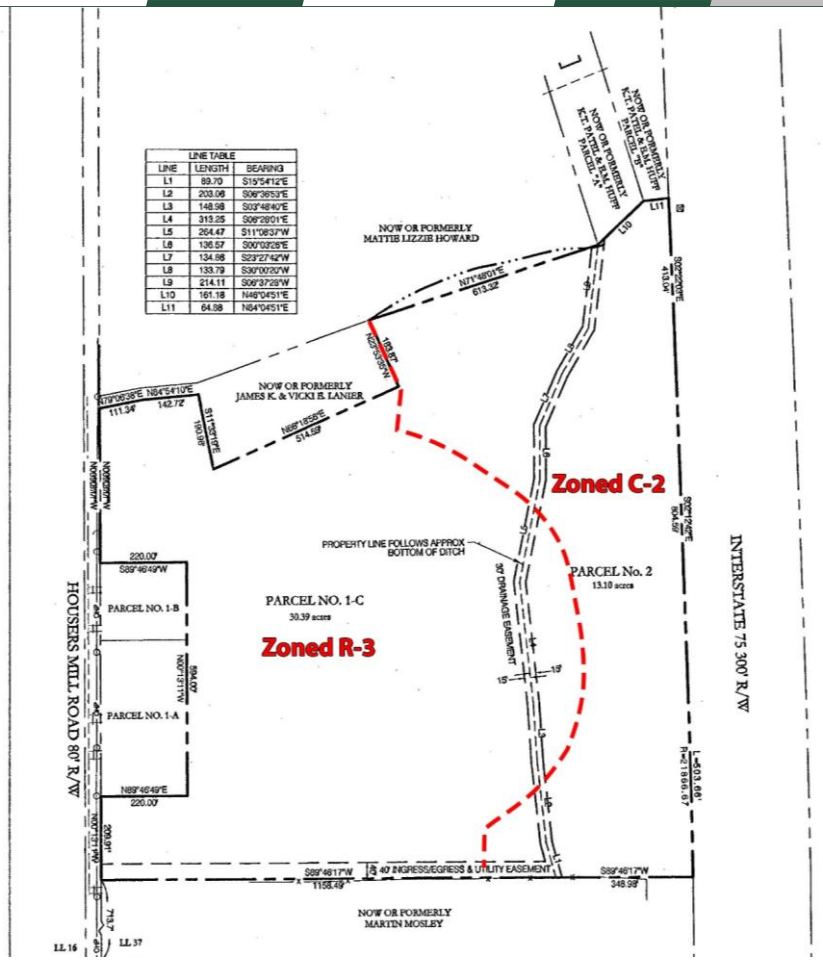
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PLAT & ZONING:



*All measurements and all calculations of area are approximate and not guaranteed

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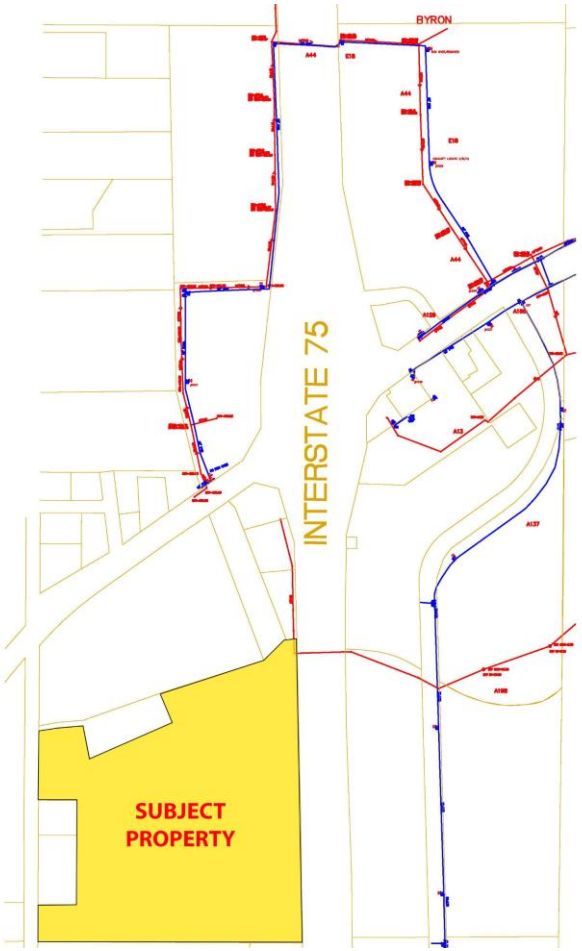
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WATER & SEWER:



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