

# 1.15 AC Site – READY TO BUILD!

507 North Highway 49

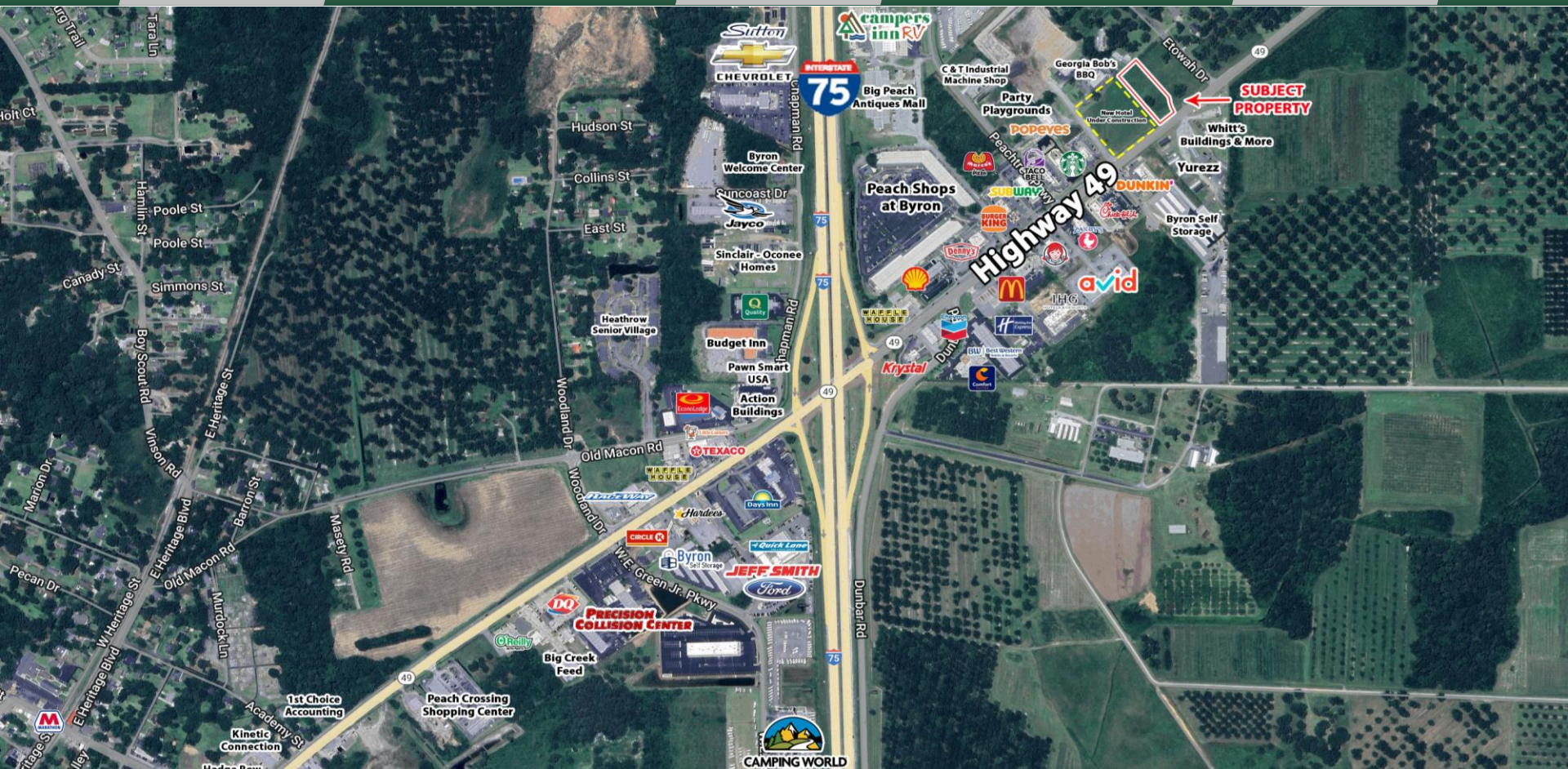
Byron, GA 31008



Summary

Area Info

Aerial



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## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 507 North Highway 49  
Byron, GA 31008

**County:** Peach

**Total Size:** 2,500 SF

**Utilities:** All available

**Traffic Count:** North Highway 49 – 24,440 VPD

**Frontage:** 383± ft on North Highway 49

### SITE

**Site Size:** 1.15

**Parcel ID:** 055D 103

**Zoning:** C-3

**SALE PRICE: \$825,000**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	874	14,297	40,141
Avg HH Income	\$80,080	\$94,503	\$87,013
Median Age	44.3	37.6	37.9

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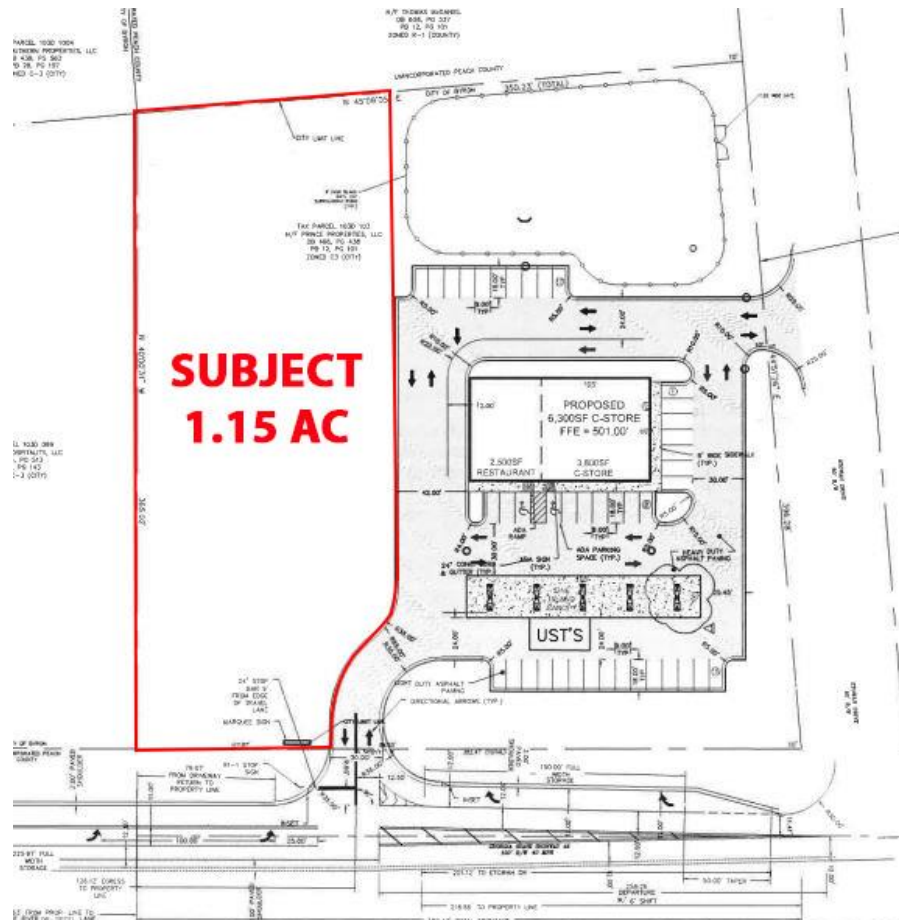
## PROPERTY INFORMATION

### NOTES

1.15 AC site that is ready to build! Lot has a retention pond in place with ingress and egress onto Highway 49 present. Site is an ideal location for restaurant or other retail.

### LOCATION

Located on the main busy thoroughfare in Byron. Highway 49 is booming with new developments. Nearby businesses include Chick-Fil-A, Starbucks, Dunkin Donuts, Burger King, Denny's, Georgia Bob's BBQ, Zaxby's, Dairy Queen, Big Peach Antique Mall, and many hotels.



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