

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

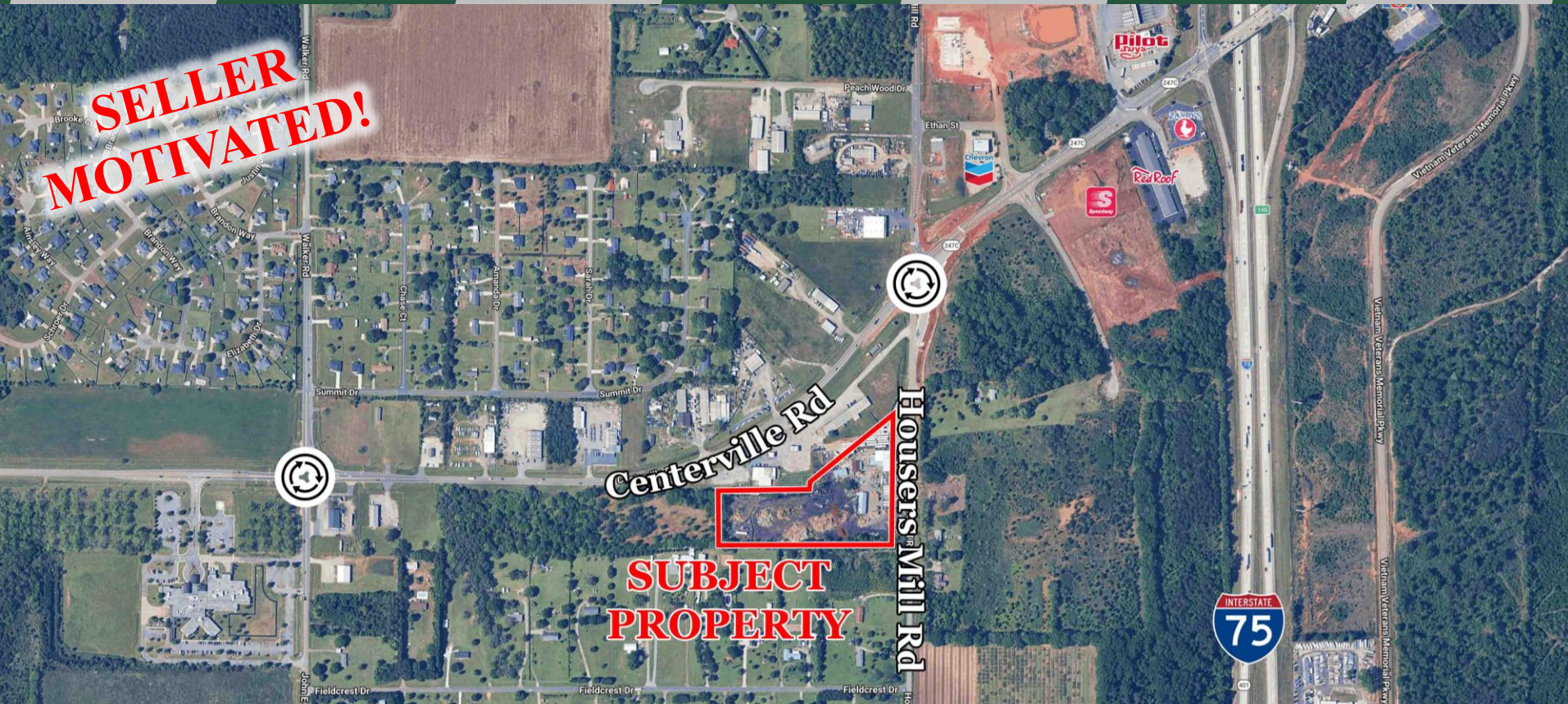


Summary

Area Info

Aerial

Photos



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

CONTACT

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PROPERTY INFORMATION

BUILDING		SITE																	
Property Address:	4199 Housers Mill Road Byron, GA 31030	Site Size:	8 Acres																
County:	Peach	Parcel IDs: (Property consists of 3 parcels)	052B 044 052B 045 052B 045A																
Year Built:	1999	Zoning:	C-2																
Topography:	Flat																		
Utilities:	Electricity - Flint Energies Water - City of Fort Valley Septic - 15,000-gallon tank																		
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																		
		<table><tr><th>Demographics 2025</th><th>1 Mile</th><th>3 Miles</th><th>5 Miles</th></tr><tr><td>Population</td><td>975</td><td>17,409</td><td>56,883</td></tr><tr><td>Avg HH Income</td><td>\$125,703</td><td>\$112,202</td><td>\$111,829</td></tr><tr><td>Median Age</td><td>43.0</td><td>38.9</td><td>37.8</td></tr></table>	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	
Demographics 2025	1 Mile	3 Miles	5 Miles																
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Avg HH Income	\$125,703	\$112,202	\$111,829																
Median Age	43.0	38.9	37.8																

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SITE

Property situated on 8 Acres of land with 2,000 SF main office, 3,000 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 3,000 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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Office from Housers Mill Road



Pole barn



Eight inground docks with dock levelers



Office and Warehouse of Pole Barn

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Roundabout at Housers Mill Road



View from Roundabout

Warehouse Space



Office Space



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