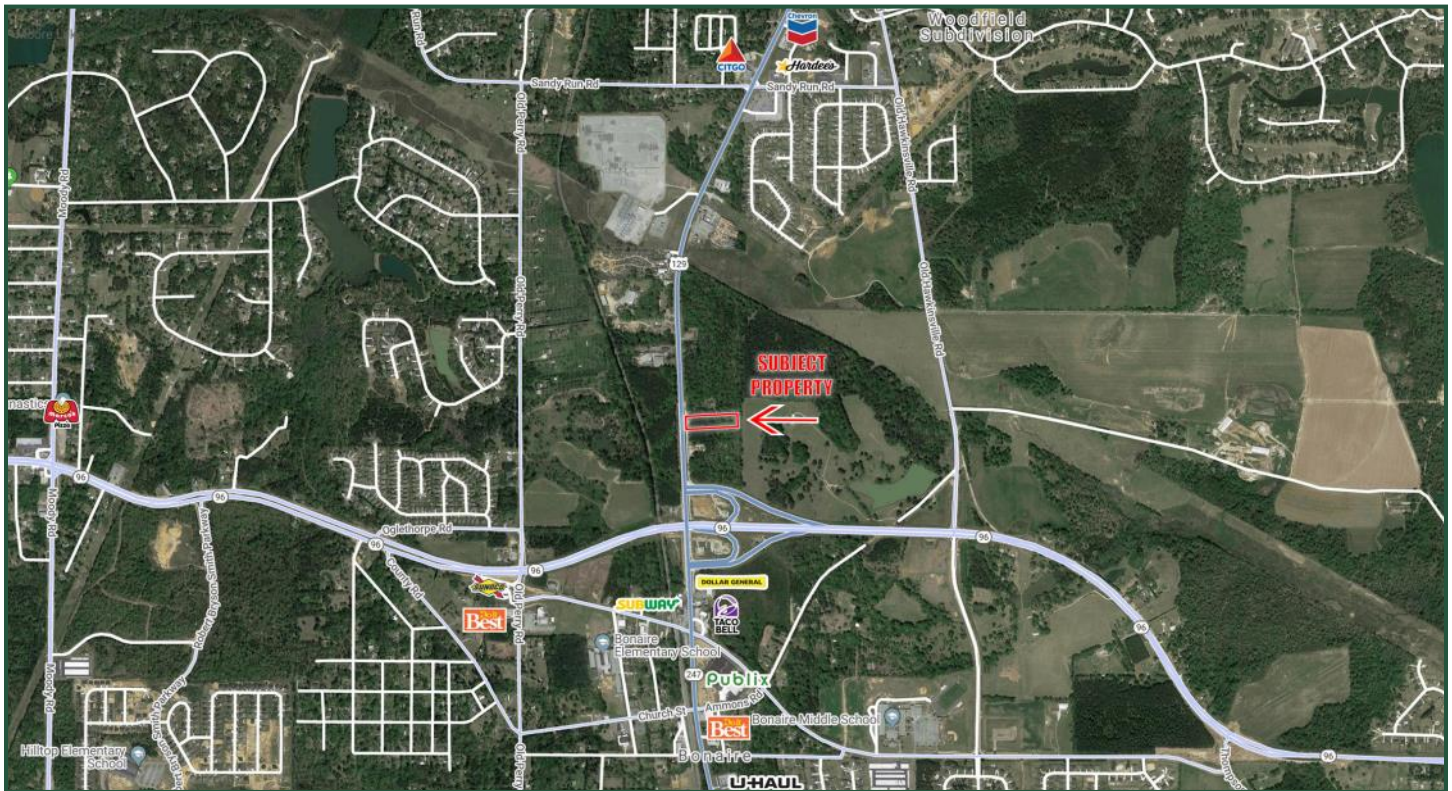


3.44 ACRES

Highway 247

Bonaire, Georgia 31005



LOT SIZE: 3.44 acres

ZONING: C-2

TRAFFIC: 18,600 vehicles per day Hwy 247

LOCATION: 205' of road frontage on Hwy 247 just North of the new Hwy 96 by-pass.

NOTES: Level topography. This is a rapidly growing area of Houston County. The new Publix at Merganser Commons is just South of the property.

"MAKE OFFER!"
REDUCED PRICE: \$499,000

DEMOGRAPHICS

2021	1 mile	3 mile	5 mile
Population	2,101	20,461	65,834
Avg. HH Income	\$120,449	\$92,346	\$82,173
Median Age	38.9	37.6	35.5

**FOR MORE
INFORMATION
CONTACT**

Brice Burns

Cell: 478-733-4245

Main: 478-746-9421

bburns@fickling.com

commercial.fickling.com

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PROPERTY PHOTOS



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& COMPANY**
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commercial.fickling.com

N.O.F. TALTON

LAND LOT LINE

S 00°06'32" E

245.29' 206.33' 304.10'

1.103.05' TO LAND LOT CORNER

LL 45 LL 44
LL 20 LL 21

N 87°10'06" W 498.54'

S 87°10'06" W

N 87°10'06" E 723.52'

N 87°10'06" E 733.35'

N 87°06'38" E 745.28'

245.00'

205.75'

200.00'

N 02°53'22" W

103.70'

N 02°53'22" W

S 87°11'04" W 210.05'

N.O.F. RUSTIN

PARCEL 5
4.158 ACRES

PARCEL 6
3.440 ACRES

PARCEL 7
4.493 ACRES

30' WGRESS & EGRESS EASEMENT

ORIGINAL LOT LINE

GA. STATE ROUTE NO. 247 --- 100' R/W

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