

FOR SALE



10± ACRE DEVELOPMENT SITE

Gunn Road & Watson Boulevard
Byron, Peach County, GA 31008

PRICE REDUCED



LOCATION:	East of Interstate 75 / Warner Robins Interchange
ACREAGE:	10± Acres
FRONTAGE:	<ul style="list-style-type: none"> • 513'± total frontage • Property has frontage on Watson Blvd. & Gunn Rd.
AVERAGE DAILY TRAFFIC COUNT:	22,300 VPD
ZONING:	R-AG
UTILITIES:	All utilities available to site
TAX BILL:	\$4,100

REDUCED SALES PRICE: ~~\$1,499,000~~ \$749,000

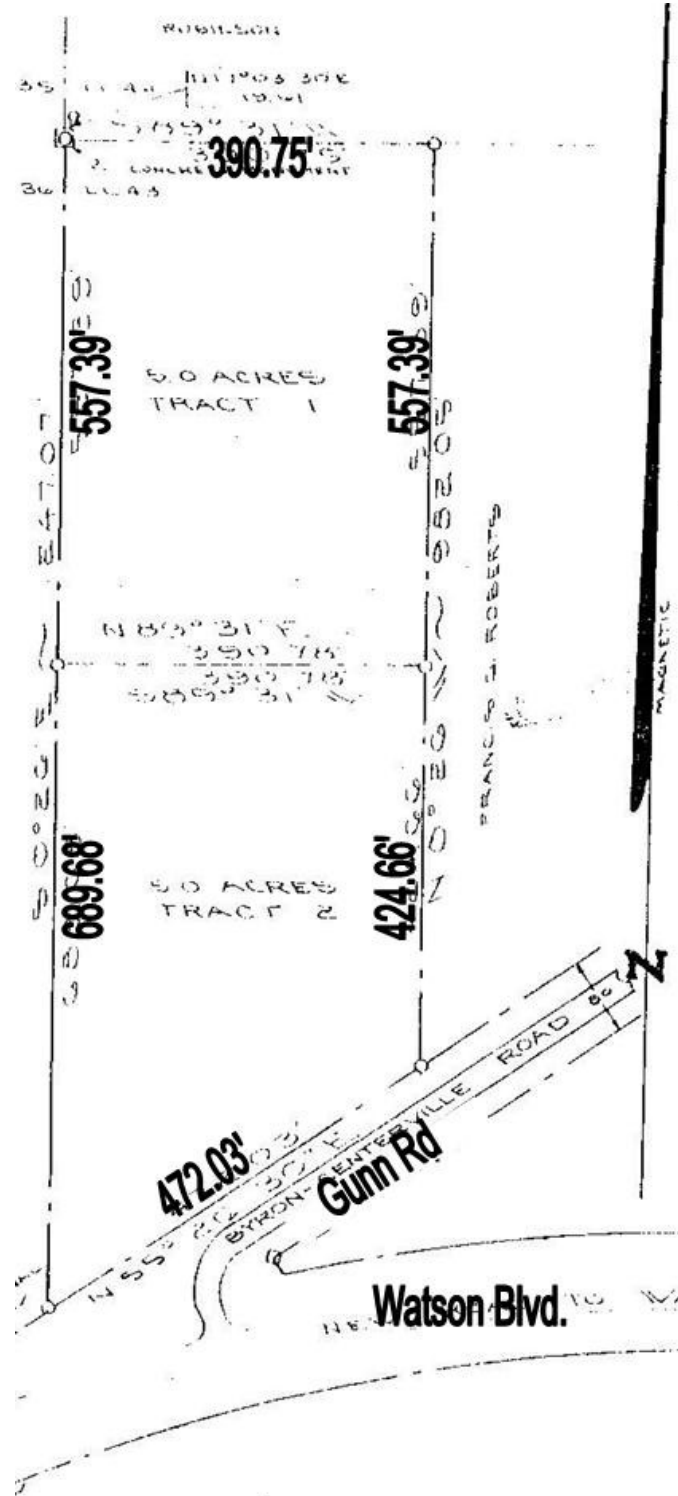
FOR MORE DETAILS CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 | **Toll Free** 800-926-0990
Fax 478-746-1362 | **Cell** 478-718-1806

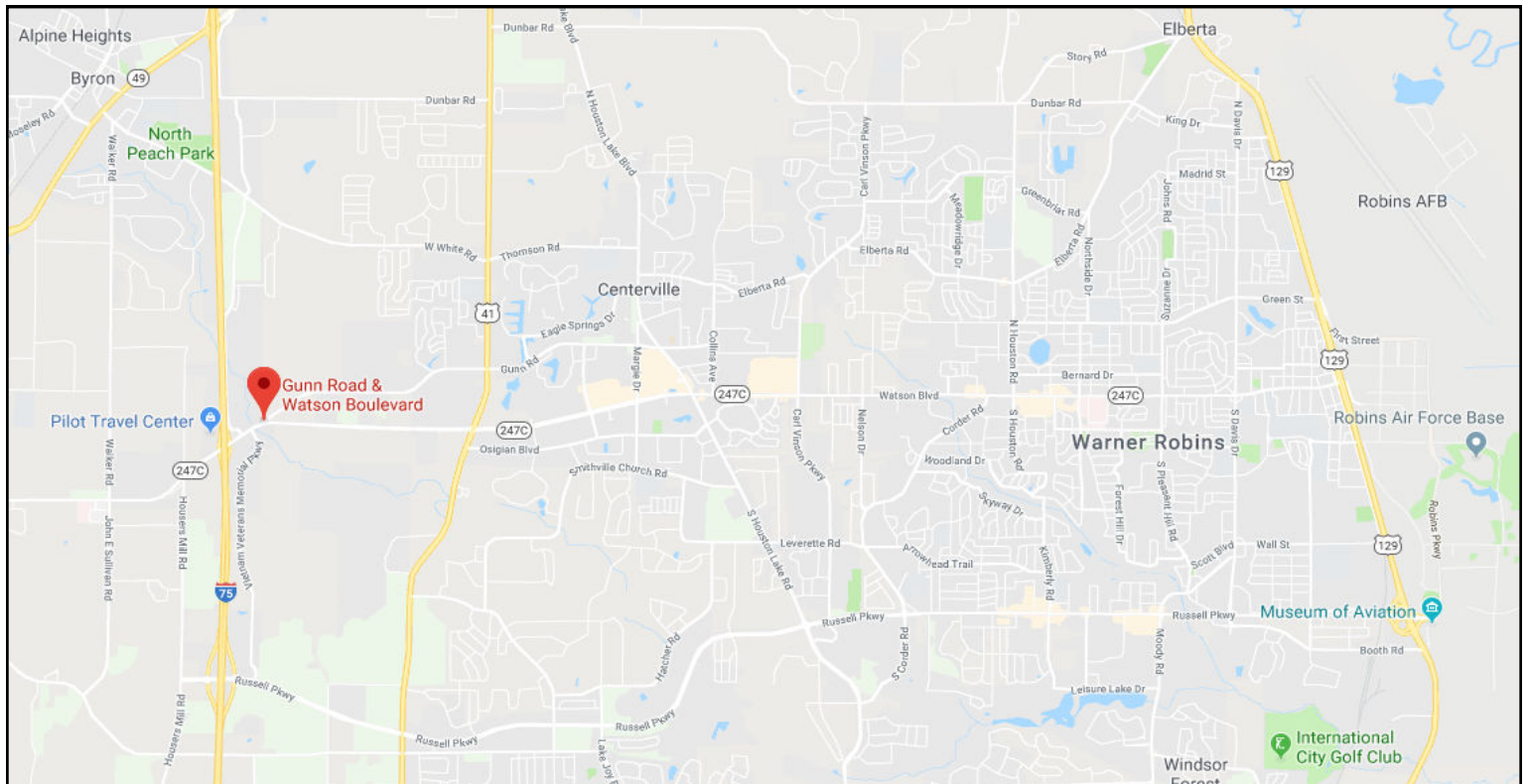
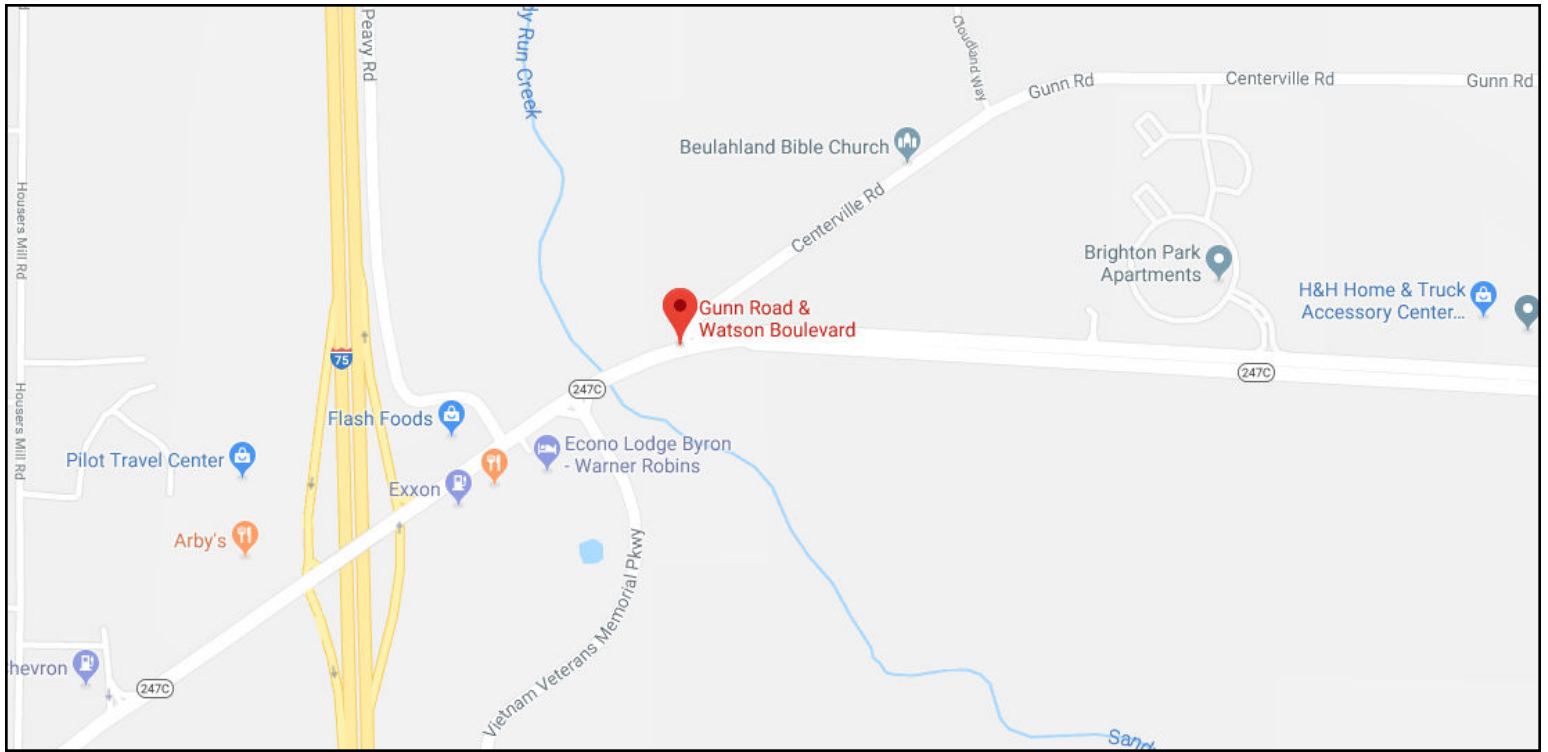
990 Riverside Drive
Macon, GA 31201





Gunn Road - 10 Acres - Byron, GA

MAPS





Demographic and Income Profile

Peach County, GA
 Peach County, GA (13225)
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	27,695	27,246	27,738
Households	9,958	10,209	10,419
Families	6,934	7,020	7,126
Average Household Size	2.58	2.57	2.56
Owner Occupied Housing Units	6,596	6,426	6,743
Renter Occupied Housing Units	3,362	3,783	3,676
Median Age	33.4	36.4	38.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.36%	1.10%	0.83%
Households	0.41%	1.08%	0.79%
Families	0.30%	0.99%	0.71%
Owner HHs	0.97%	1.52%	1.16%
Median Household Income	1.27%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,580	15.5%	1,390	13.3%
\$15,000 - \$24,999	1,158	11.3%	1,097	10.5%
\$25,000 - \$34,999	1,093	10.7%	1,082	10.4%
\$35,000 - \$49,999	1,192	11.7%	1,174	11.3%
\$50,000 - \$74,999	2,047	20.1%	2,083	20.0%
\$75,000 - \$99,999	1,276	12.5%	1,399	13.4%
\$100,000 - \$149,999	1,230	12.0%	1,387	13.3%
\$150,000 - \$199,999	432	4.2%	522	5.0%
\$200,000+	201	2.0%	285	2.7%
Median Household Income	\$50,644		\$53,951	
Average Household Income	\$63,169		\$71,215	
Per Capita Income	\$24,009		\$27,084	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,831	6.6%	1,715	6.3%	1,686	6.1%
5 - 9	1,695	6.1%	1,774	6.5%	1,743	6.3%
10 - 14	1,731	6.3%	1,713	6.3%	1,826	6.6%
15 - 19	3,017	10.9%	2,082	7.6%	2,248	8.1%
20 - 24	2,880	10.4%	1,888	6.9%	1,718	6.2%
25 - 34	3,170	11.4%	3,996	14.7%	3,424	12.3%
35 - 44	3,161	11.4%	3,129	11.5%	3,718	13.4%
45 - 54	3,874	14.0%	3,258	12.0%	3,065	11.0%
55 - 64	3,172	11.5%	3,586	13.2%	3,511	12.7%
65 - 74	1,910	6.9%	2,603	9.6%	2,938	10.6%
75 - 84	967	3.5%	1,153	4.2%	1,464	5.3%
85+	287	1.0%	349	1.3%	397	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,383	48.3%	13,325	48.9%	13,531	48.8%
Black Alone	12,715	45.9%	11,988	44.0%	11,888	42.9%
American Indian Alone	67	0.2%	70	0.3%	71	0.3%
Asian Alone	223	0.8%	334	1.2%	441	1.6%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	874	3.2%	961	3.5%	1,093	3.9%
Two or More Races	425	1.5%	560	2.1%	706	2.5%
Hispanic Origin (Any Race)	1,890	6.8%	2,033	7.5%	2,273	8.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

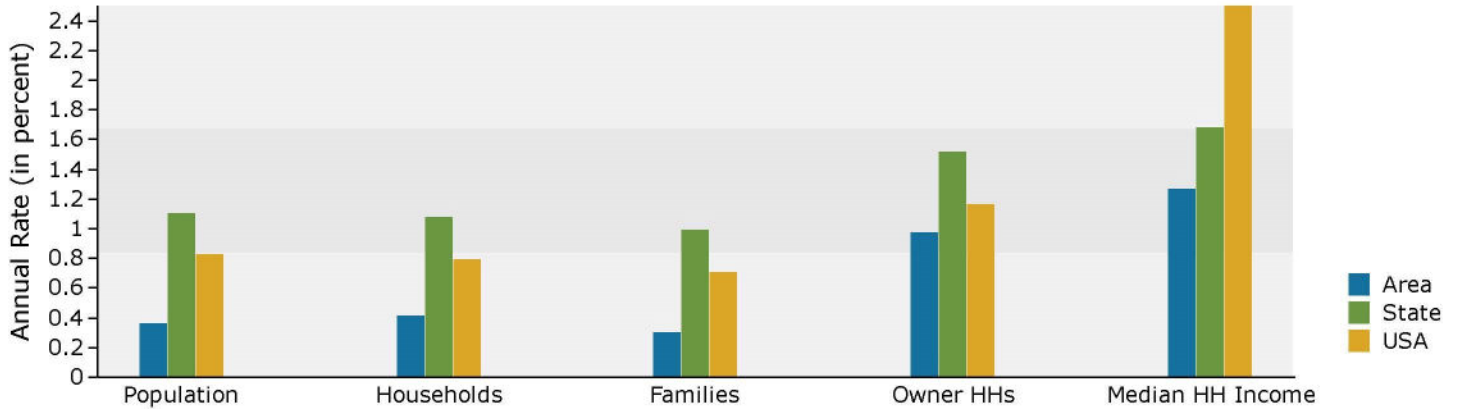


Demographic and Income Profile

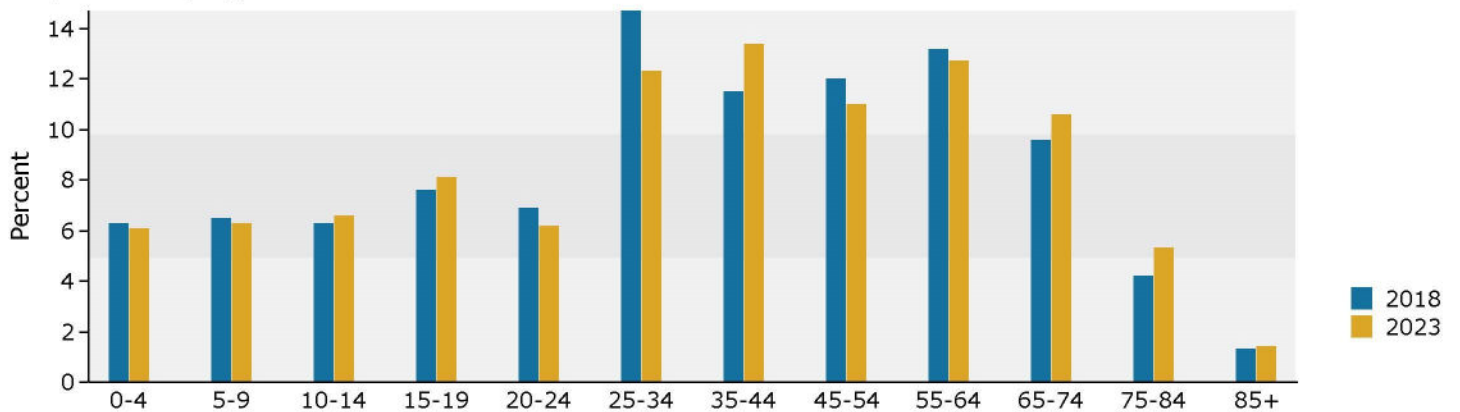
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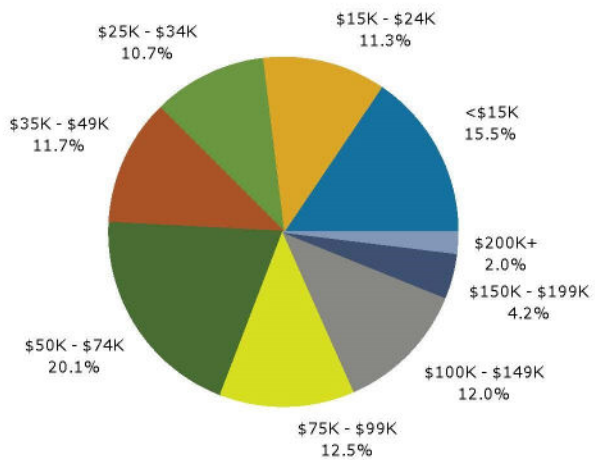
Trends 2018-2023



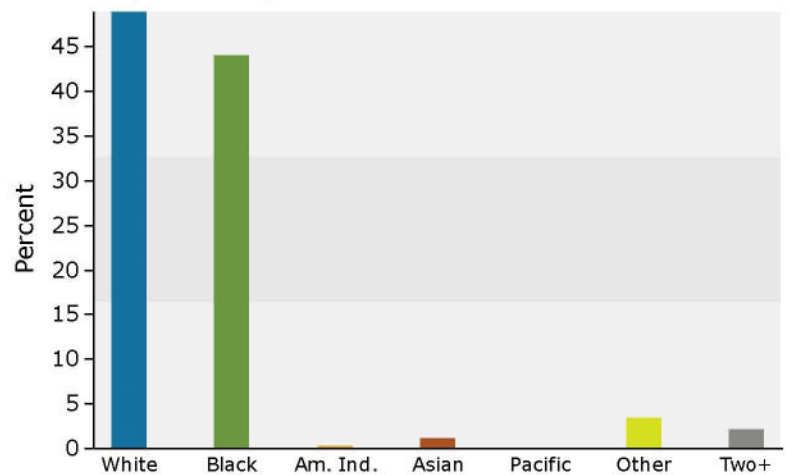
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 7.5%