

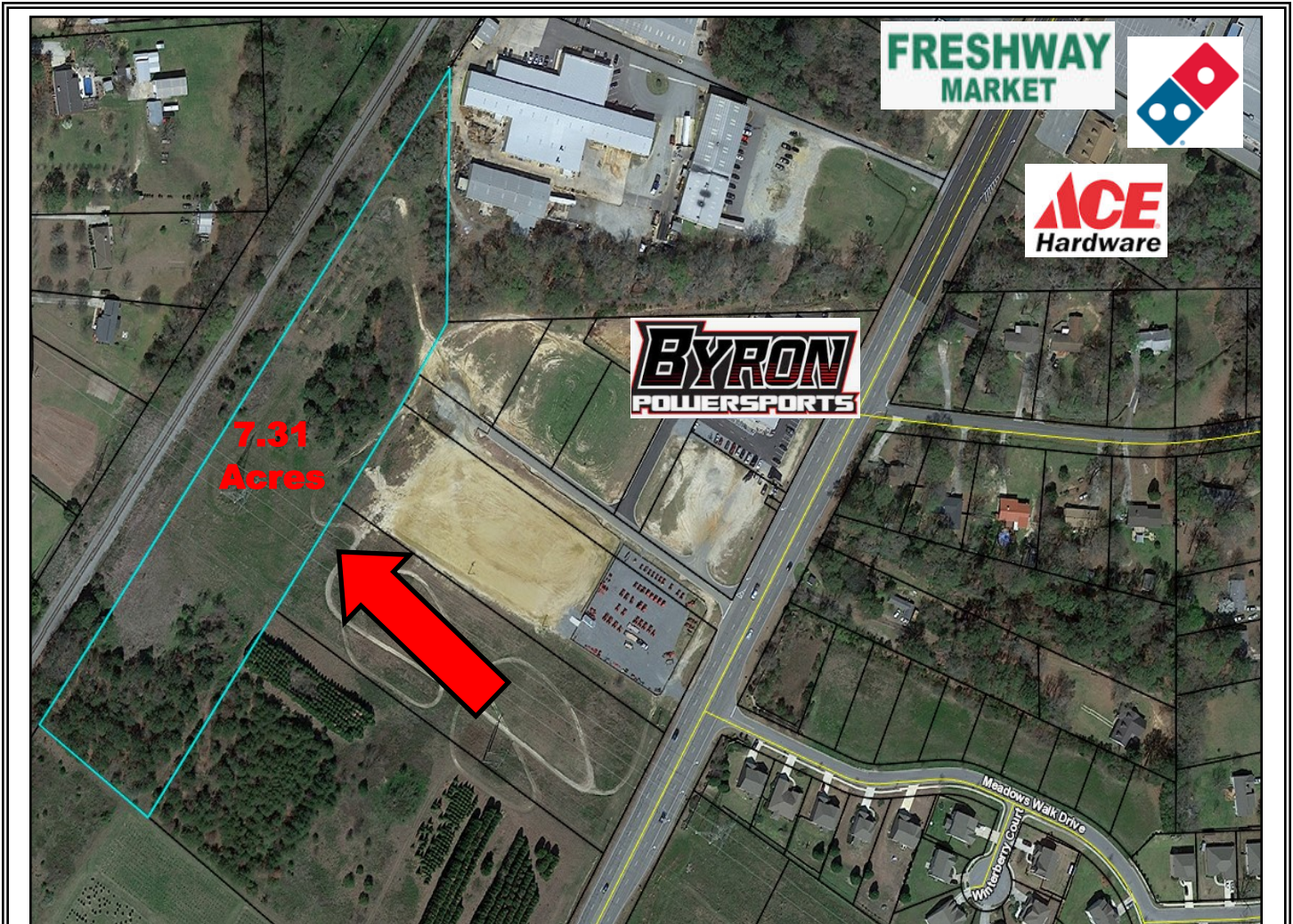
REDUCED PRICE

**FOR SALE
INDUSTRIAL DEVELOPMENT SITE**



BANK OWNED

EBERHARDT & BARRY



**Industrial Development Sites
Norfolk Southern Rail Line On-Site
S Highway 49 / Peach Parkway
Byron, Peach County, Georgia 31008**

REDUCED SALES PRICE: \$195,000

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

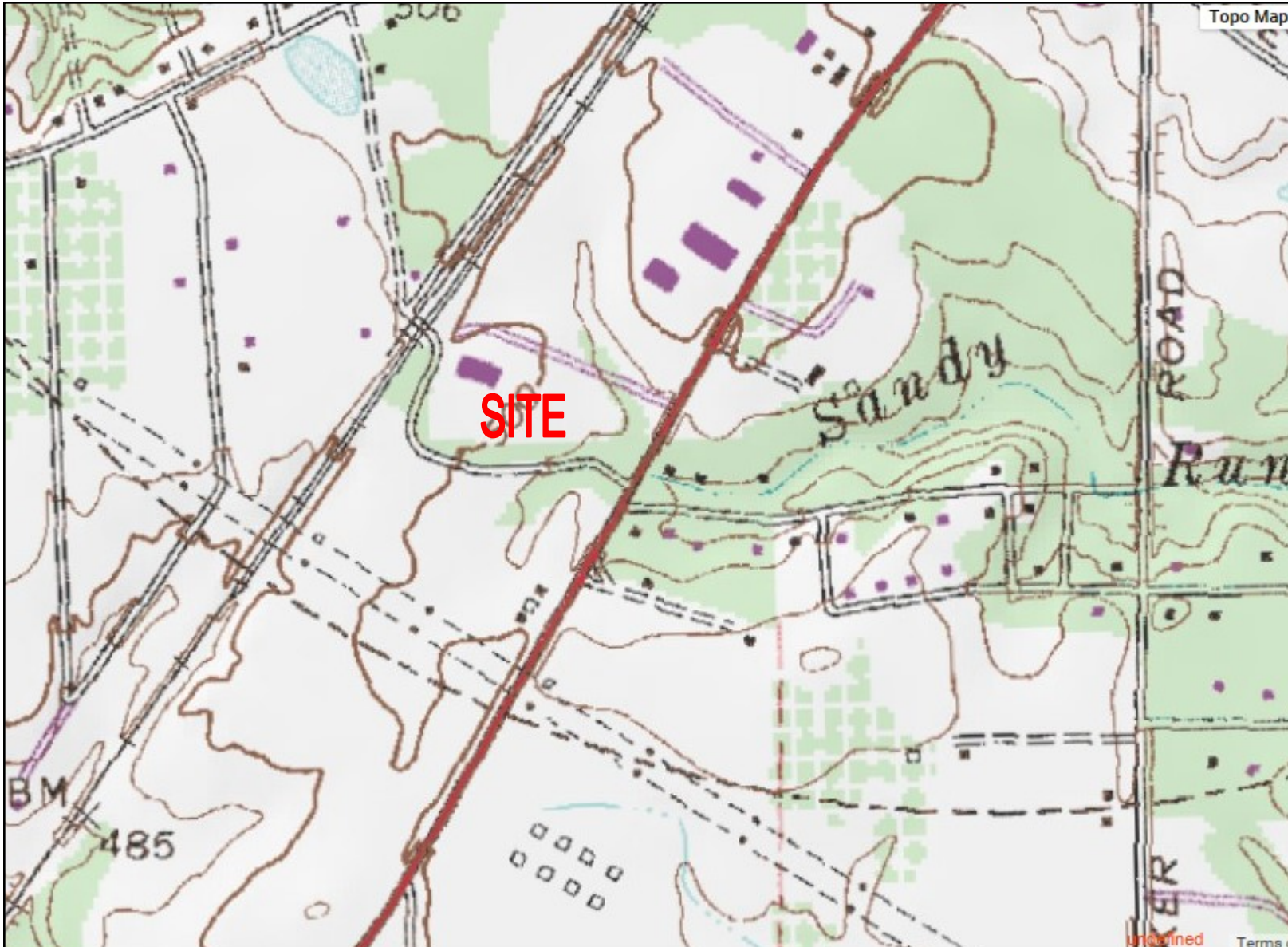
990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY

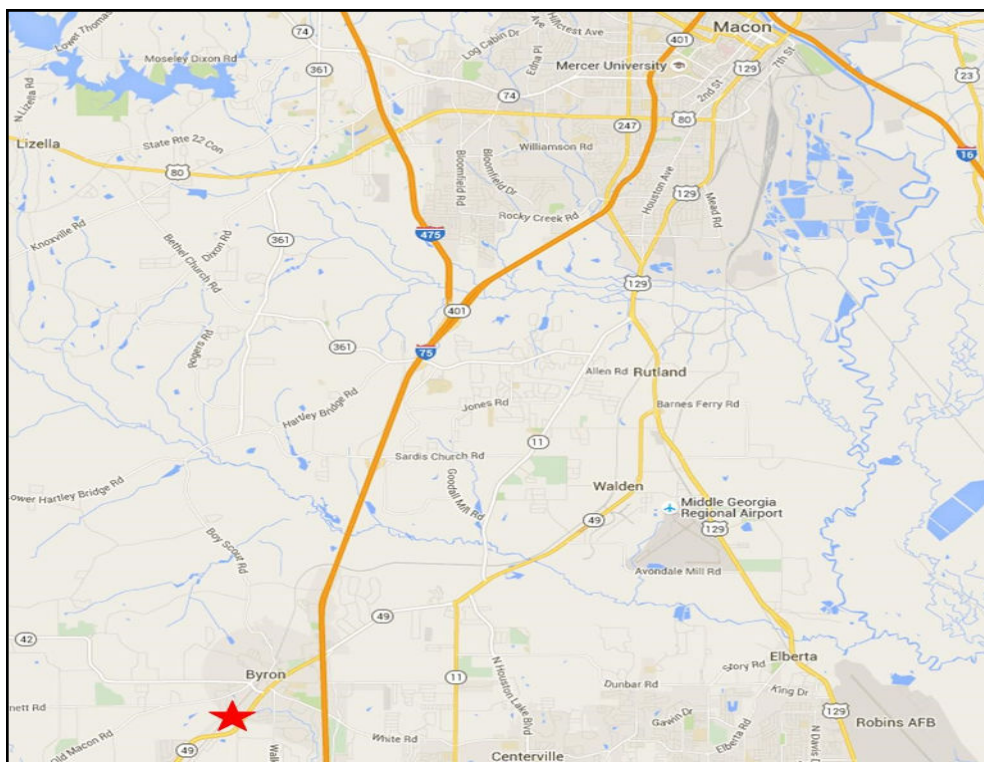
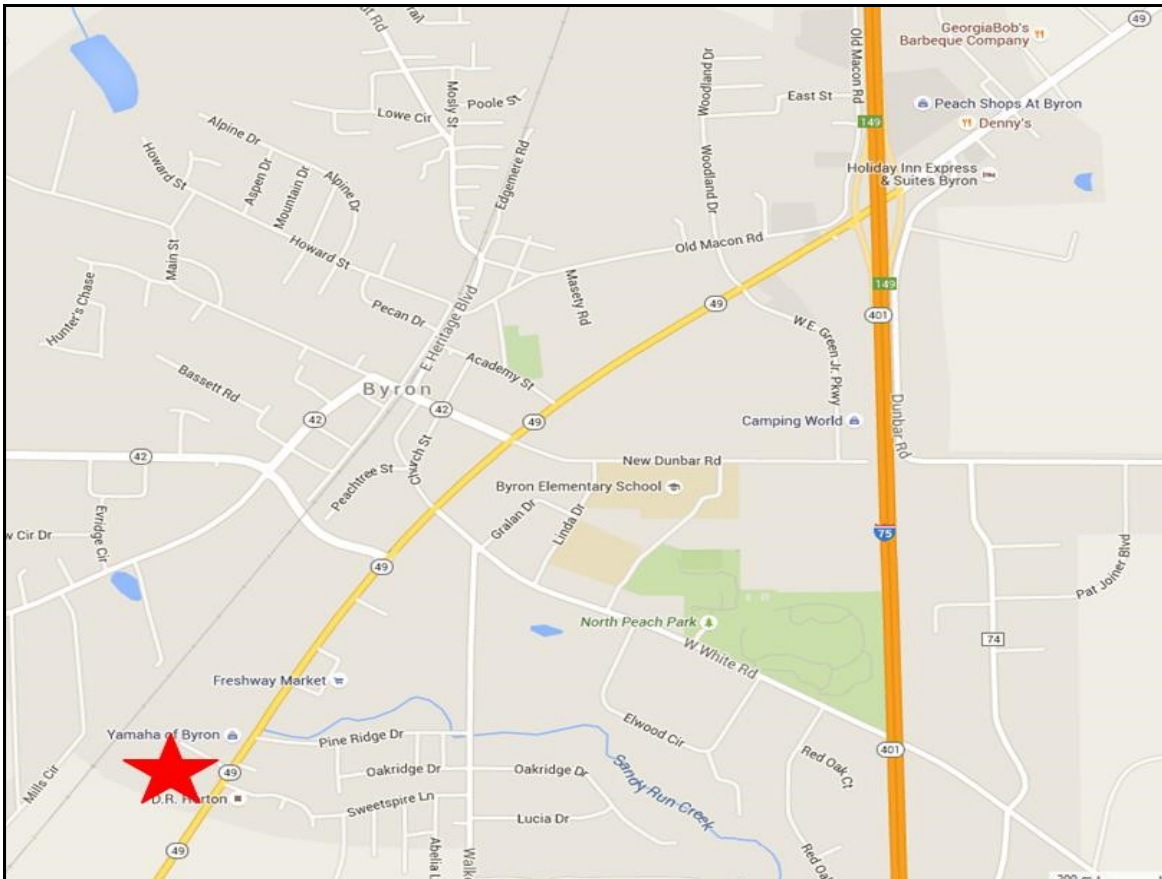
ACREAGE/ PARCEL #:	7.31± Acres - 054C 025
RAIL:	Norfolk Southern rail line onsite.
TOPOGRAPHY:	Level at road grade
ZONING:	I-1, General Industrial Area
UTILITIES:	All utilities available to site
2021 ESTIMATED PROPERTY TAXES:	\$3,450.66
NEIGHBORS:	Yamaha of Byron, Southern Perfection Fabrication, Byron Collision Center, Ace Hardware, Freshway Market, Dominos, US Post Office, Bumper to Bumper Auto Parts
TRANSPORTATION:	Interstate 75 - 1.5 miles
REDUCED SALES PRICE:	\$195,000







S Hwy 49 / Peach Parkway - Byron, GA 31008 **LOCATION MAPS**



KEY FACTS

1,161

Population



2.4

 Average
Household Size

39.7

Median Age

\$41,342

 Median Household
Income

EDUCATION

13%

 No High
School
Diploma


31%

 High School
Graduate


34%

Some College



21%

 Bachelor's/Grad/Prof
Degree

BUSINESS



154

Total Businesses



1,375

Total Employees

EMPLOYMENT



64%

White Collar



25%

Blue Collar



Services

10%

4.1%

 Unemployment
Rate

INCOME



\$41,342

 Median Household
Income


\$25,707

Per Capita Income



\$61,945

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$150,000 - \$199,999 (1%)

Indicator ▲	Value	Diff	
<\$15,000	16.5%	+0.5%	
\$15,000 - \$24,999	10.3%	-3.7%	
\$25,000 - \$34,999	16.5%	+6.9%	
\$35,000 - \$49,999	13.2%	+2%	
\$50,000 - \$74,999	13.4%	-4.7%	
\$75,000 - \$99,999	5.4%	-6%	
\$100,000 - \$149,999	19.9%	+8.6%	

 Bars show deviation from Peach County ▼

KEY FACTS

15,835

Population



Average Household Size

38.3

Median Age

\$59,269

Median Household Income

EDUCATION

10%

No High School Diploma



30%

High School Graduate



37%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



341

Total Businesses



2,950

Total Employees

EMPLOYMENT



64%

White Collar



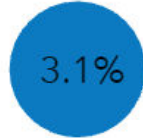
27%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$59,269

Median Household Income



\$28,569

Per Capita Income



\$109,550

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff
<\$15,000	10.8%	-5.2%
\$15,000 - \$24,999	7.6%	-6.4%
\$25,000 - \$34,999	10.8%	+1.2%
\$35,000 - \$49,999	11.1%	-0.1%
\$50,000 - \$74,999	20.7%	+2.6%
\$75,000 - \$99,999	16.1%	+4.7%
\$100,000 - \$149,999	15.5%	+4.2%

Bars show deviation from Peach County

KEY FACTS

38,168

Population



Average Household Size

39.3

Median Age

\$63,994

Median Household Income

EDUCATION

9%

No High School Diploma



30%

High School Graduate



35%

Some College



25%

Bachelor's/Grad/Prof Degree

BUSINESS



1,220

Total Businesses



12,924

Total Employees

EMPLOYMENT



65%

White Collar



26%

Blue Collar



Services

9%



Unemployment Rate

INCOME



\$63,994

Median Household Income



\$30,810

Per Capita Income



\$144,189

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.4%	-7.6%	<div style="width: 8.4%;"></div>
\$15,000 - \$24,999	5.7%	-8.3%	<div style="width: 5.7%;"></div>
\$25,000 - \$34,999	8.7%	-0.9%	<div style="width: 8.7%;"></div>
\$35,000 - \$49,999	13.6%	+2.4%	<div style="width: 13.6%;"></div>
\$50,000 - \$74,999	20.8%	+2.7%	<div style="width: 20.8%;"></div>
\$75,000 - \$99,999	17.2%	+5.8%	<div style="width: 17.2%;"></div>
\$100,000 - \$149,999	15.9%	+4.6%	<div style="width: 15.9%;"></div>

 Bars show deviation from Peach County