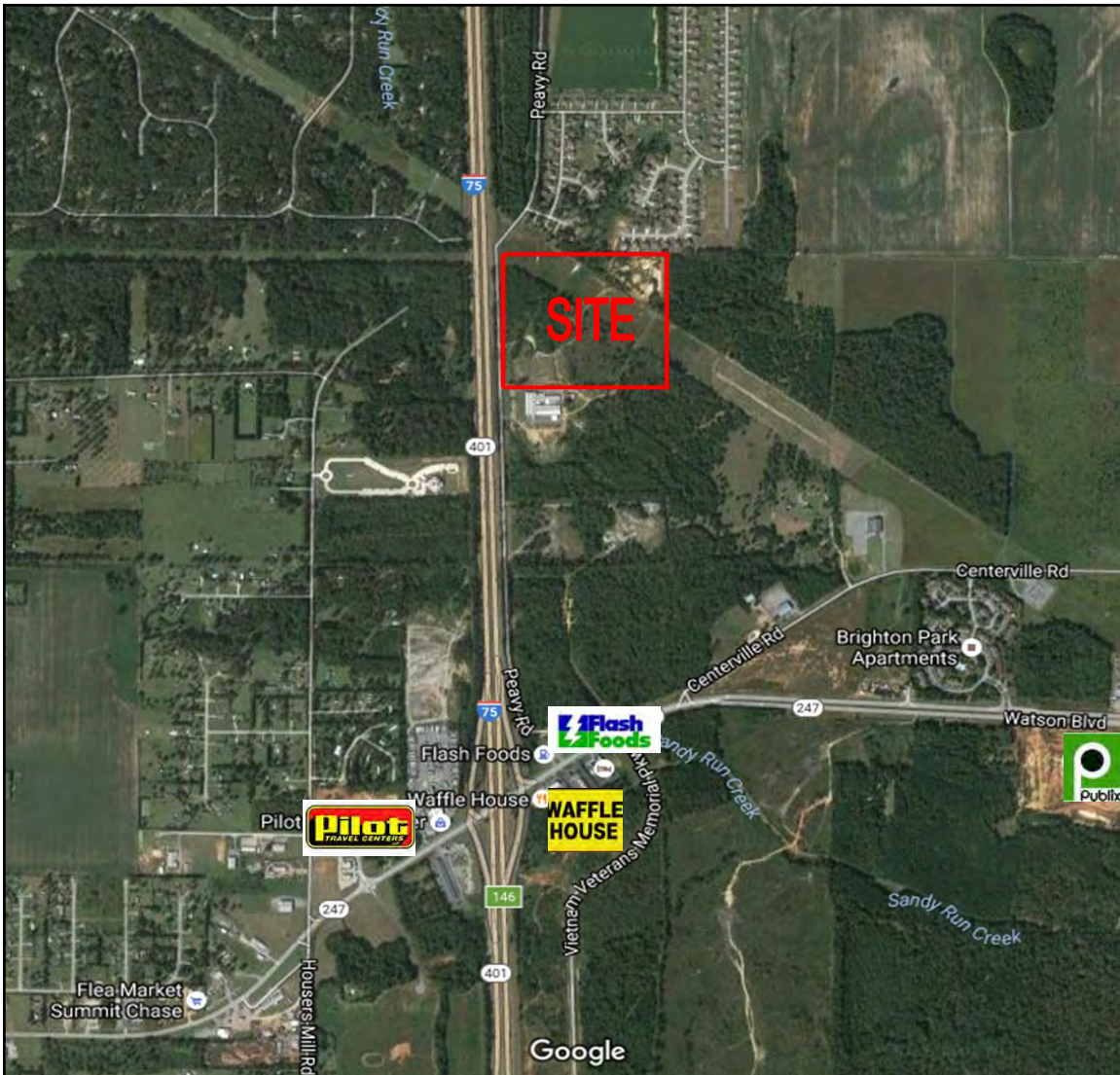


FOR SALE
30± ACRE DEVELOPMENT SITE



EBERHARDT & BARRY INC

PRICE REDUCED • BRING ALL OFFERS



30.6± Acre Commercial Development Site (Divisible)
Fronting Interstate 75

Peavy Road
Byron, Peach County, Georgia 31008

REDUCED SALES PRICE: \$450,000

FOR MORE DETAILS CONTACT:

Revised 10/3/16

MIKI FOLSOM, CCIM - EXCLUSIVE AGENT
mfolsom@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-361-3036
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990 Riverside Drive
Macon, GA 31201

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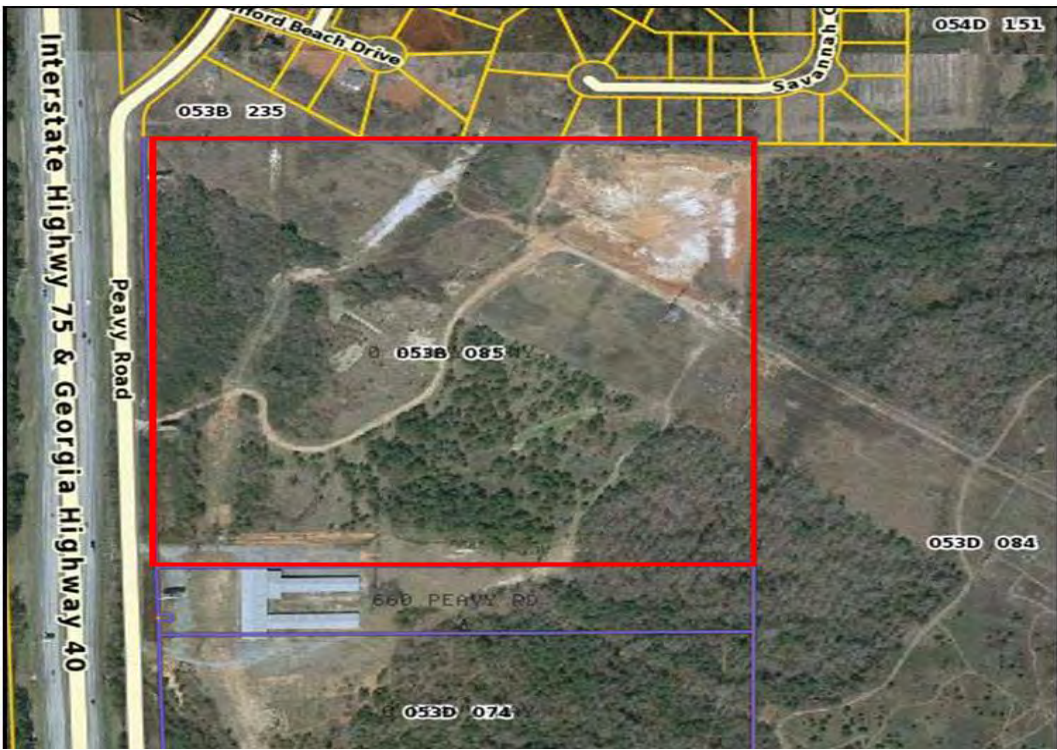
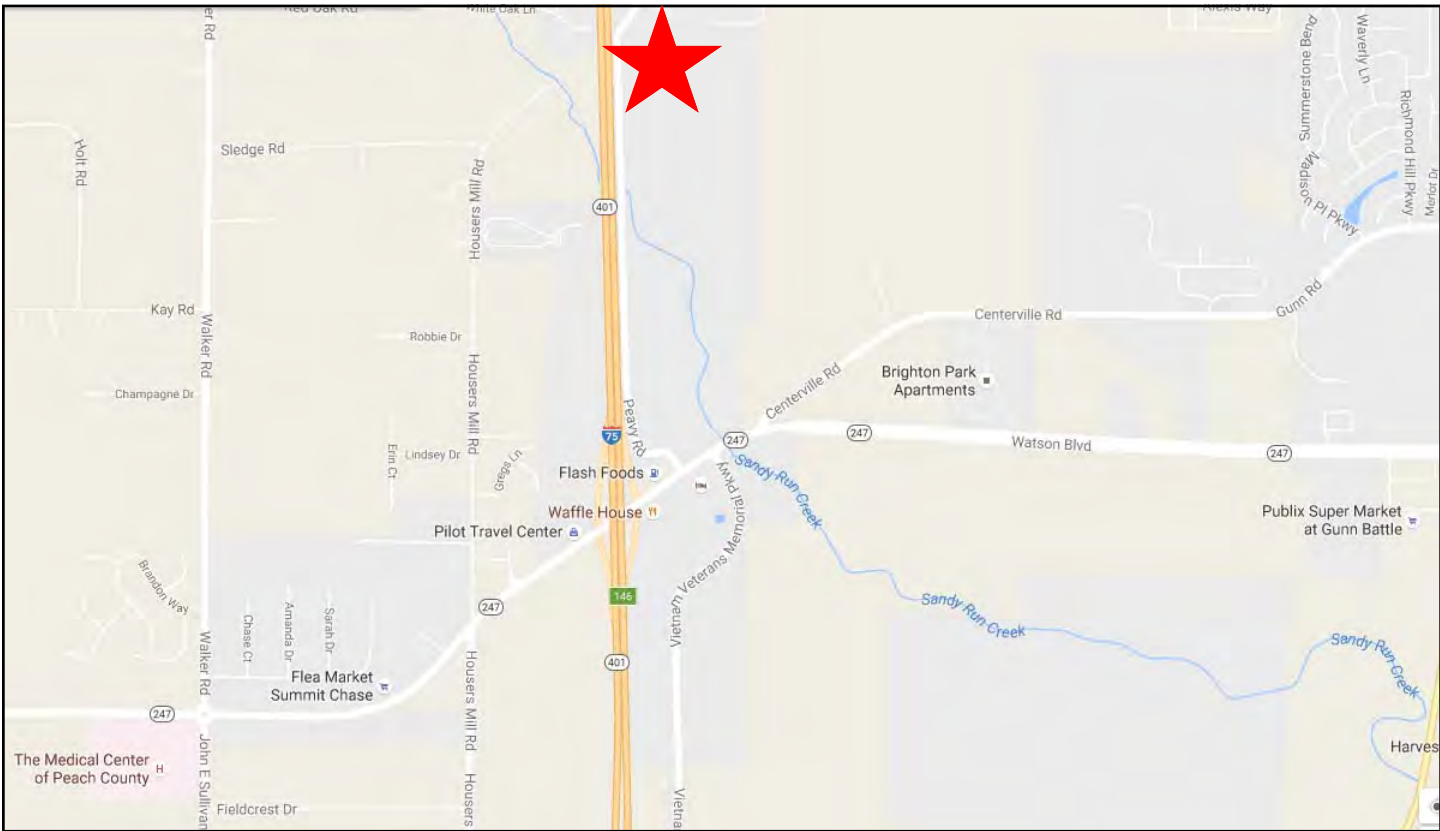


EBERHARDT & BARRY INC.

Peavy Road - Byron, GA 31008

PROPERTY OVERVIEW

LOCATION:	Subject property is ideally located along Interstate 75.
ACREAGE:	30.6± Acres (Divisible)
TRAFFIC COUNT:	<ul style="list-style-type: none">• 68,900± Vehicles per day on Interstate 75• 21,700± Vehicles per day on Highway 247
PARCEL ID:	053B 085
ZONING:	C1
UTILITIES:	All utilities available to site.
ACCESS:	Subject property is accessible via Interstate 75, Exit 146





Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010	2016	2021
Population	27,695	27,145	27,154
Households	9,958	10,128	10,185
Families	6,934	6,985	6,989
Average Household Size	2.58	2.55	2.54
Owner Occupied Housing Units	6,596	6,310	6,333
Renter Occupied Housing Units	3,362	3,818	3,852
Median Age	33.4	35.3	36.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.01%	1.02%	0.84%
Households	0.11%	0.96%	0.79%
Families	0.01%	0.87%	0.72%
Owner HHs	0.07%	0.93%	0.73%
Median Household Income	1.79%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,727	17.1%	1,766	17.3%
\$15,000 - \$24,999	1,168	11.5%	1,113	10.9%
\$25,000 - \$34,999	1,252	12.4%	1,449	14.2%
\$35,000 - \$49,999	1,419	14.0%	876	8.6%
\$50,000 - \$74,999	1,815	17.9%	1,714	16.8%
\$75,000 - \$99,999	1,152	11.4%	1,318	12.9%
\$100,000 - \$149,999	1,056	10.4%	1,276	12.5%
\$150,000 - \$199,999	387	3.8%	490	4.8%
\$200,000+	152	1.5%	183	1.8%
Median Household Income	\$43,577		\$47,621	
Average Household Income	\$58,211		\$63,758	
Per Capita Income	\$22,141		\$24,337	

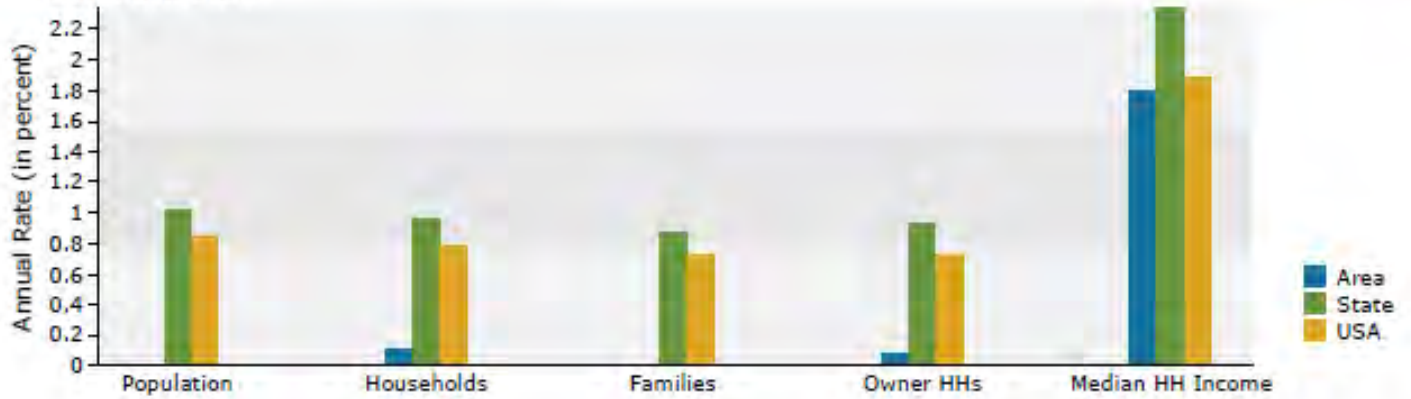
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,831	6.6%	1,737	6.4%	1,663	6.1%
5 - 9	1,695	6.1%	1,787	6.6%	1,709	6.3%
10 - 14	1,731	6.3%	1,666	6.1%	1,803	6.6%
15 - 19	3,017	10.9%	2,264	8.3%	2,312	8.5%
20 - 24	2,880	10.4%	2,093	7.7%	1,824	6.7%
25 - 34	3,170	11.4%	3,922	14.4%	3,586	13.2%
35 - 44	3,161	11.4%	3,023	11.1%	3,356	12.4%
45 - 54	3,874	14.0%	3,399	12.5%	3,039	11.2%
55 - 64	3,172	11.5%	3,464	12.8%	3,513	12.9%
65 - 74	1,910	6.9%	2,393	8.8%	2,715	10.0%
75 - 84	967	3.5%	1,075	4.0%	1,273	4.7%
85+	287	1.0%	322	1.2%	361	1.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,383	48.3%	13,129	48.4%	13,134	48.4%
Black Alone	12,715	45.9%	12,113	44.6%	12,117	44.6%
American Indian Alone	67	0.2%	92	0.3%	92	0.3%
Asian Alone	223	0.8%	286	1.1%	286	1.1%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	874	3.2%	966	3.6%	966	3.6%
Two or More Races	425	1.5%	551	2.0%	551	2.0%
Hispanic Origin (Any Race)	1,890	6.8%	2,057	7.6%	2,057	7.6%

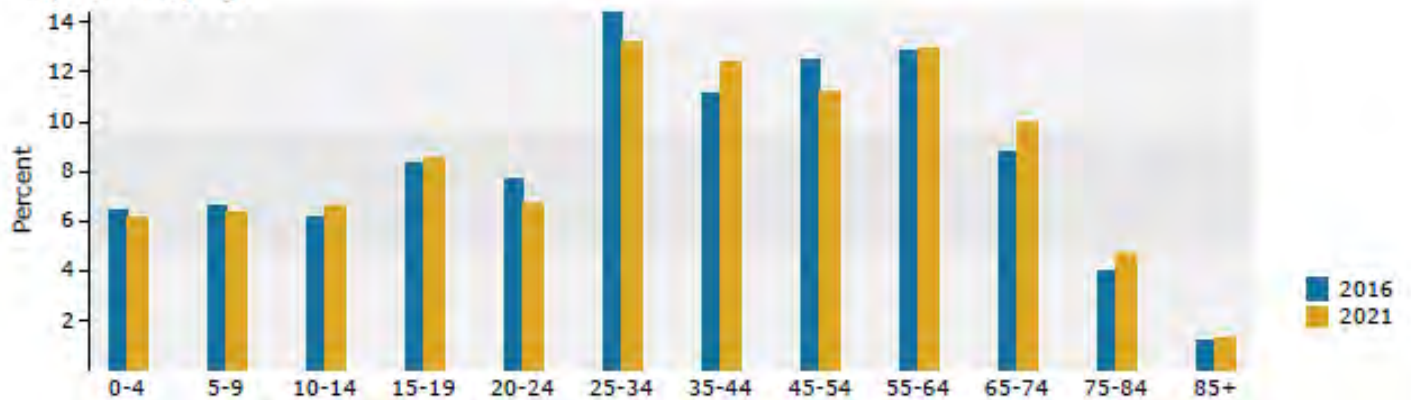
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

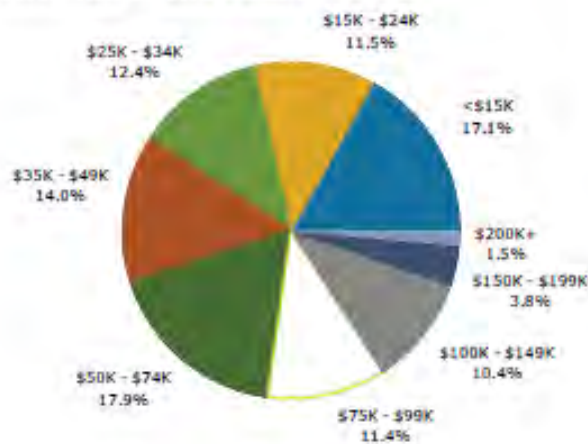
Trends 2016-2021



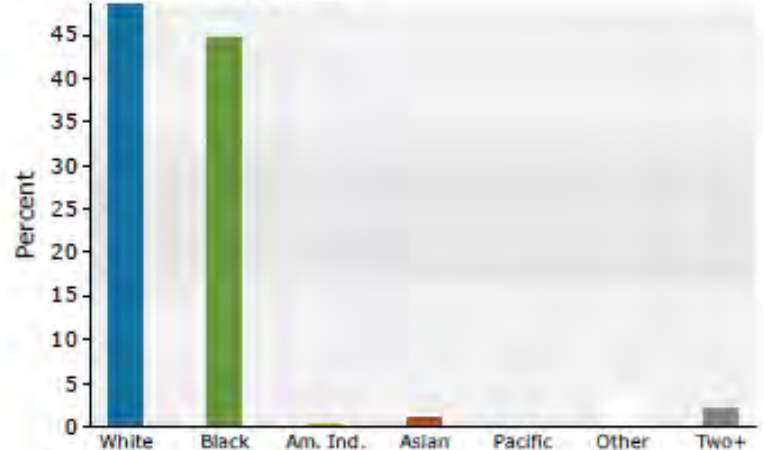
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 7.6%