

# 2.25 Acres FOR SALE

Highway 49

Byron, GA 31008

**FICKLING & COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Lot Size:** 2.25 Acres lot with Pecan trees

**Frontage:** 393± road frontage on Hwy 49  
242± road frontage on Etowah Dr

**Zoned:** R-1, potential to be converted to Commercial

**Traffic:** 8,670 vehicles per day

**Location:** Corner lot on Hwy 49 and Etowah Drive with easy access to I-75.

## Sale Price: \$180,000/per Acre

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
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151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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2021 Demos	1 Mile	3 Mile	5 Mile
Population	930	14,031	39,718
Median Age	38.5	36.8	37.4
Average HHI	\$58,180	\$67,700	\$72,605

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