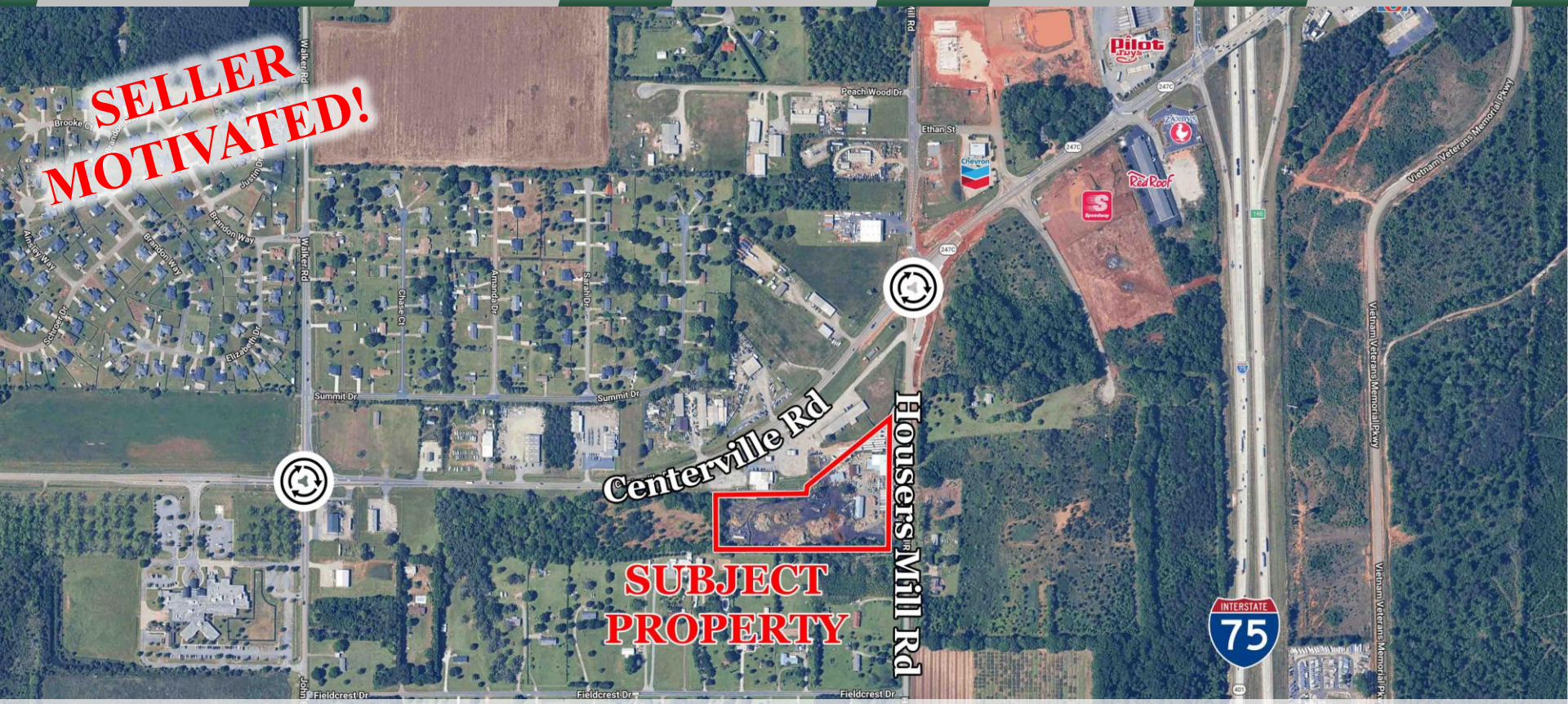
8 Acres FOR SALE
4199 Housers Mill Road
Byron, GA 31030

FICKLING & COMPANY

Summary | Area Info | Aerial | Floor Plans | Photos



REDUCED: $655,000.00 | ~~SALE PRICE: $850,000.00~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	4199 Housers Mill Road Byron, GA 31030
Year Built:	1999
Topography:	Flat
Utilities:	Electricity - Flint Energies Water - City of Fort Valley Septic - 15,000-gallon tank
Roof:	Replaced in 2024
Loading Docks:	8 in-ground loading docks
Traffic Count:	Housers Mill Road - 1,168 VPD Centerville Road - 11,031 VPD Interstate 75 - 80,600 VPD

SITE

Site Size:	8 Acres
Parcel IDs:	052B 044, 052B 045, 052B 045A
County:	Peach
Zoning:	C-2

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	975	17,409	56,883
Avg HH Income	$125,703	$112,202	$111,829
Median Age	43.0	38.9	37.8

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SITE

Property consists of 3 parcels, and is situated on 8 Acres of land with 2,000 SF main office, 6,250 SF warehouse, and three pole barns totaling up to 6,900 SF of space. Has 8 inground loading docks that are positioned on approximately 60,000 SF of concrete slab.

LOCATION

Located on Housers Mill Rd with convenient access to I-75, Byron, Centerville, and Warner Robins. Surrounding Neighbors include Atrium Health Navicent Peach, BJ's Wholesale, Bucc-ee's, Pilot Travel Center, Harris Service and Equipment, Interstate Auto Sales, and many others.

HIGHLIGHTS

- 2,000 SF Office and 6,250 SF Warehouse area
- Multiple pole barns totaling up to approximately 6,900 SF of space
- 8 inground loading docks
- Approximately 60,000 SF of concrete slab located with building's loading docks
- 665' of frontage on Housers Mill Rd
- Multiple forms of electricity including 480-3 phase, 240-3 phase, and 240-1 phase
- 27 AC cooling-only units

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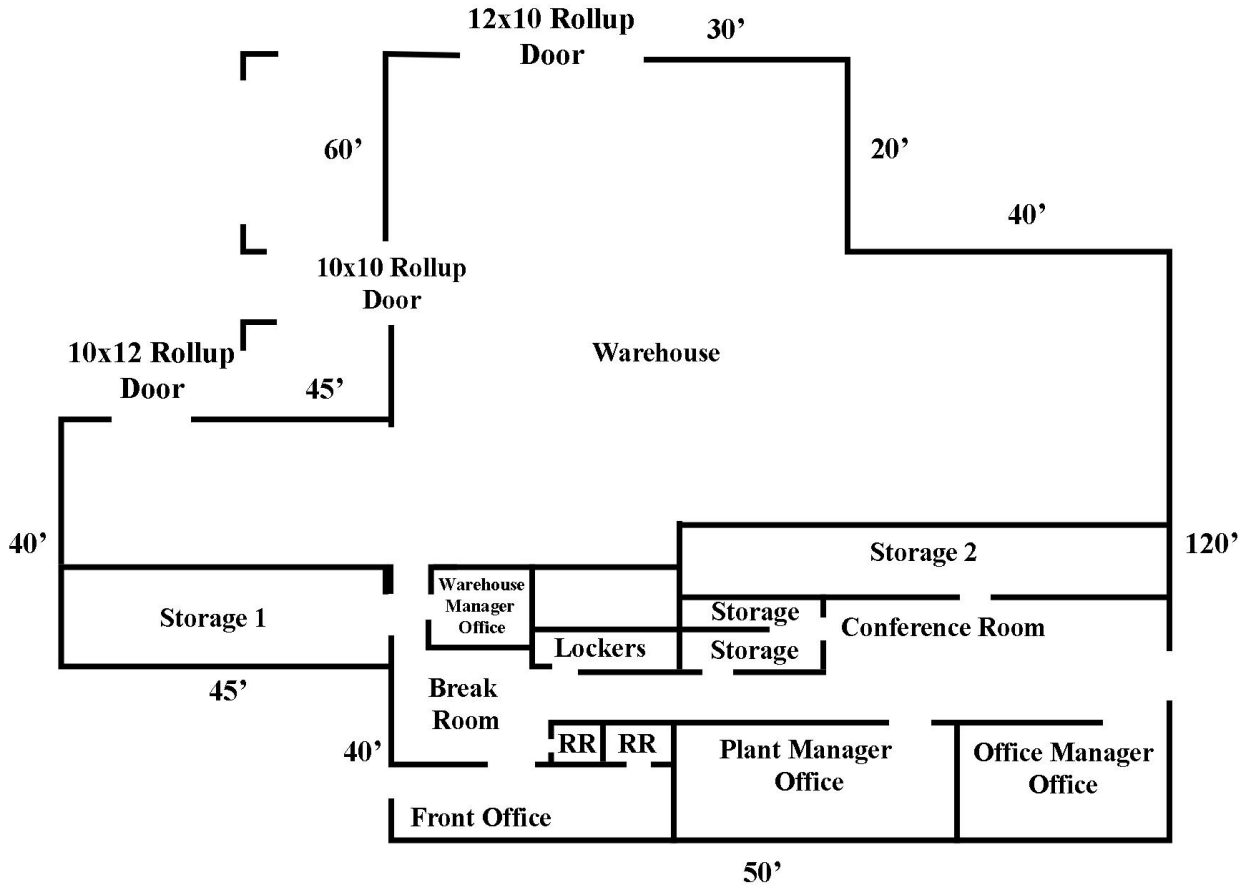
FLOOR PLANS



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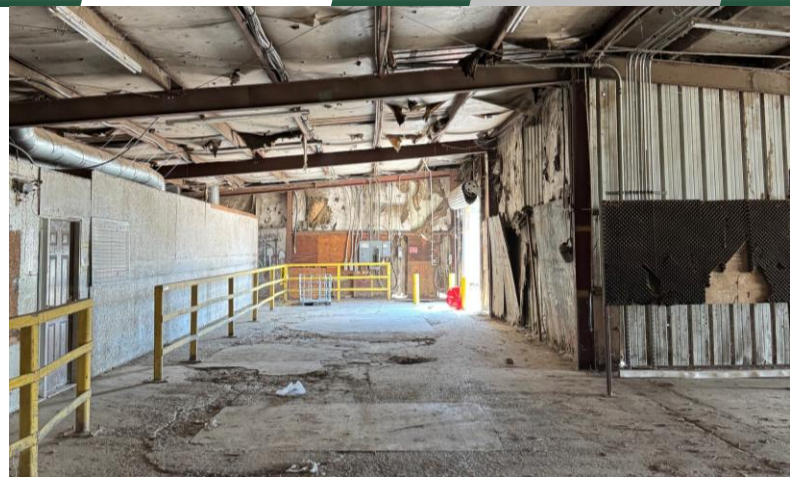
Warehouse: (Top Left & Top Right)



Inside Storage with the small computers left from data center:

Storage Room:

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Plant Manager Office:

Office Manager Office:

Break Room:

Conference Room:

Ware-house Manager Office:

Reception Office:

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EXTERIOR PHOTOS:

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