2 ACRE COMMERCIAL DEVELOPMENT SITE



1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088



SALES PRICE: \$950,000

LOCATION OVERVIEW

- Located adjacent to Georgia Bob's BBQ; between Carl Vinson Parkway and Houston Lake Road
- Easy access to shopping, eateries, banks, schools and churches
- 5 miles from Interstate 75
- 6 miles from Robins Air Force Base
- 4 miles from Houston Medical Center
- 2 miles from Elementary & Middle Schools
- 2 miles from Warner Robins High School
- Neighbors: Georgia Bob's BBQ, Raceway, Thai Pepper, Flint Energies, Shadowood Apartments

PROPERTY OVERVIEW

- 2± Acre Commercial Development Site
- 247.4'± Frontage on Russell Parkway
- Great visibility with an easement access to Houston Lake Road
- 29,000± AVG VPD on Russell Parkway (2022 GDOT)
- 32,000± AVG VPD on Houston Lake Road (2022 GDOT)
- Topography: Level, at road grade
- All utilities available to the site
- Zoned C2

DEIDRA STEWART 478.508.2652 Cell deidra@cbcgeorgia.com





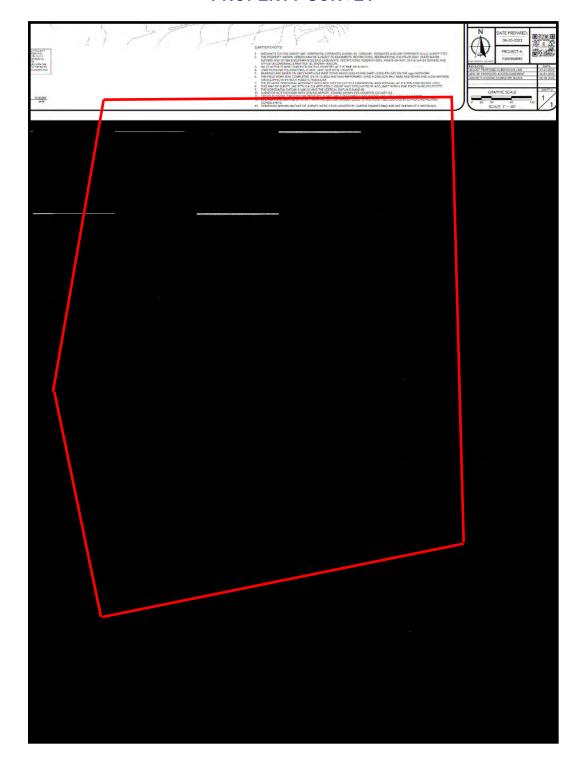


AERIAL PARCEL MAP





PROPERTY SURVEY

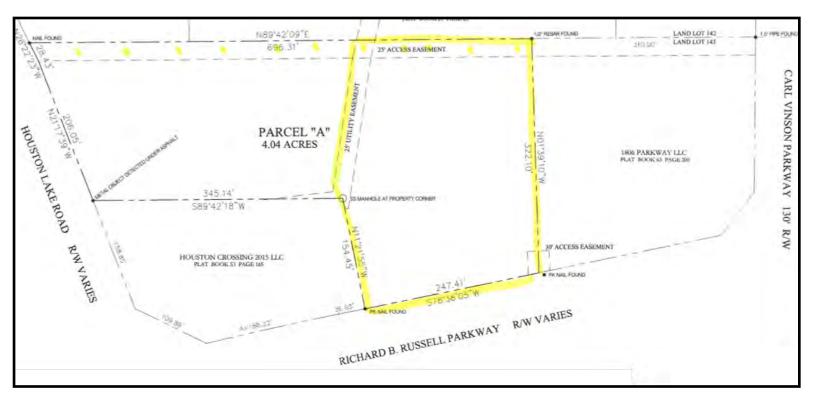








PROPERTY SURVEY



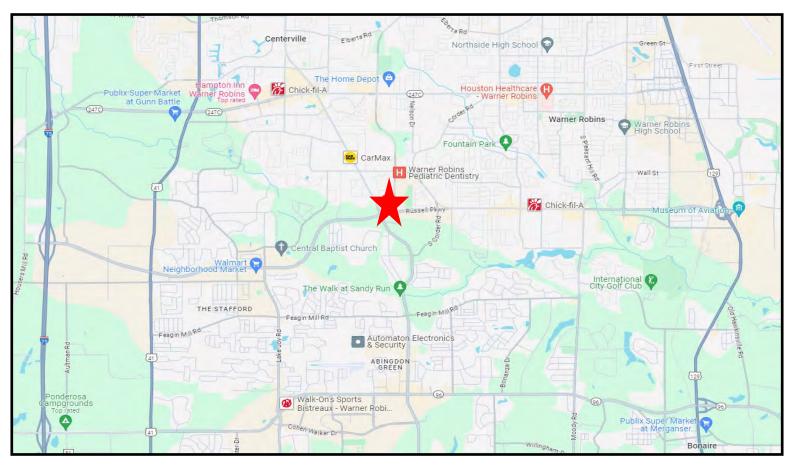




SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE

1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088





DEIDRA STEWART 478.508.2652 Cell deidra@cbcgeorgia.com

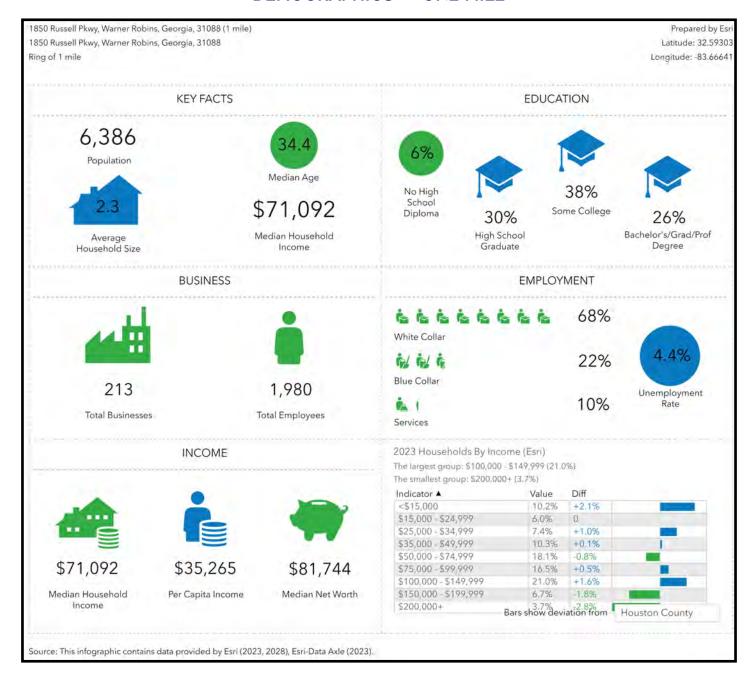








DEMOGRAPHICS - ONE MILE



COLDWELL BANKER COMMERCIAL

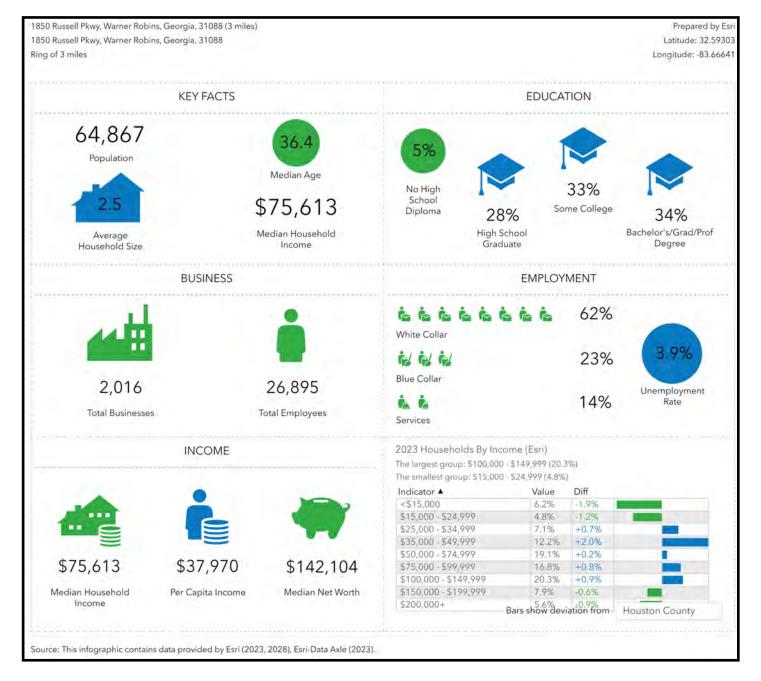
EBERHARDT & BARRY







DEMOGRAPHICS - THREE MILE









DEMOGRAPHICS - FIVE MILE

