

SALE

21.2 ACRE CORNER COMMERCIAL DEVELOPMENT SITE

WARNER ROBINS, HOUSTON COUNTY, GA 31088



Property video: <https://vimeo.com/701862253/756a0b4afc>

SALES PRICE: \$2,950,000

PROPERTY OVERVIEW

- 11.66± Acre site is Zoned C2, General Commercial
- Two (2) curb cuts approved on 1.2 acre corner
- 28,100 VPD on S Houston Lake Road
- 24,600 VPD on Russell Parkway
- Very visible corner property with triple road frontage
- Multiple uses allowed including retail, commercial, high-end professional office park and assisted-living
- Property may be combined with an adjacent 9.54± acre site for a total of 21.2 acres

LOCATION OVERVIEW

- Located at the signalized intersection of S. Houston Lake Road & Russell Parkway
- Easy access to shopping, eateries, banks, schools and churches
- 5 miles to Interstate 75
- 6 miles to Robins Air Force Base
- 4 miles to Houston Medical Center
- 2 miles to Elementary & Middle Schools
- 2 miles to Warner Robins High School

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**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

Created 4/27/22

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SITE INFORMATION:	<ul style="list-style-type: none">• Four (4) tax parcels containing 21.2± acres<ul style="list-style-type: none">• 11.66± Acres between Carl Vinson & Russell Parkway key acreage<ul style="list-style-type: none">- The best remaining undeveloped commercial properties in Warner Robins- Very visible corner property with triple road frontage- 3.16± Acres in the powerline right-of-way• 9.54± Acres east and south of Carl Vinson<ul style="list-style-type: none">- Currently undeveloped- 4± acres electrical easement• Has potential for a wide range of uses:<ul style="list-style-type: none">- Professional low-rise office/medical building- Independent / Assisted Living- Single tenant retail center- Flex space for distributor / supplier
TRAFFIC COUNT:	<ul style="list-style-type: none">• 28,100 VPD on S Houston Lake Road• 24,600 VPD on Russell Parkway
ACCESS:	Two directional curb cuts approved preliminarily for 1.2 acre corner. These two cuts will also be shared with remainder of 11.4 acres.
FRONTAGE:	430' on Houston Lake; 835' on Russell and 1,650' on Carl Vinson
TOPO:	<ul style="list-style-type: none">• 11.66± Acres: Relatively level; matching frontage road grade; all grass• 9.54± Acres: Rough terrain; below road grade
ZONED:	C2, General Commercial
COMMON DETENTION POND:	Engineered for all 11.66± acres for development on the 6.9± acre tract.
UTILITIES:	All public utilities serve the site; sanitary sewer on site. Utility lines will need to be extended to serve the 1.2 acre corner.
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SITE PARCEL MAP



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SITE AERIAL



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AERIAL VIEWS - 11.66 ACRE SITE



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AERIAL VIEWS - 9.54 ACRE SITE



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SITE NEIGHBORS



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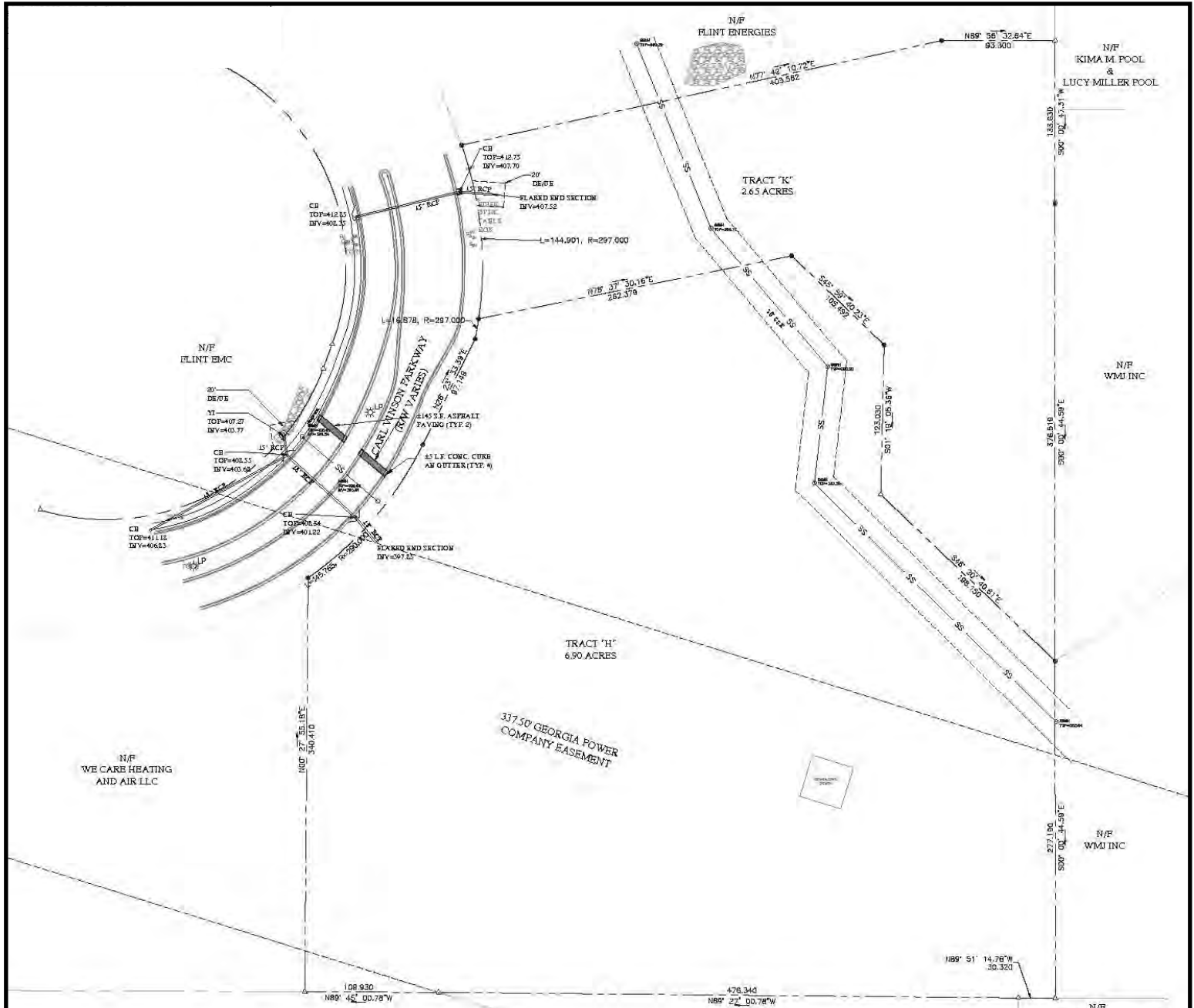


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PROPOSED SITE PLAN - 9.54± ACRE TRACT



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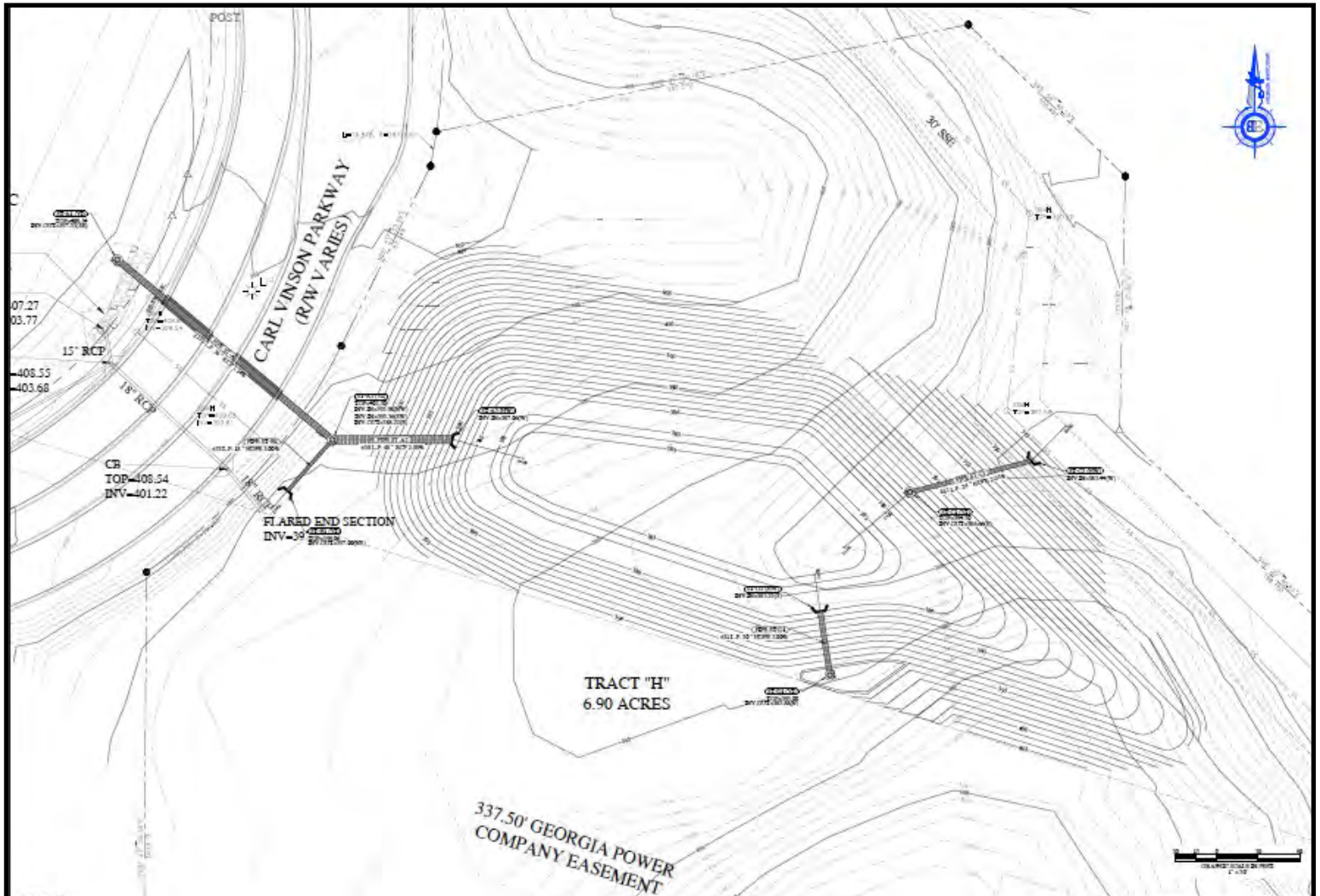


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COMMON DETENTION POND GRADING & DRAINAGE PLAN



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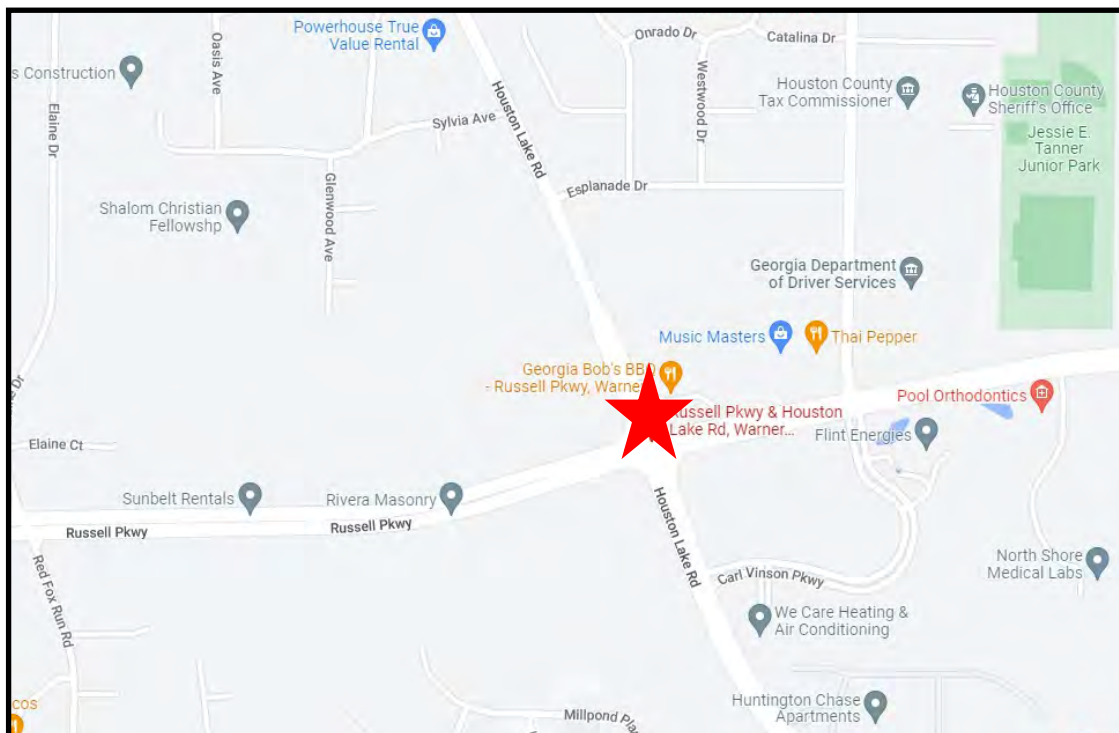
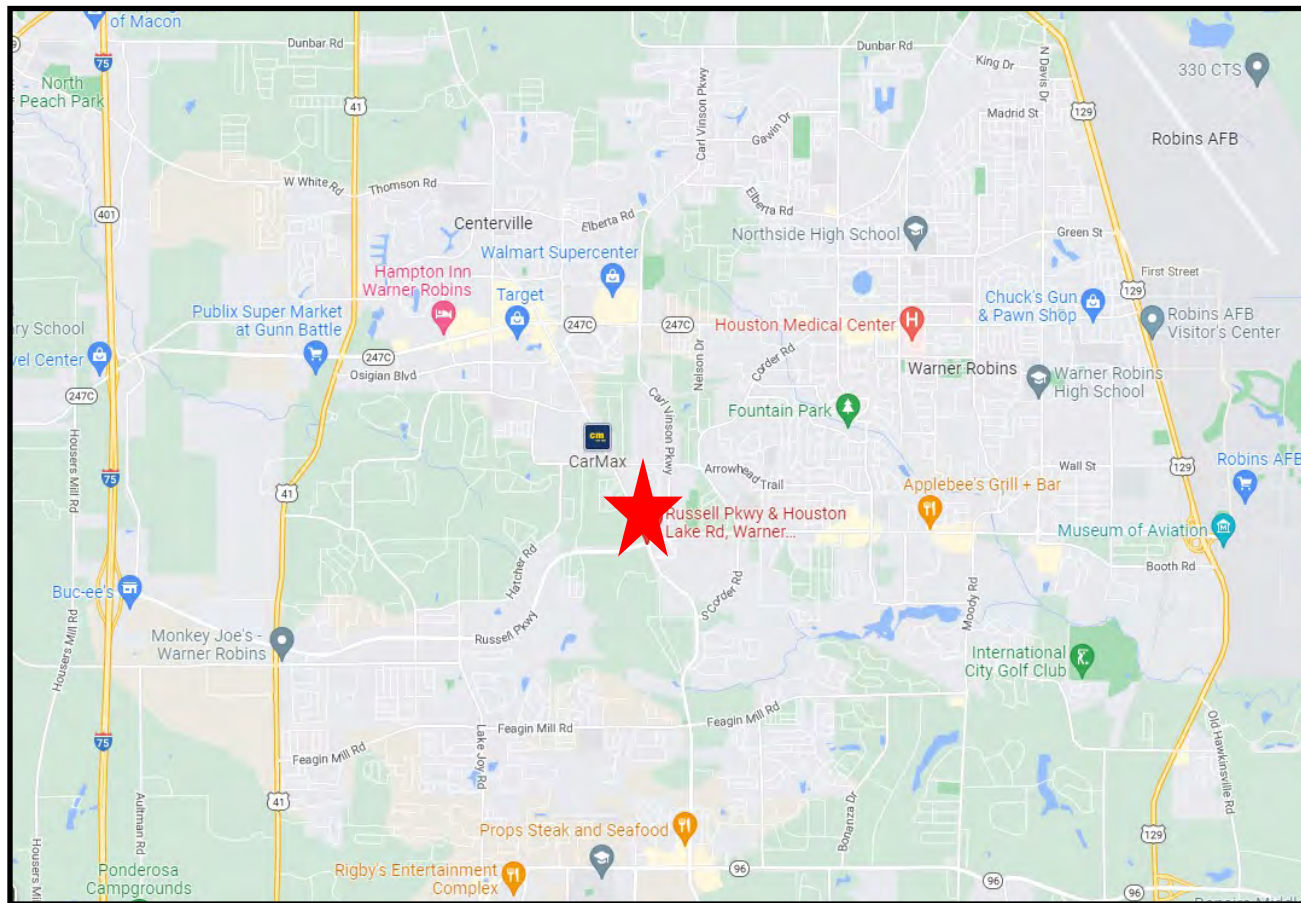
TOPOGRAPHIC SURVEY



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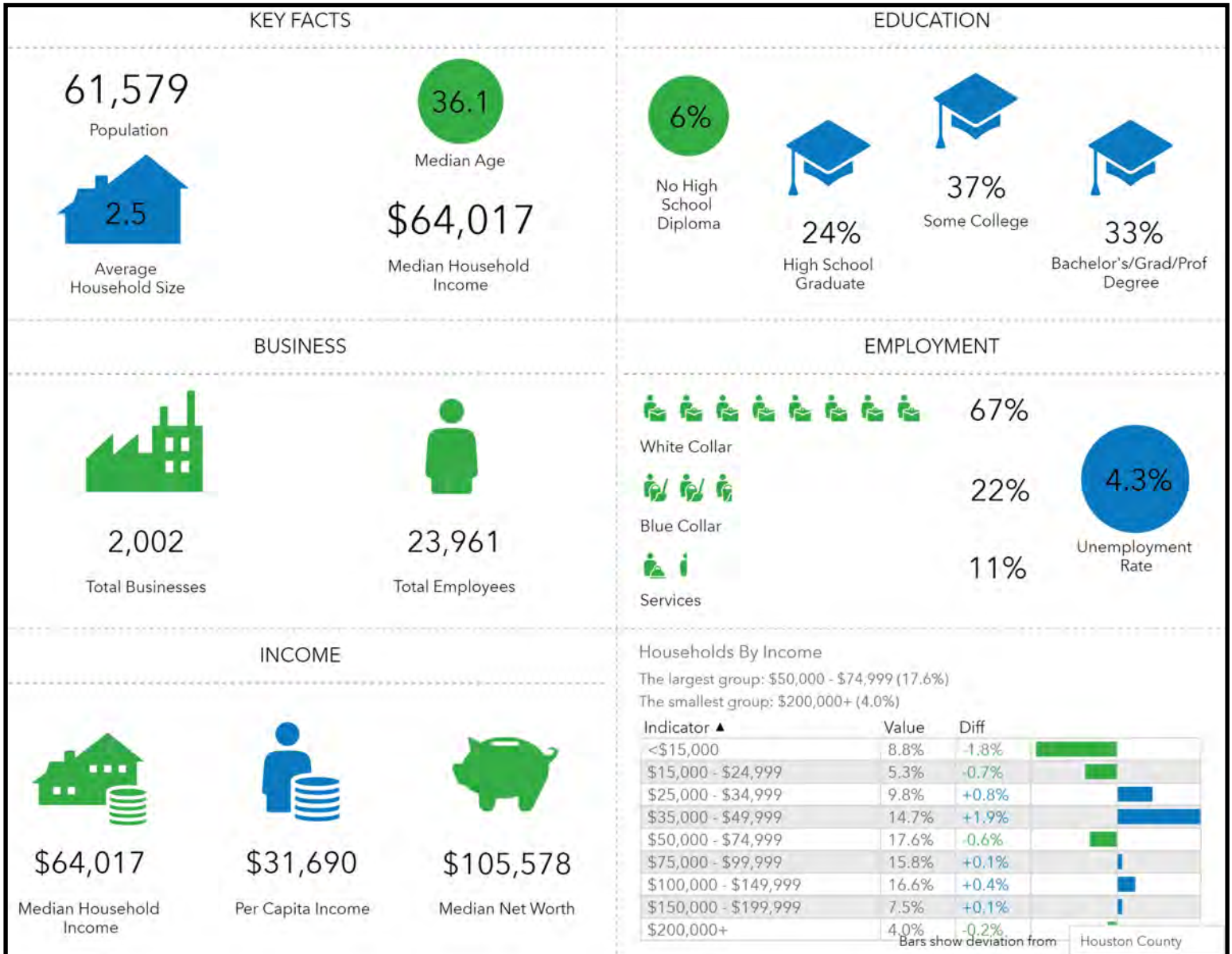
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DEMOGRAPHICS - THREE MILE

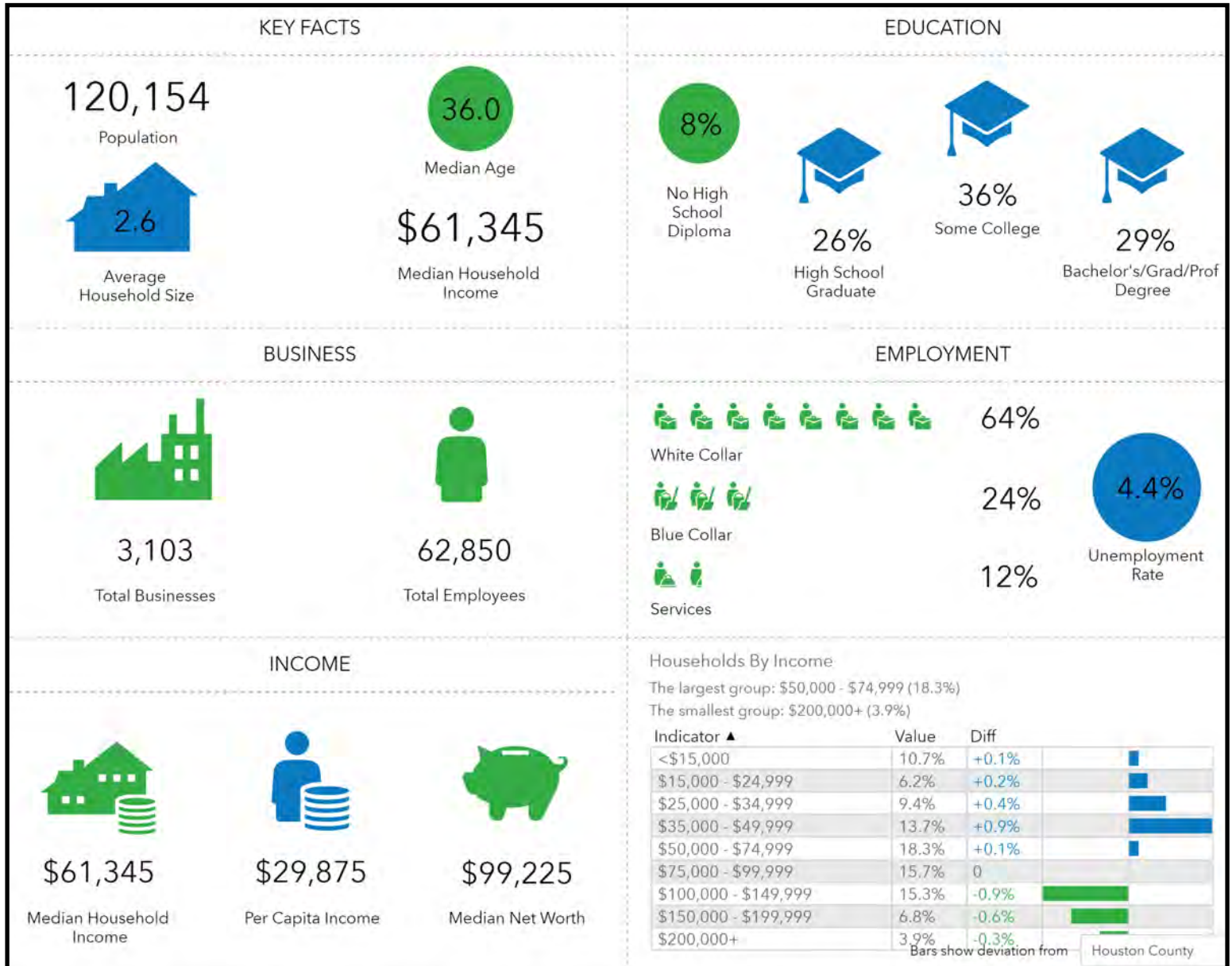


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DEMOGRAPHICS - FIVE MILE



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DEMOGRAPHICS - TEN MILE

KEY FACTS

175,597

Population



Average
Household Size

37.0

Median Age

\$63,188

Median Household
Income

EDUCATION

8%

No High
School
Diploma



27%

High School
Graduate



36%

Some College



30%

Bachelor's/Grad/Prof
Degree

BUSINESS



4,406

Total Businesses



98,179

Total Employees

EMPLOYMENT



65%

White Collar



24%

Blue Collar



11%

Services



4.5%

Unemployment
Rate

INCOME



\$63,188

Median Household
Income



\$30,351

Per Capita Income



\$111,954

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	10.6%	0	
\$15,000 - \$24,999	6.3%	+0.3%	
\$25,000 - \$34,999	9.0%	0	
\$35,000 - \$49,999	12.9%	+0.1%	
\$50,000 - \$74,999	18.2%	0	
\$75,000 - \$99,999	15.6%	-0.1%	
\$100,000 - \$149,999	16.2%	0	
\$150,000 - \$199,999	7.2%	-0.2%	
\$200,000+	4.0%	-0.2%	

Bars show deviation from Houston County