

SALE

3.18± ACRE COMMERCIAL DEVELOPMENT SITE

93 Highway 247 S, Warner Robins, Houston County, GA 31088



SALES PRICE: \$350,000

PROPERTY OVERVIEW

- 3.184± Acre Development Site
- 25' & 20' Utility easements granted as noted on Survey Page 2.
- 630'± Frontage on Highway 247
- Zoned C-2
- All utilities available to the site.

LOCATION OVERVIEW

- Located across from Robins Air Force Base near Russell Parkway.
- Adjacent to Comfort Inn & Suites
- Great location for a storage facility
- 22,900± Average VPD
- Convenient to restaurants, shopping and financial institutions
- 9 miles to Interstate 75

MIKI FOLSOM, CCIM
478.361.3036
mfolsom@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

BRAD BLOODWORTH
478.951.3712

bradley.bloodworth@cbcworldwide.com

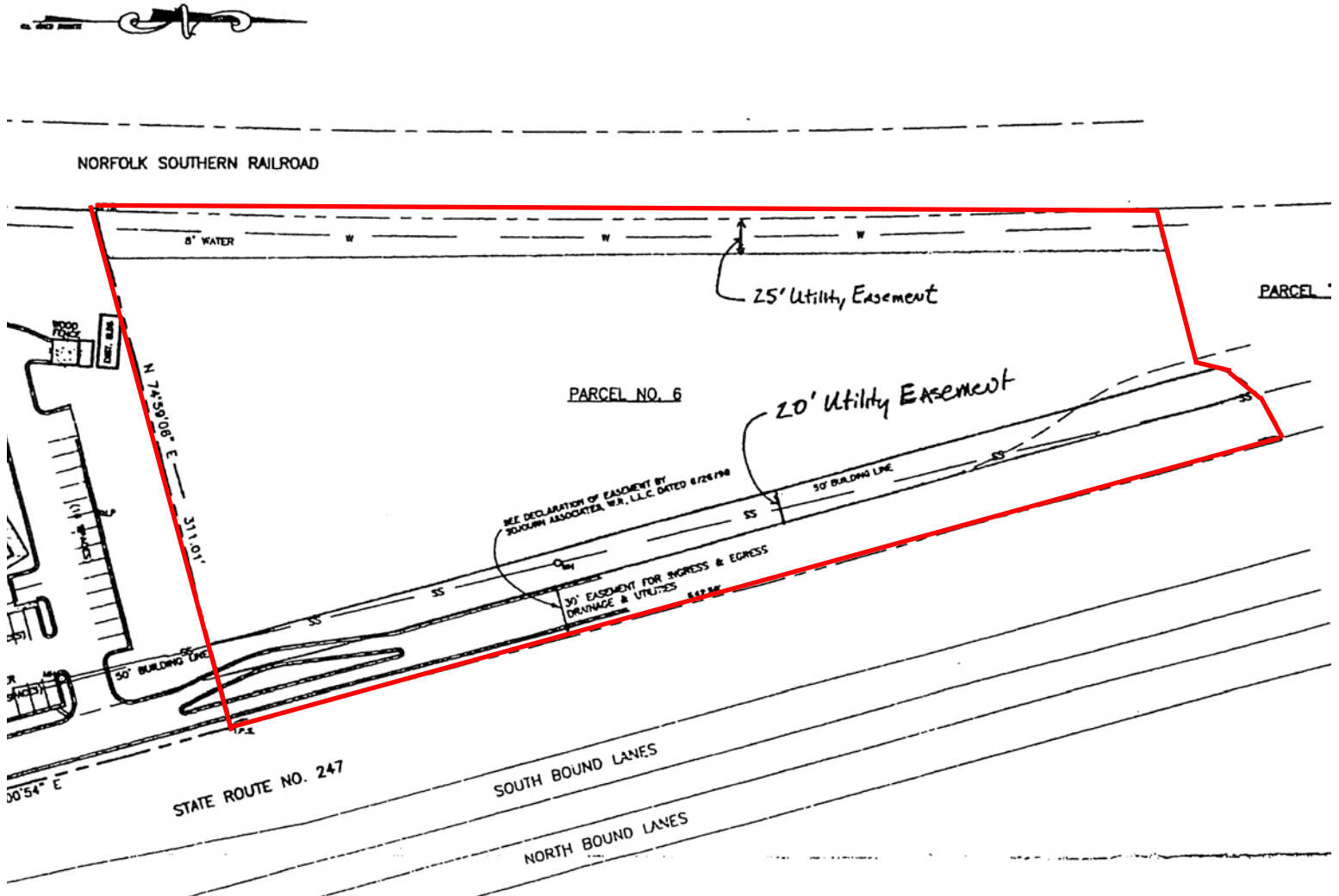
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PROPERTY SURVEY



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AERIAL PARCEL MAP

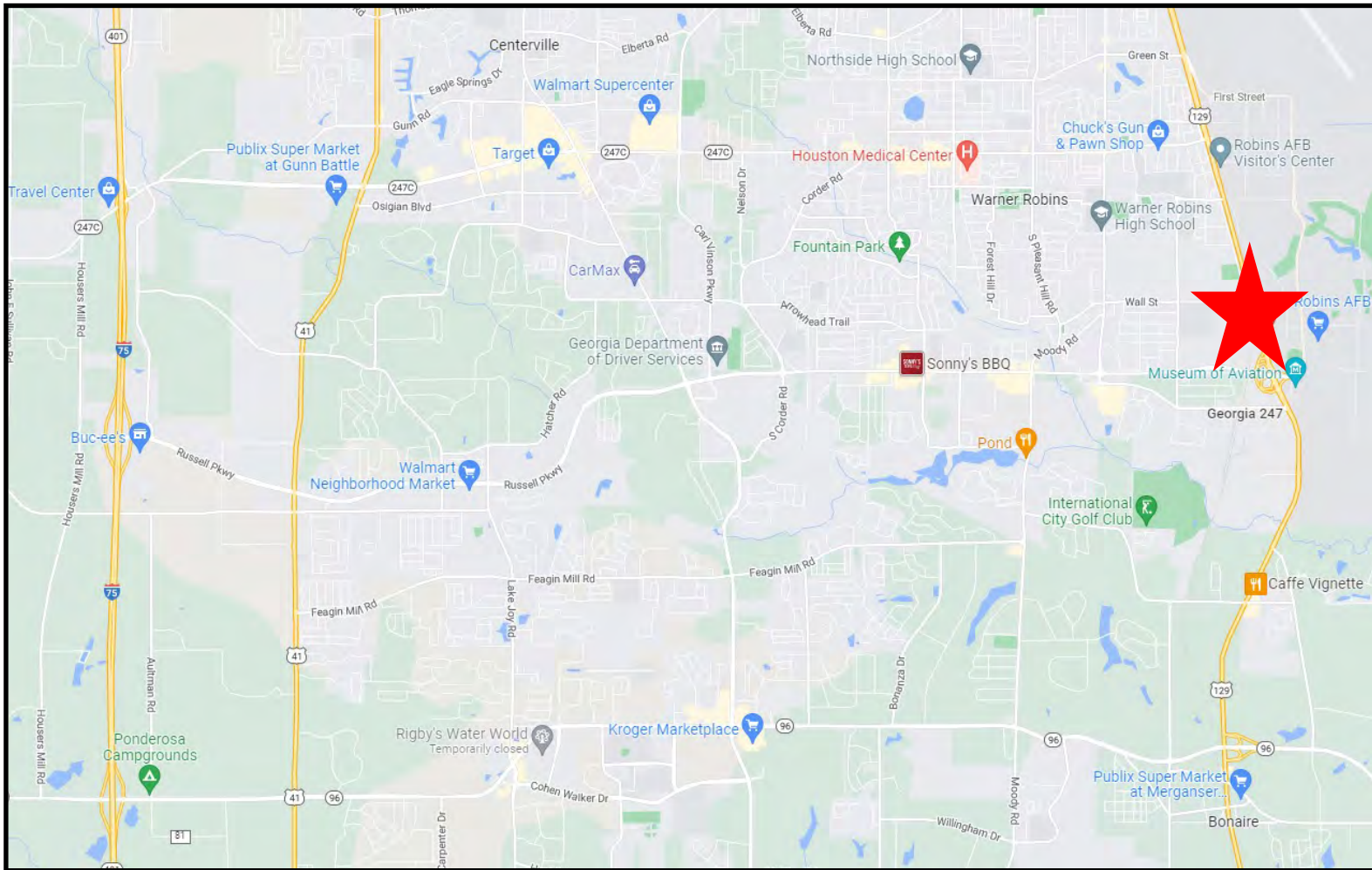


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LOCATION MAP



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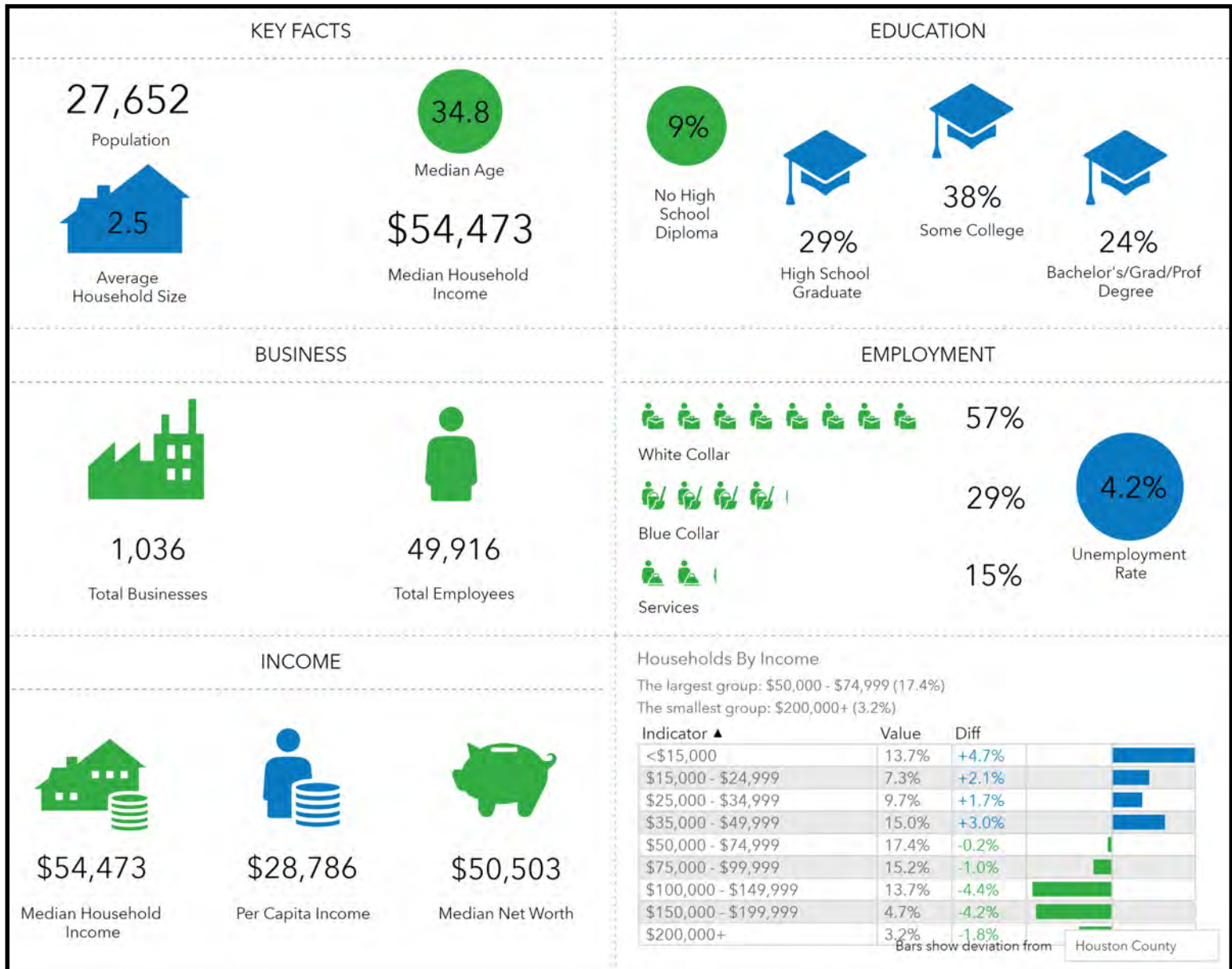
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DEMOGRAPHICS - THREE MILE



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DEMOGRAPHICS - FIVE MILE

KEY FACTS

77,397

Population



2.5

Average Household Size

35.6

Median Age

\$58,903

Median Household Income

EDUCATION

8%

No High School Diploma



29%

High School Graduate



36%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



2,218

Total Businesses



68,666

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

27%



Services

13%

3.8%

Unemployment Rate

INCOME



\$58,903

Median Household Income



\$30,671

Per Capita Income



\$75,125

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	12.1%	+3.1%	
\$15,000 - \$24,999	6.9%	+1.7%	
\$25,000 - \$34,999	9.8%	+1.8%	
\$35,000 - \$49,999	13.3%	+1.3%	
\$50,000 - \$74,999	17.7%	+0.1%	
\$75,000 - \$99,999	15.0%	-1.2%	
\$100,000 - \$149,999	15.5%	-2.6%	
\$150,000 - \$199,999	6.1%	-2.8%	
\$200,000+	3.6%	-1.4%	

Bars show deviation from Houston County