

SALE

19.75 ACRE CORNER COMMERCIAL DEVELOPMENT SITE

WARNER ROBINS, HOUSTON COUNTY, GA 31088



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

SALES PRICE: \$2,200,000

PROPERTY OVERVIEW

- 10.21± Acre site is Zoned C2, General Commercial
- 30,900± AVG VPD on S Houston Lake Road (2022 GDOT)
- 26,900± AVG VPD on Russell Parkway (2022 GDOT)
- Very visible corner property fronting Russell Parkway & S Houston Lake Road
- 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 19.75 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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Revised 11/16/23

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SITE INFORMATION:	<ul style="list-style-type: none">• Four (4) tax parcels containing 19.75± acres<ul style="list-style-type: none">• 10.21± 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 fronting Russell Parkway & South Houston Lake Road- 1.452 Acre corner (Russell Parkway & Carl Vinson Parkway sold to PeoplesSouth Bank)- 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">• 30,900± AVG VPD on S Houston Lake Road (2022 GDOT)• 26,900± AVG VPD on Russell Parkway (2022 GDOT)
ACCESS:	Two directional curb cuts approved preliminarily for 1.2 acre corner. These two cuts will also be shared with remainder of 10.2± acres.
FRONTAGE:	430'± on Houston Lake; 585'± on Russell and 1,427'± on Carl Vinson
TOPO:	<ul style="list-style-type: none">• 10.21± 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 10.21± 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 - 10.21 ACRES

(SOLD - 1.452 ACRES - CORNER CARL VINSON PKWY & RUSSELL PKWY)



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AERIAL VIEWS - 9.54 ACRE SITE



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SITE NEIGHBORS



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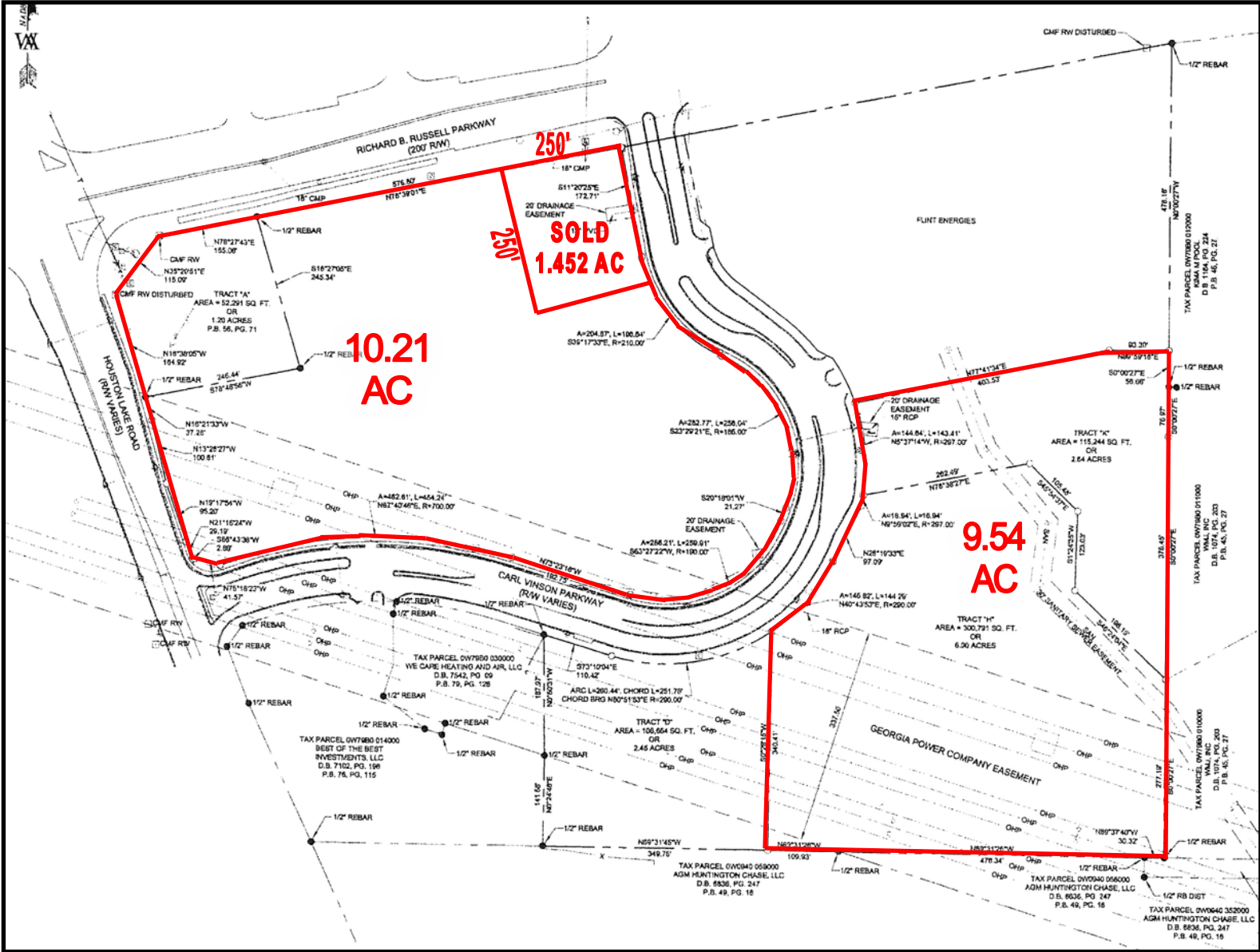
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SURVEY



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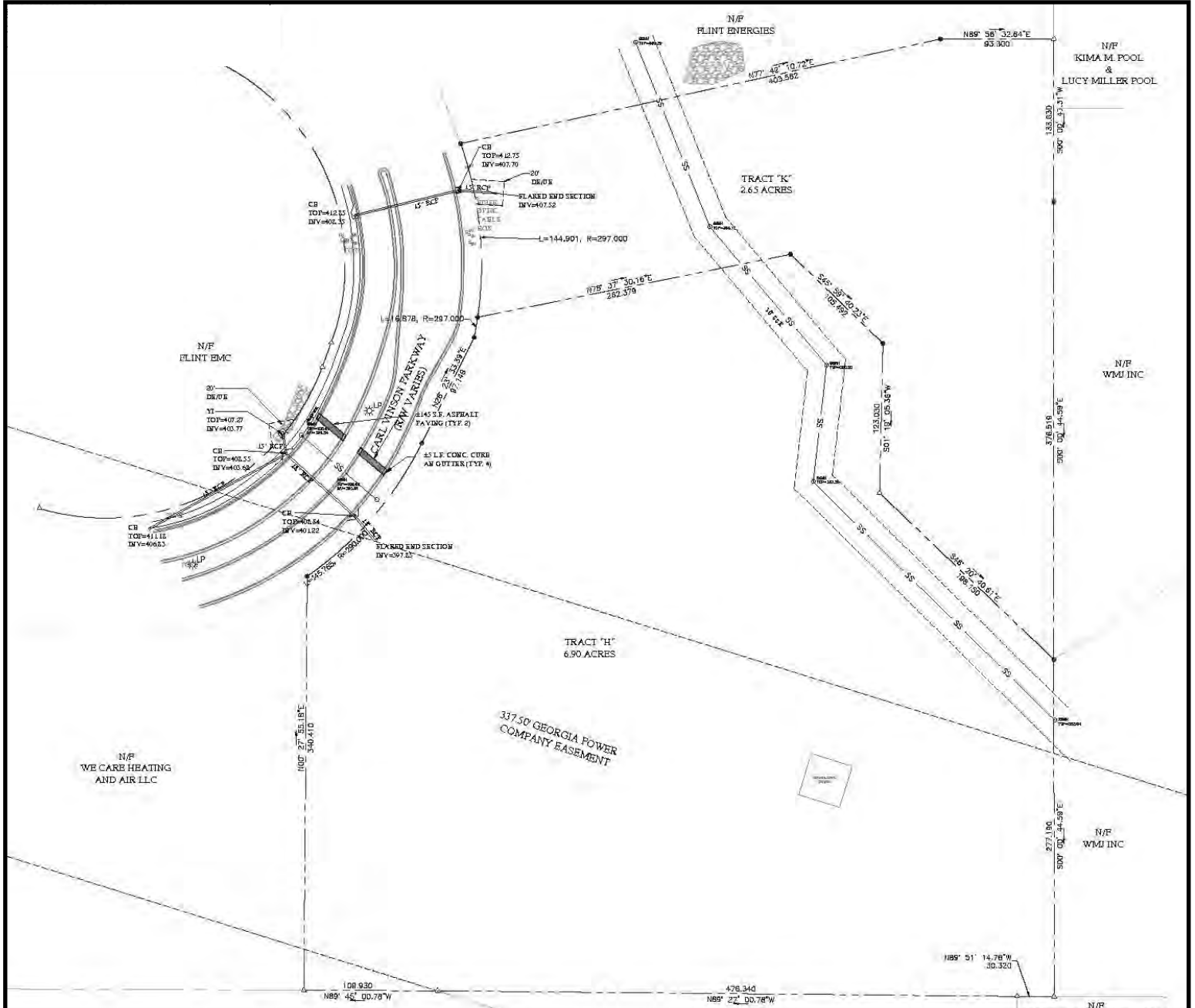
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PROPOSED SITE PLAN - 9.54± ACRE TRACT



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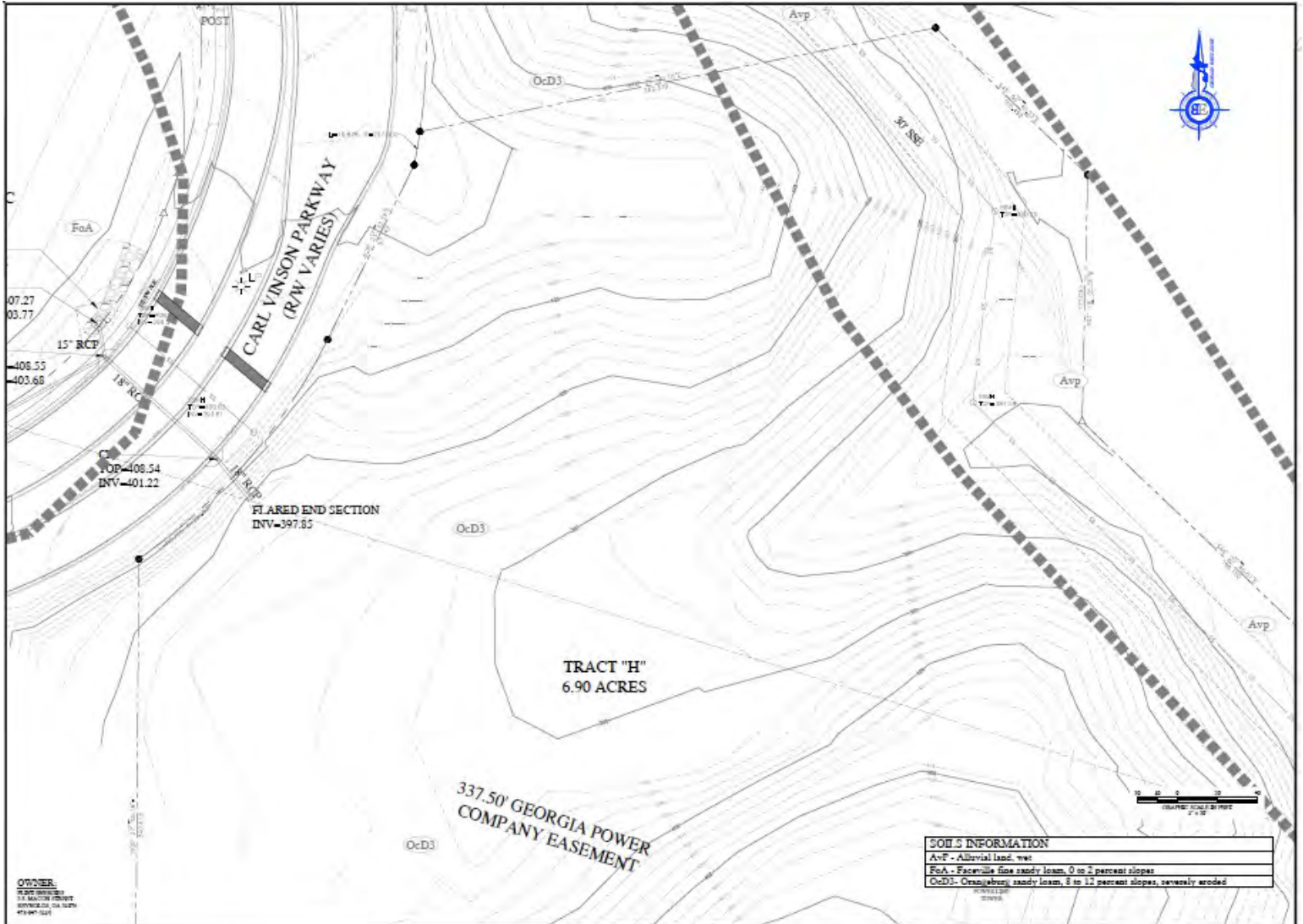
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PROPOSED COMMON DETENTION PLAN



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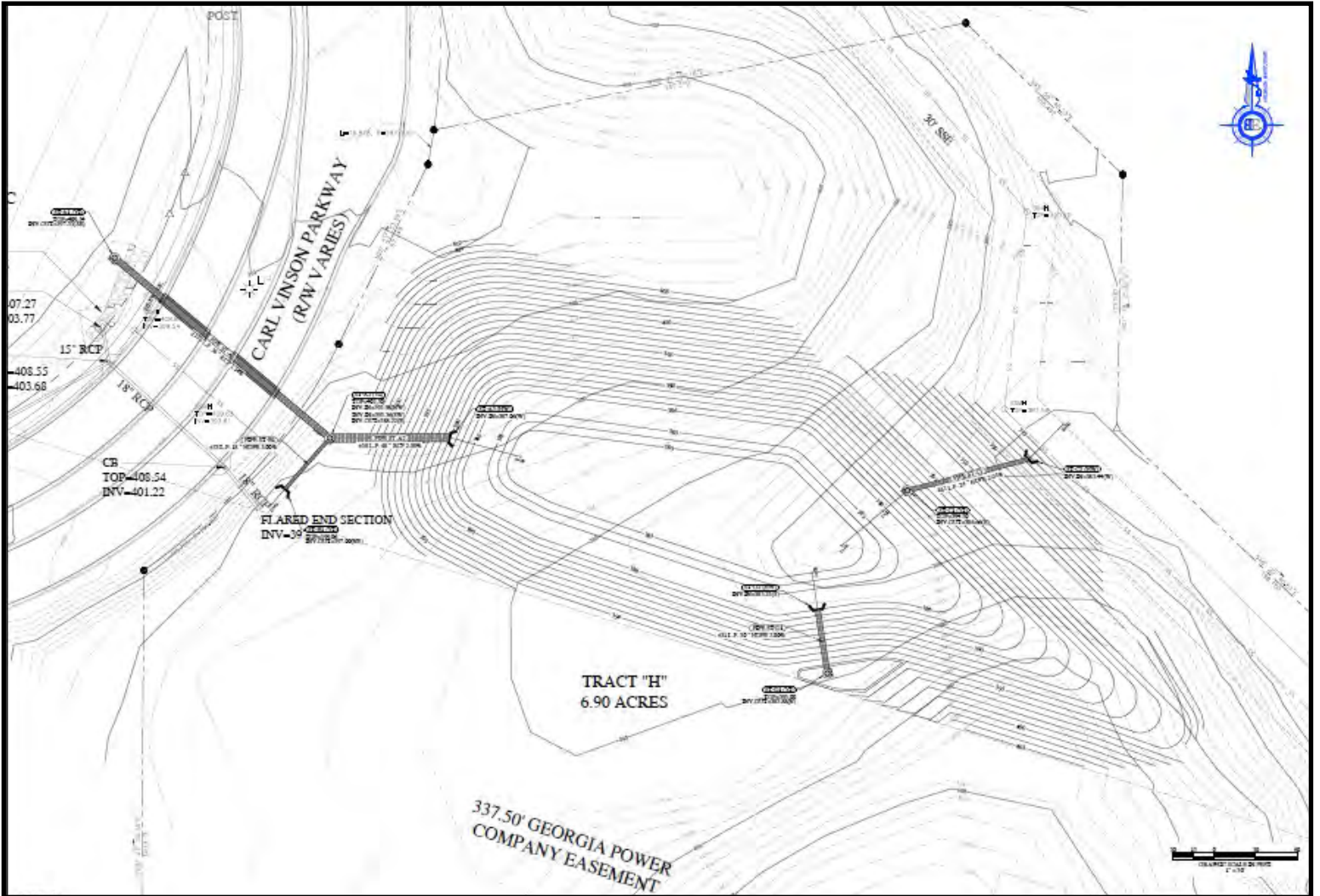
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COMMON DETENTION POND GRADING & DRAINAGE PLAN



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TOPOGRAPHIC SURVEY



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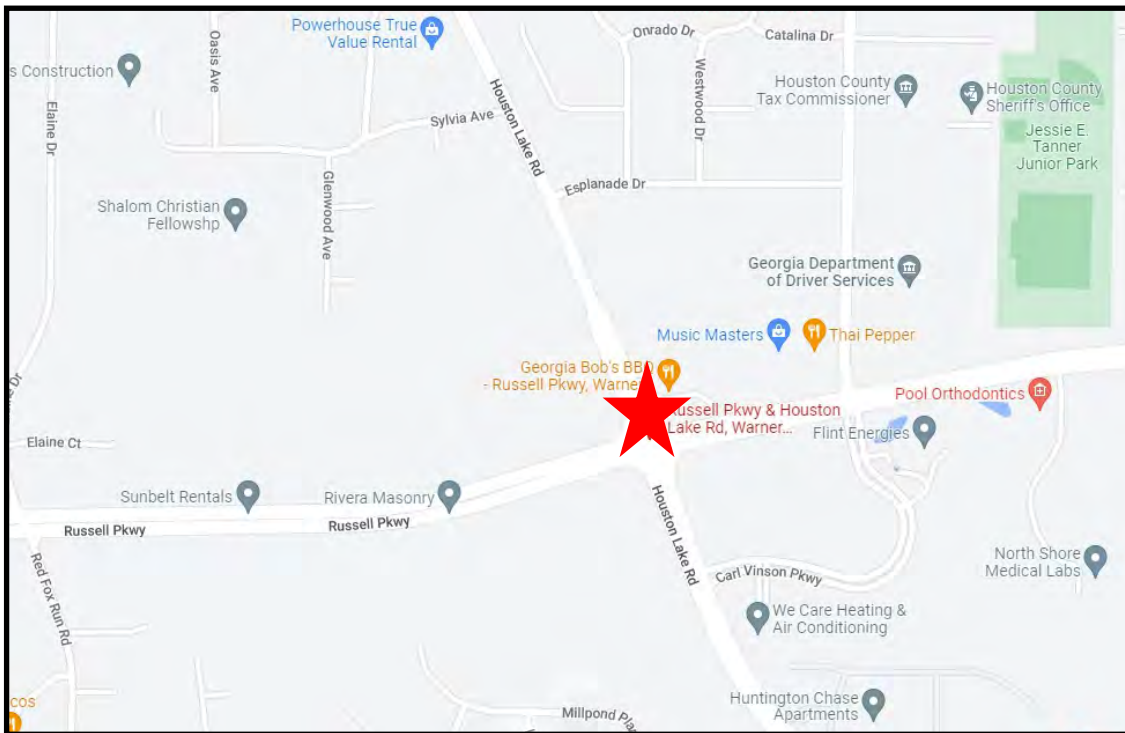
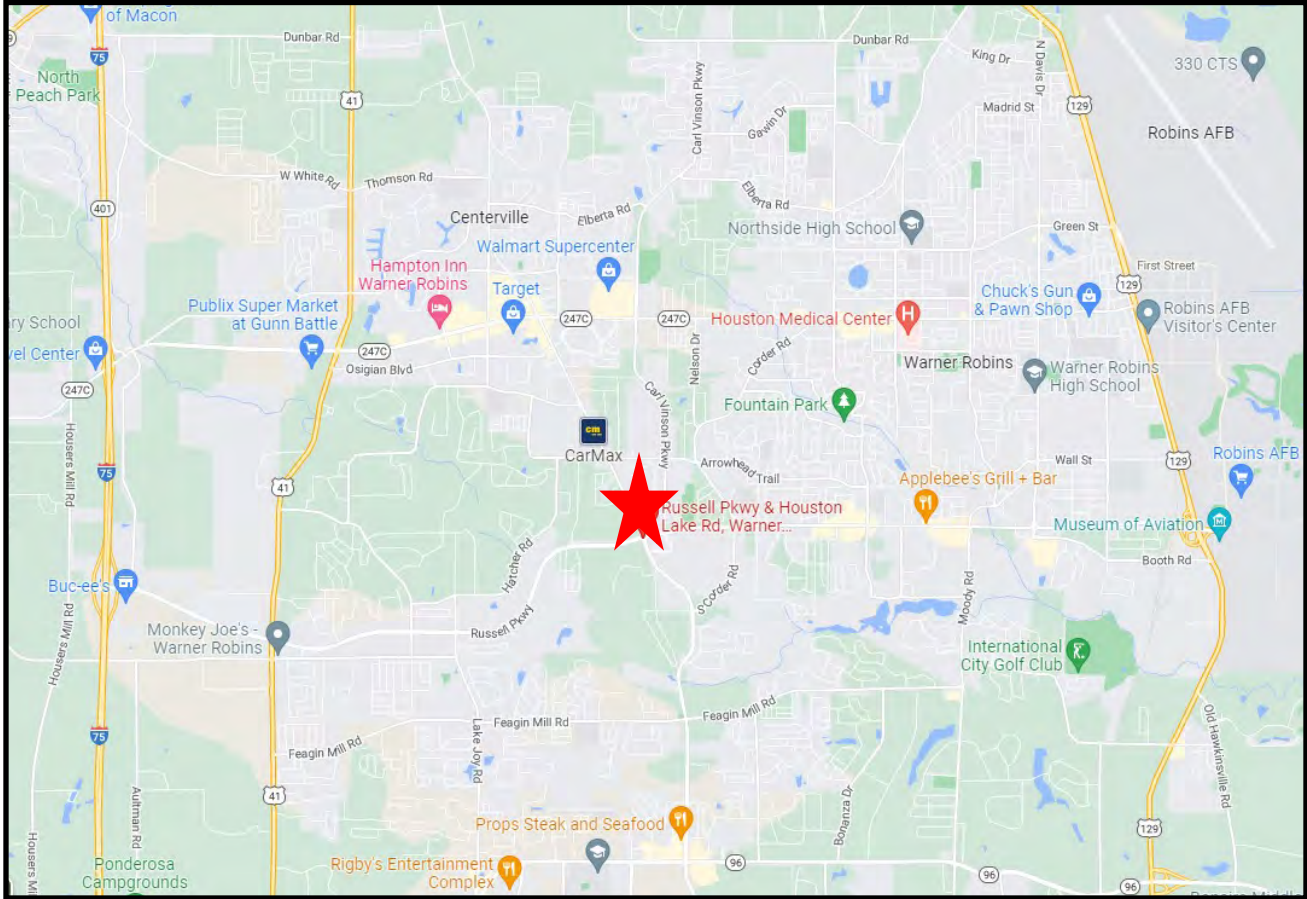
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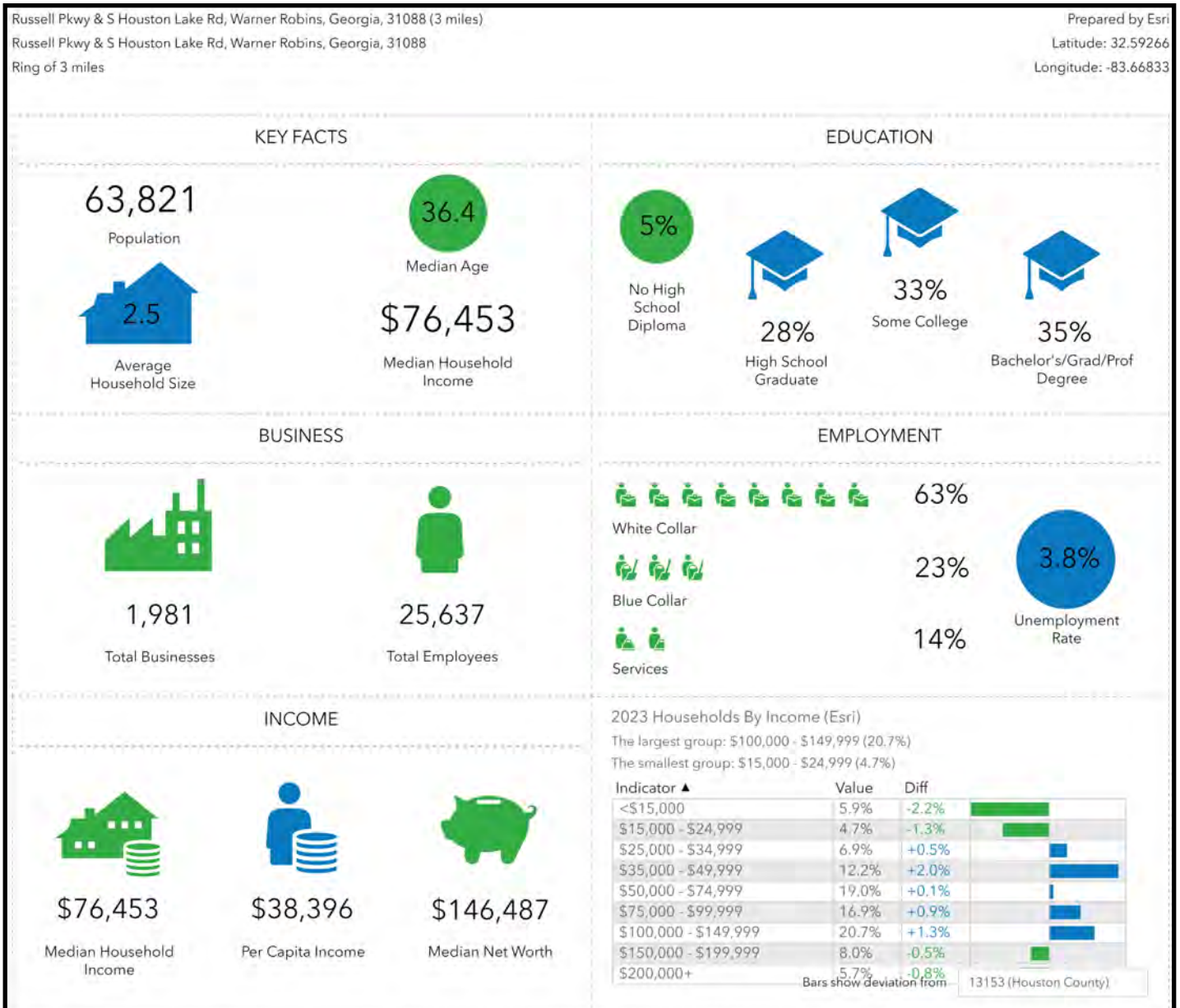
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DEMOGRAPHICS - THREE MILE

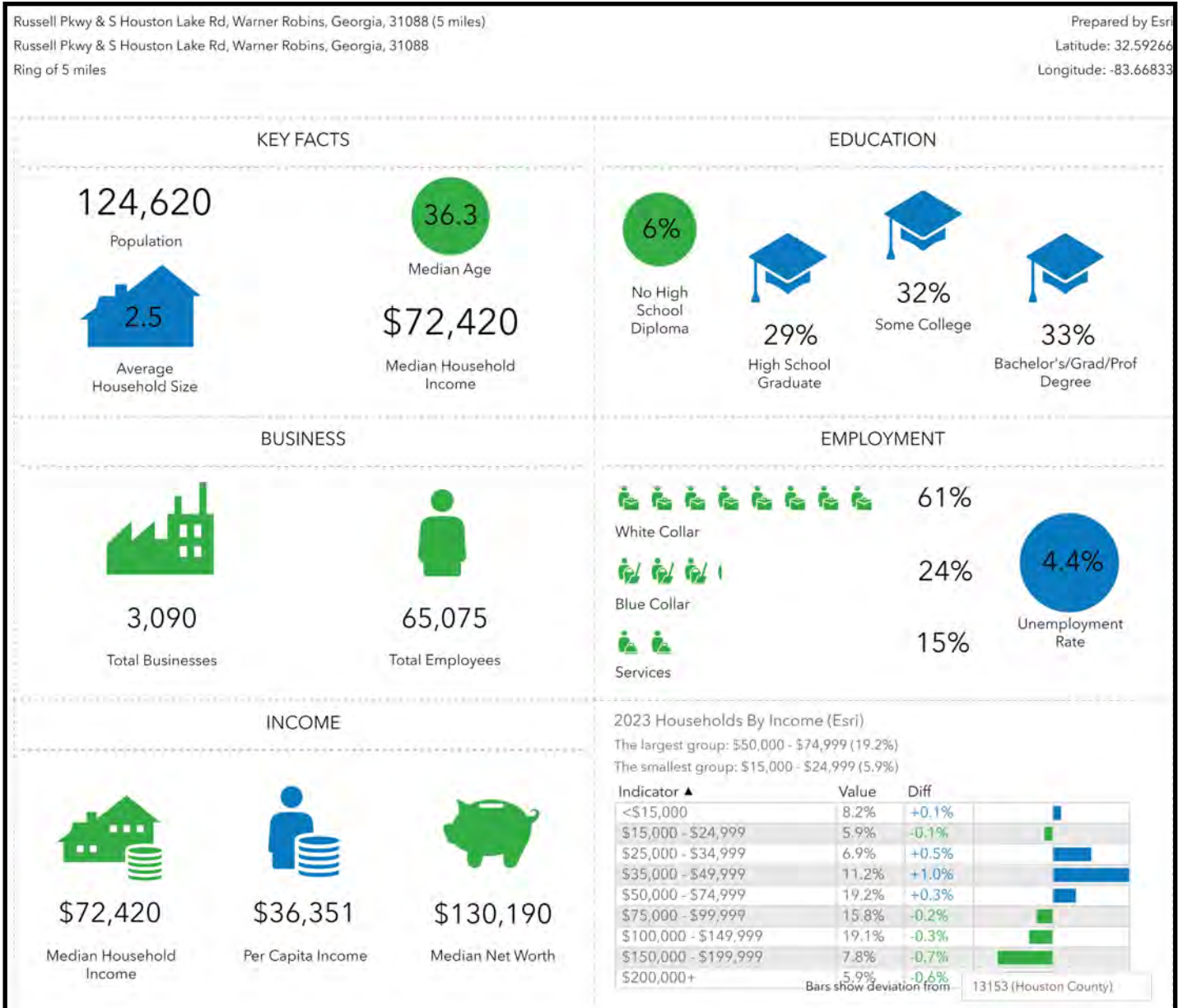


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DEMOGRAPHICS - FIVE MILE



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DEMOGRAPHICS - TEN MILE

