

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

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**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

BRAD BLOODWORTH

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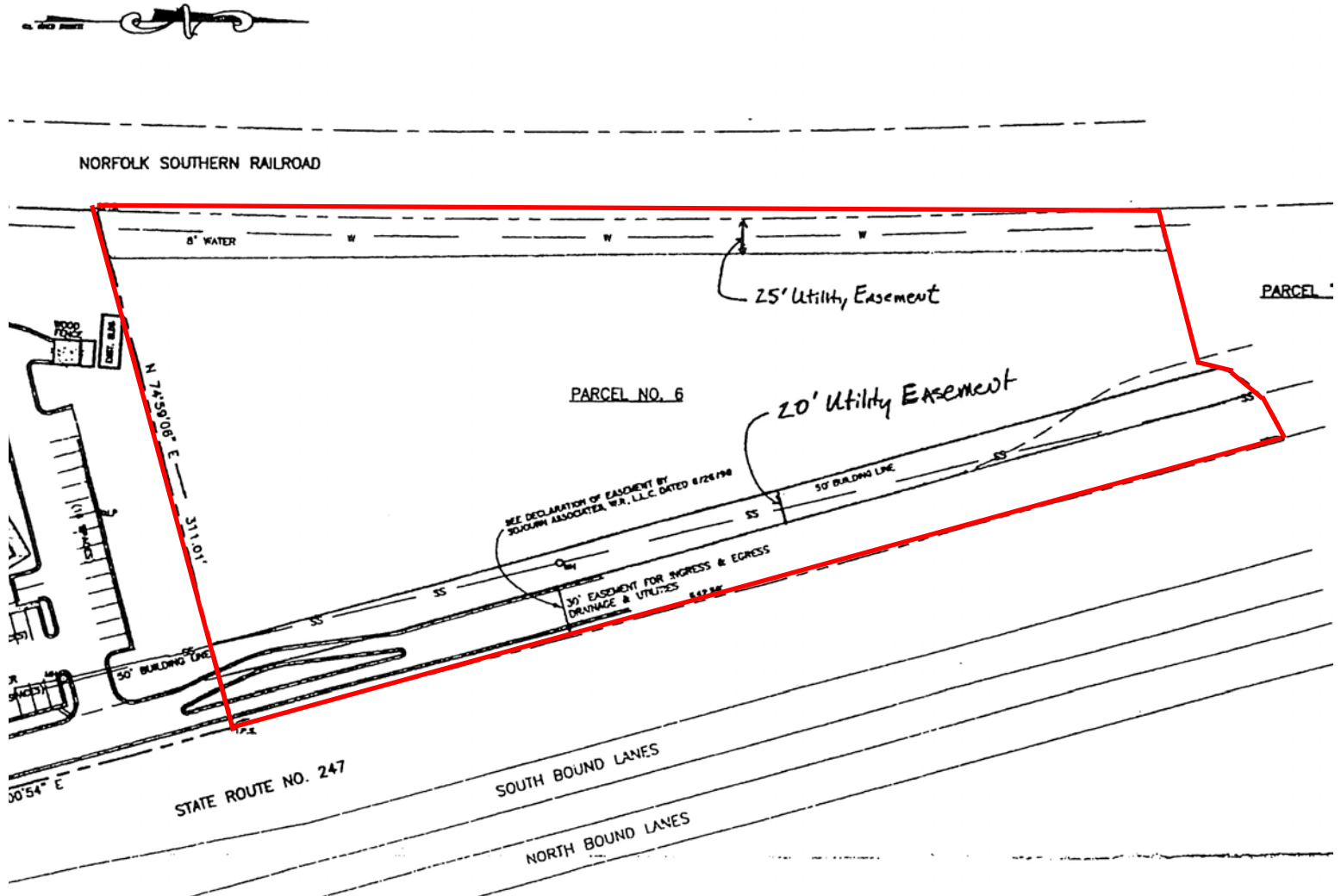
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PROPERTY SURVEY



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AERIAL PARCEL MAP

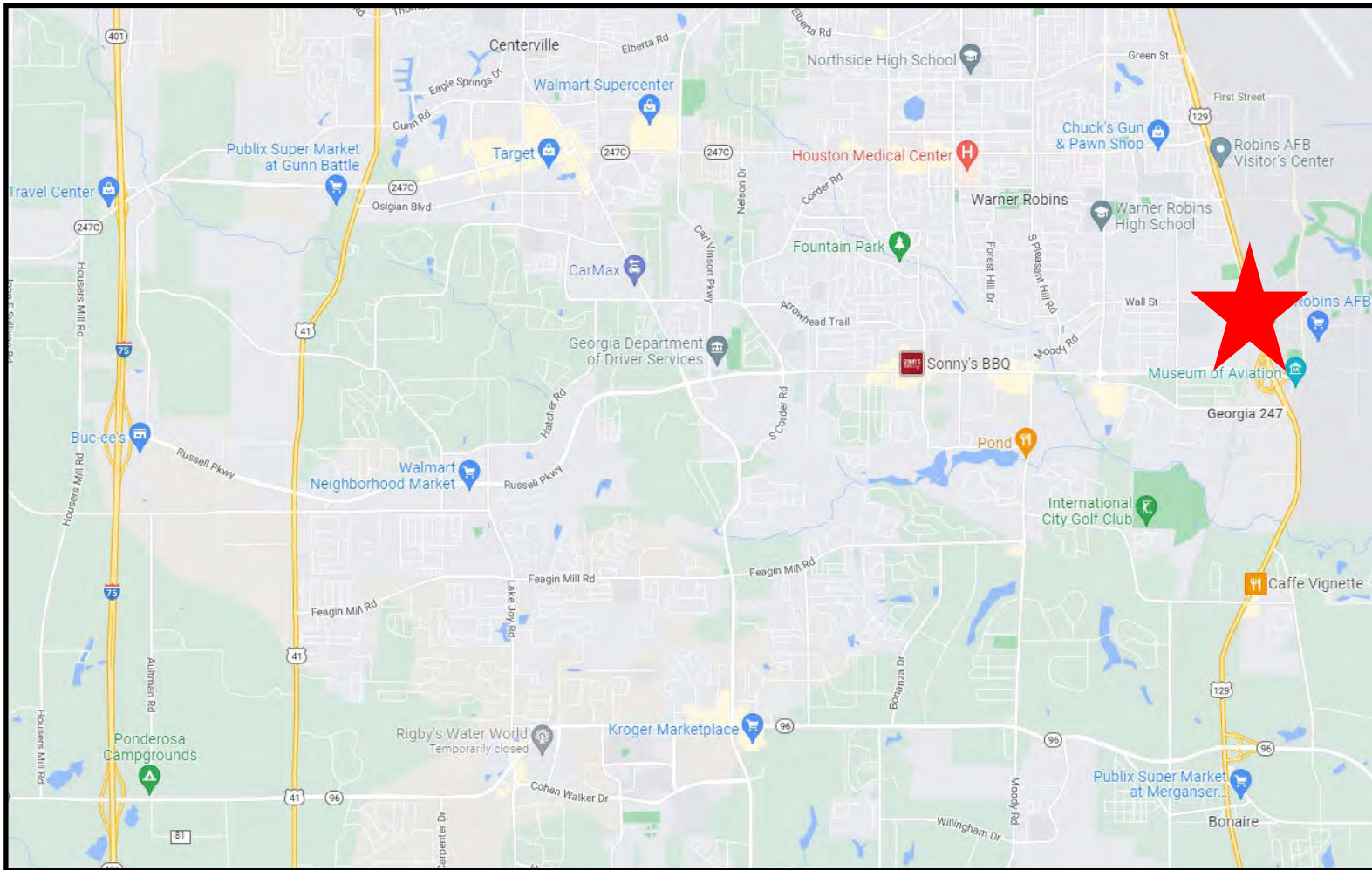


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LOCATION MAP



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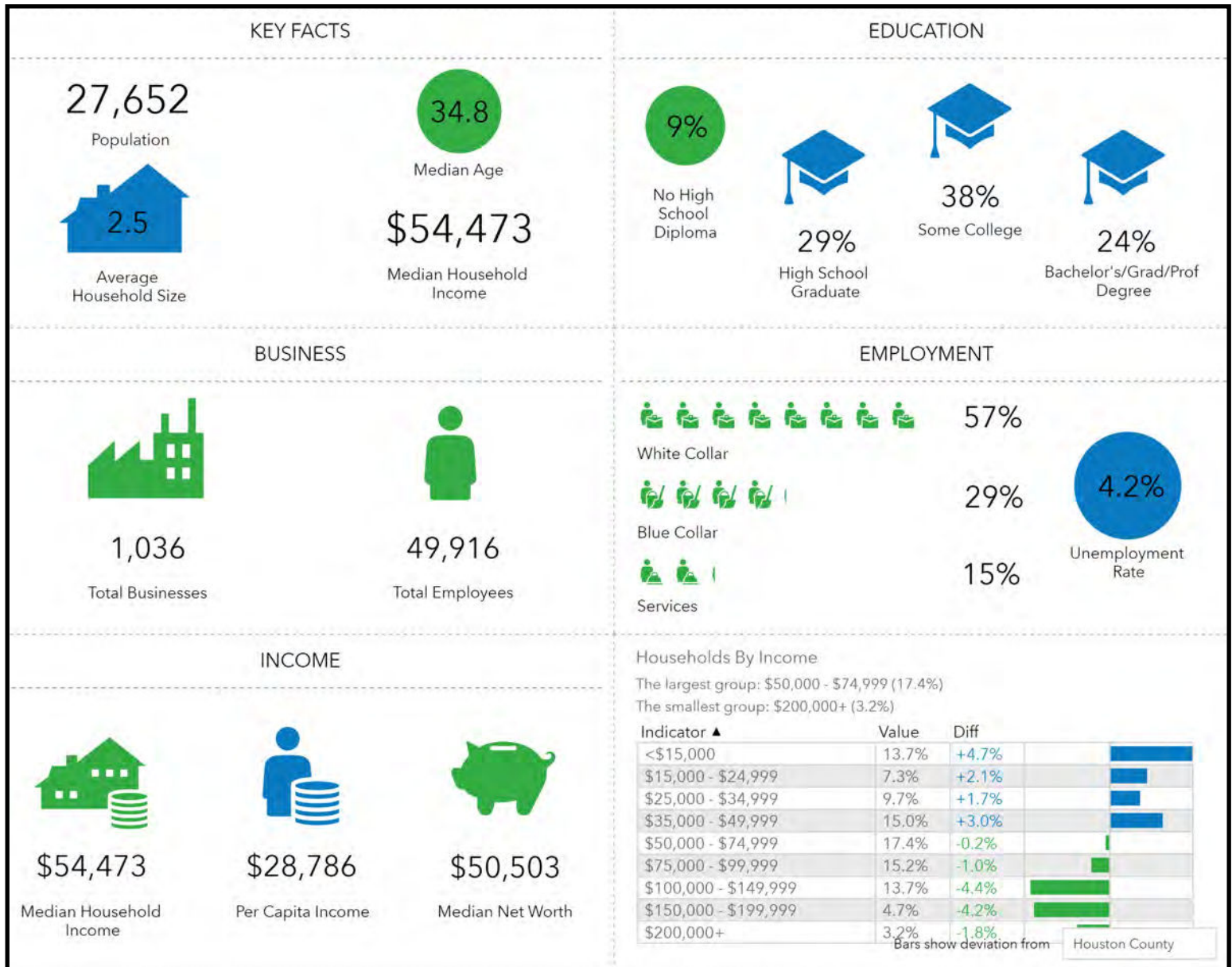
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DEMOGRAPHICS - THREE MILE



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DEMOGRAPHICS - FIVE MILE

KEY FACTS

77,397

Population



Average Household Size

35.6

Median Age

\$58,903

Median Household Income

BUSINESS



2,218

Total Businesses



68,666

Total Employees

INCOME



\$58,903

Median Household Income



\$30,671

Per Capita Income



\$75,125

Median Net Worth

EDUCATION

8%

No High School Diploma



29%

High School Graduate



36%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

60%



Blue Collar

27%



Services

13%

3.8%

Unemployment Rate

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

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