

SALE

COMMERCIAL DEVELOPMENT SITES

CARL VINSON PKWY, WARNER ROBINS, HOUSTON COUNTY GA 31088



PROPERTY OVERVIEW

- .68± - 6.93± Acres
- Great location for retail, office park, church, service oriented business
- 35,200± VPD Traffic Count
- Zoned C2
- All utilities available to the site

LOCATION OVERVIEW

- Located near the signalized intersection of Watson Boulevard & Carl Vinson Parkway
- Conveniently located to shopping, banks and restaurants
- 3 miles to Interstate 75
- 3 miles to Houston Medical Center
- 6 miles to Robins Air Force Base

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CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 8/17/22

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LOCATION:	Located near the signalized intersection of Watson Boulevard and Carl Vinson Parkway			
SITE INFORMATION:	Lot #	ACREAGE	FRONTAGE	SALES PRICE
	6	0.65	100'±	SOLD
	7	0.65	100'±	SOLD
	8	1.00	150'±	SOLD
	9	4.87	1,000'±	\$642,400
	12	0.68	100'±	\$89,100
	13	0.69	100'±	\$90,200
	14	0.69	100'±	\$90,200
PARCEL I.D.:	<ul style="list-style-type: none"> • Lot 6: SOLD • Lot 7: SOLD • Lot 8: SOLD • Lot 9: 0W79C0 060000 • Lot 12: 0W79C0 050000 • Lot 13: 0W79C0 051000 • Lot 14: 0W79C0 052000 			
ZONED:	C2			
UTILITIES:	All utilities available to the site. See page 3.			
NEIGHBORS:	Caliber Collision, Apexx Fitness, Ibalz Marketing & Signs, Design Gallery, Courtyard by Marriott, Circle K, Tidal Wave Auto Spa			

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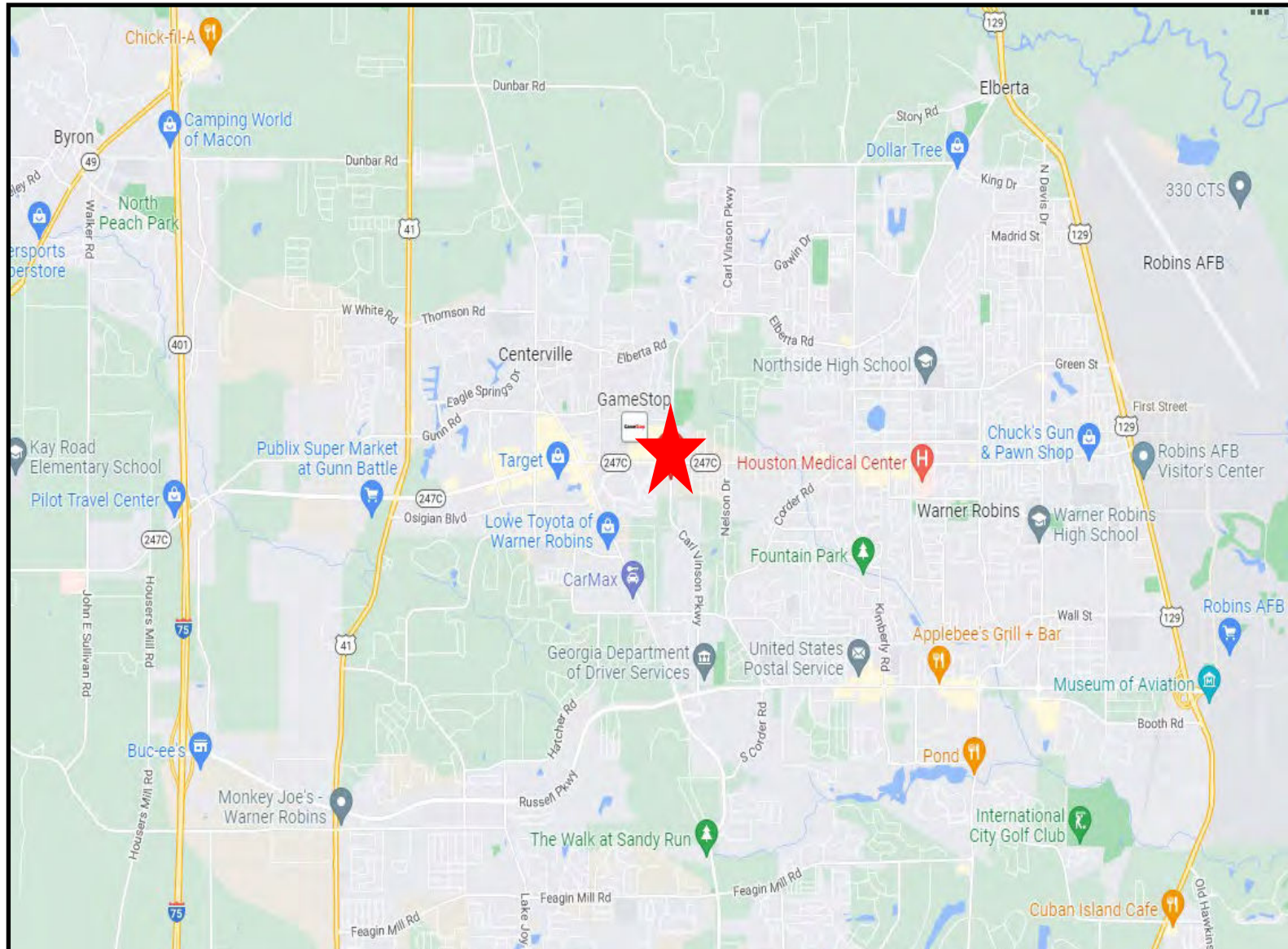
UTILITY MAP



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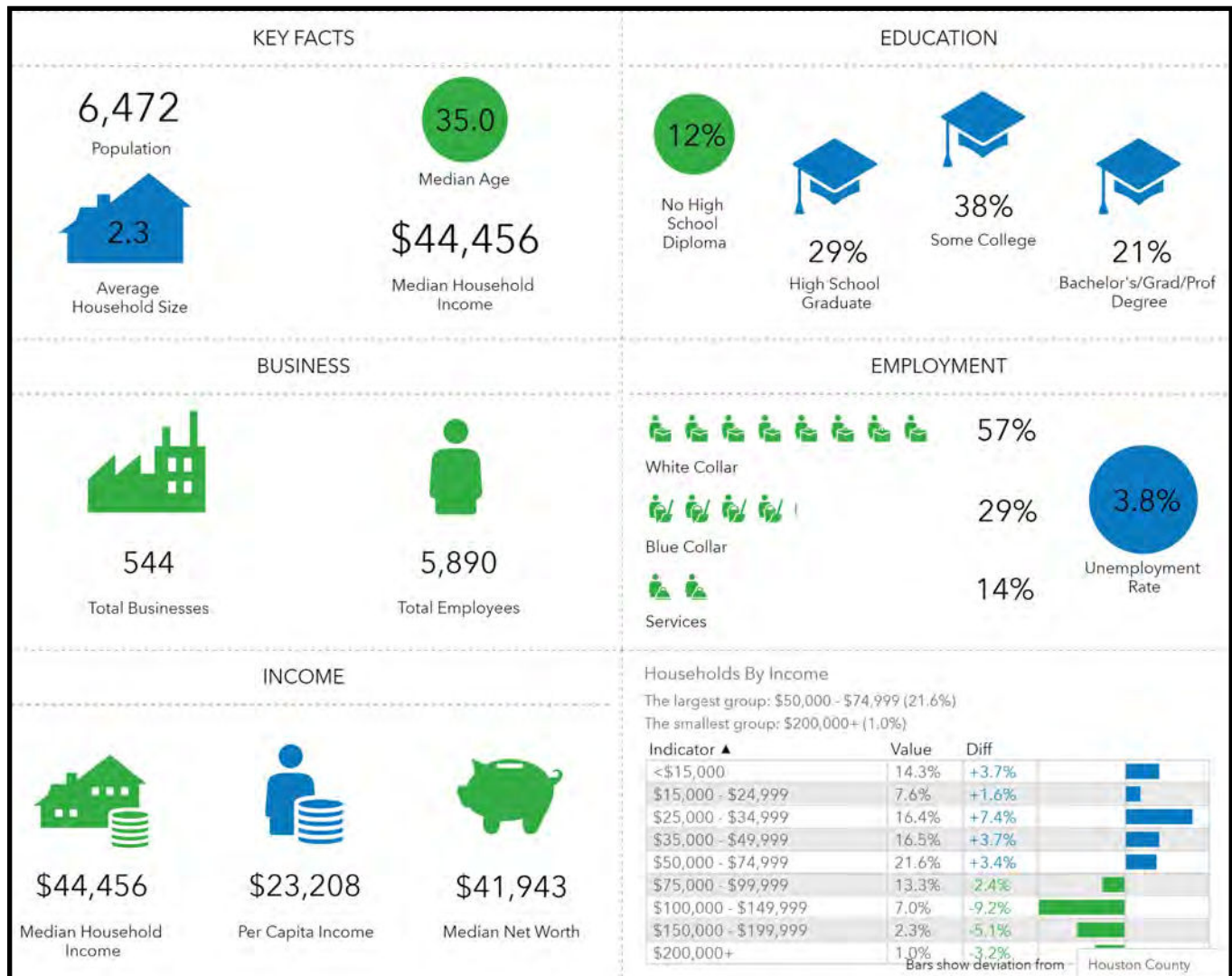


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DEMOGRAPHICS - ONE MILE

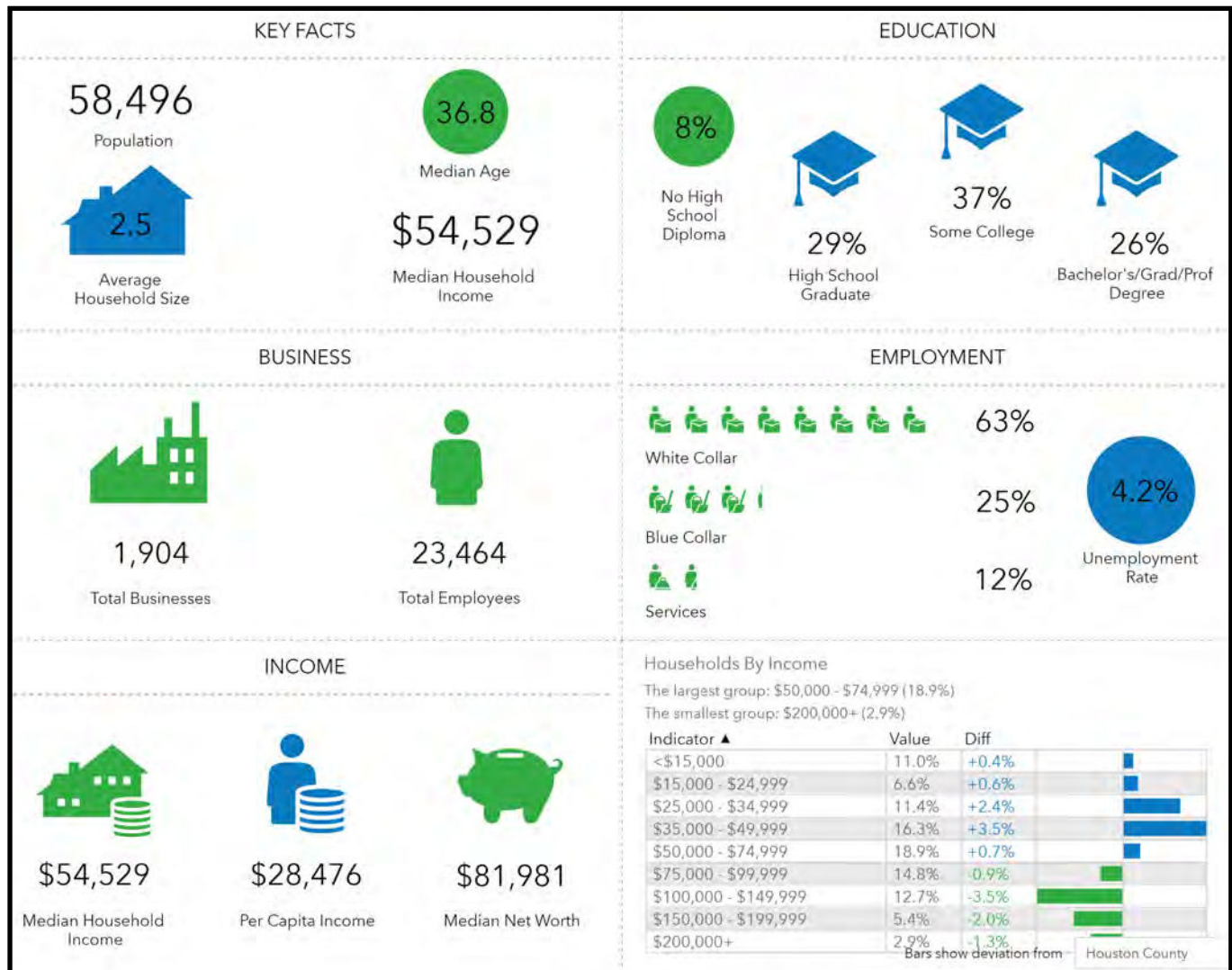


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DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

