

SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE

1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088



SALES PRICE: \$950,000

LOCATION OVERVIEW

- Located adjacent to Georgia Bob's BBQ; between Carl Vinson Parkway and Houston Lake Road
- Easy access to shopping, eateries, banks, schools and churches
- 5 miles from Interstate 75
- 6 miles from Robins Air Force Base
- 4 miles from Houston Medical Center
- 2 miles from Elementary & Middle Schools
- 2 miles from Warner Robins High School
- Neighbors: Georgia Bob's BBQ, Raceway, Thai Pepper, Flint Energies, Shadowood Apartments

PROPERTY OVERVIEW

- 2± Acre Commercial Development Site
- 247.4'± Frontage on Russell Parkway
- Great visibility with an easement access to Houston Lake Road
- 29,000± AVG VPD on Russell Parkway (2022 GDOT)
- 32,000± AVG VPD on Houston Lake Road (2022 GDOT)
- Topography: Level, at road grade
- All utilities available to the site
- Zoned C2

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgia.com



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM

Created 4/2/24

SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE
1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

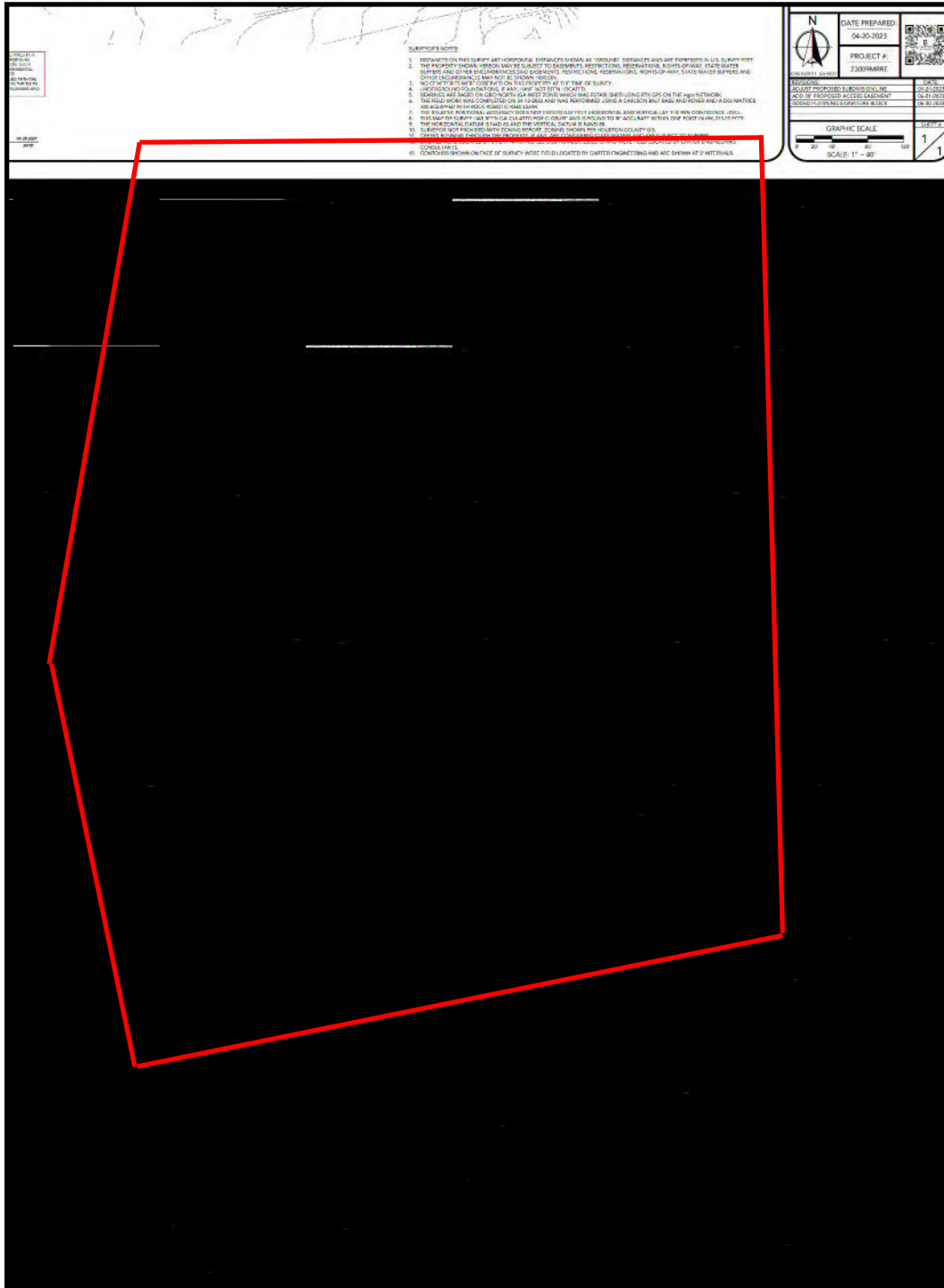
AERIAL PARCEL MAP



SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE 1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

PROPERTY SURVEY



DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgia.com

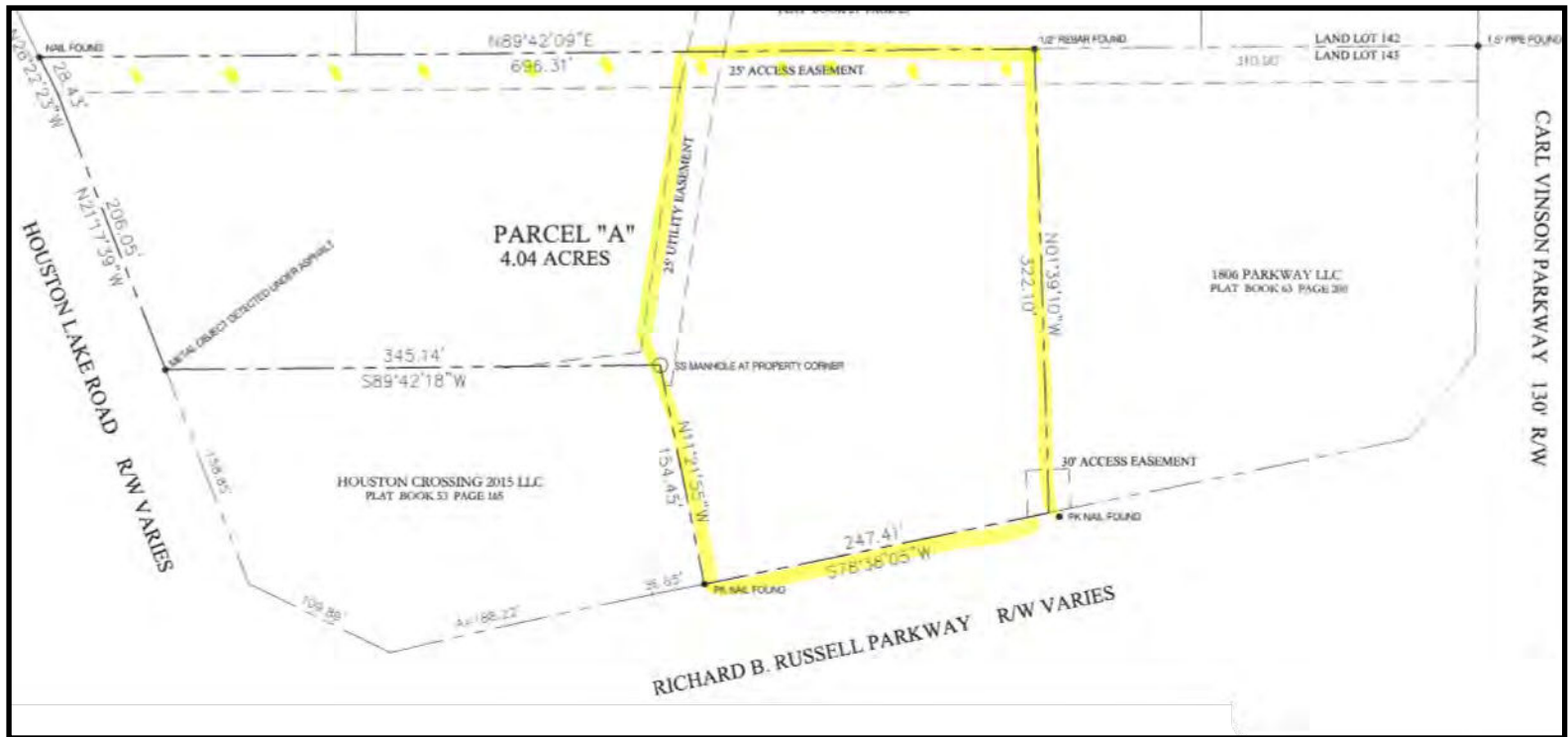


COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE
1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

PROPERTY SURVEY



DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgia.com



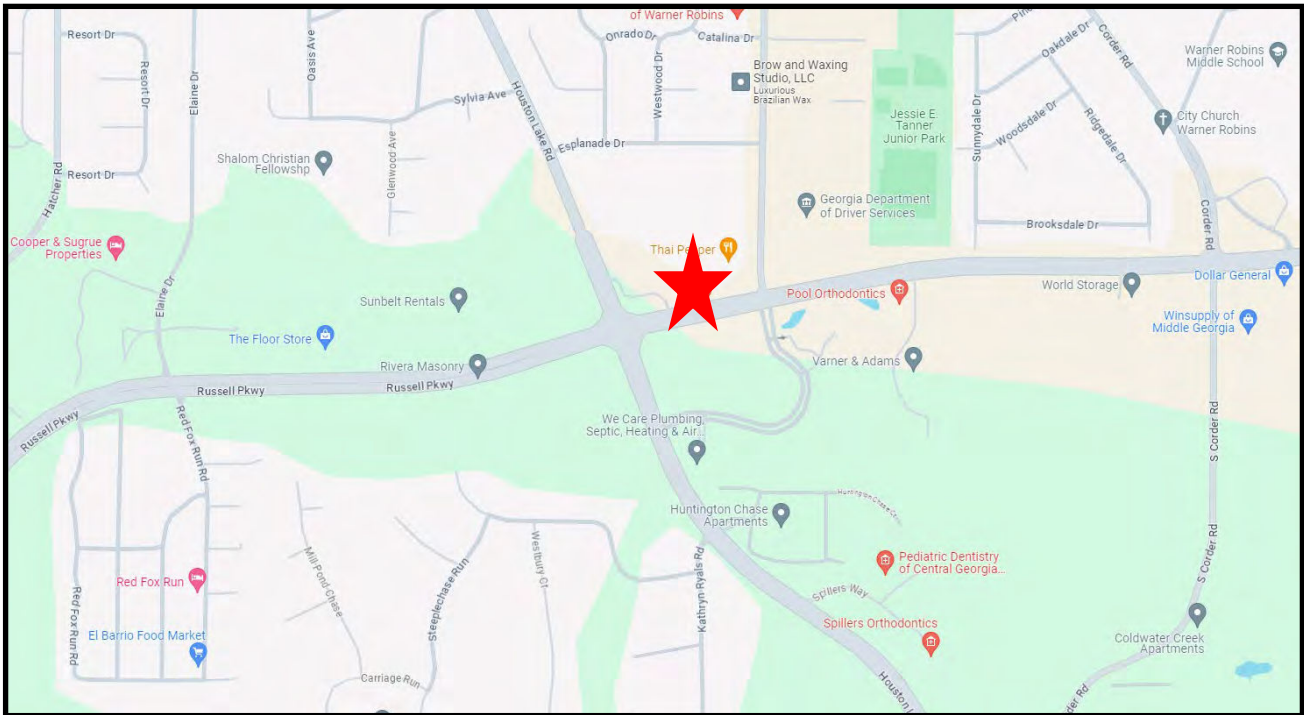
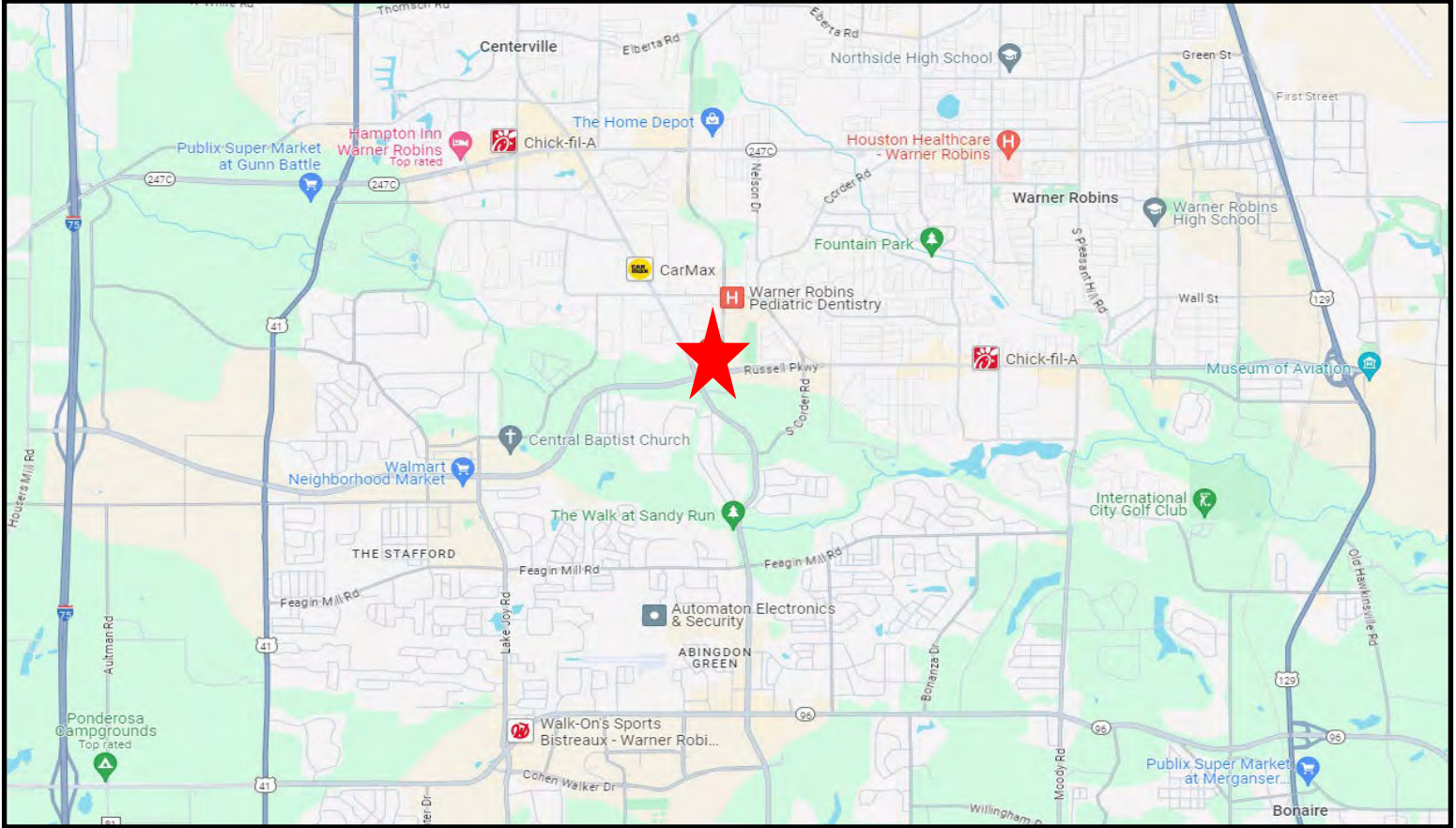
COLDWELL BANKER
COMMERCIAL

EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM

SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE 1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088



5

DEIDRA STEWART
478.508.2652 Cell
deidra@cbcgeorgia.com



**COLDWELL BANKER
COMMERCIAL**

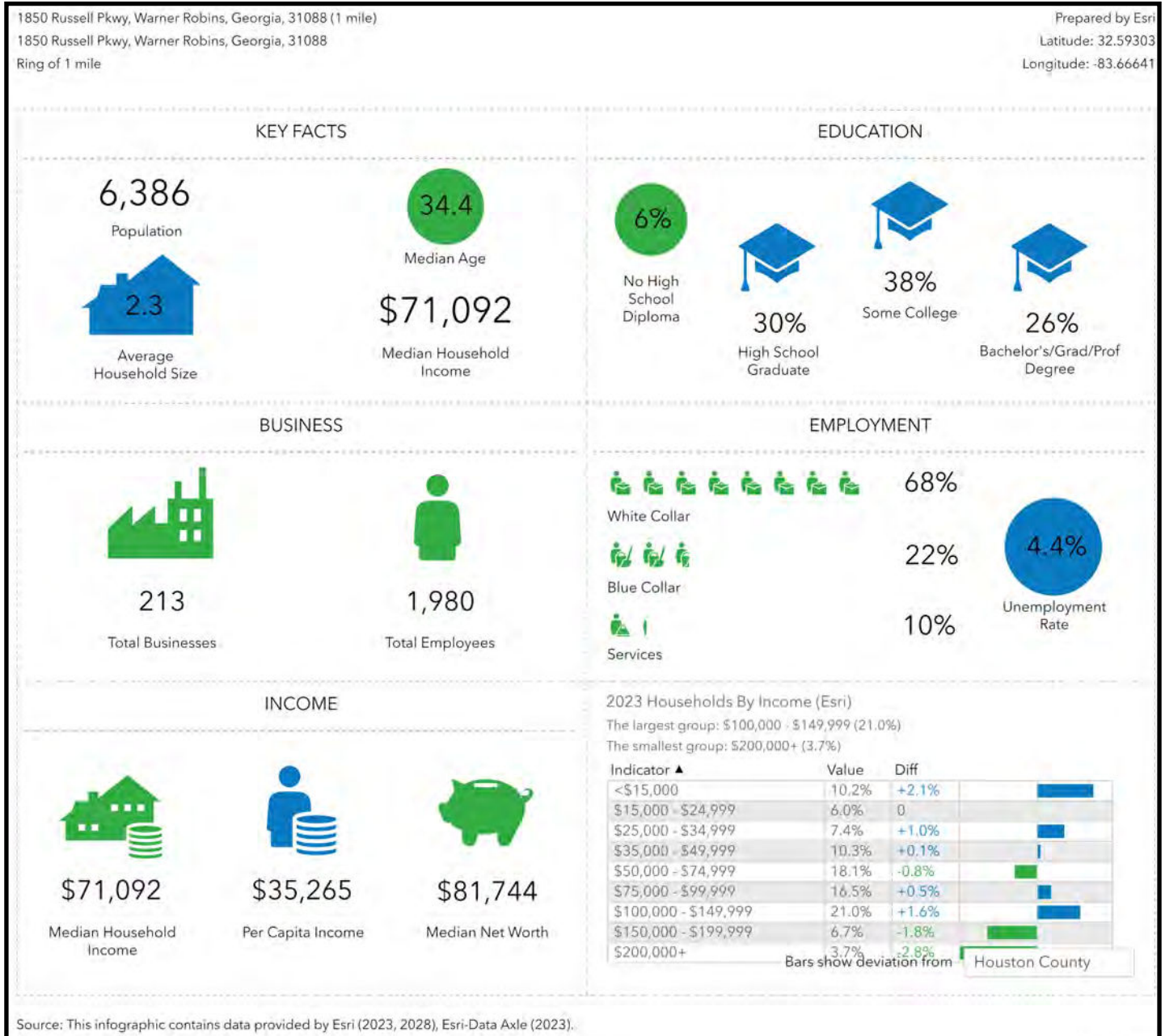
EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM

SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE 1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

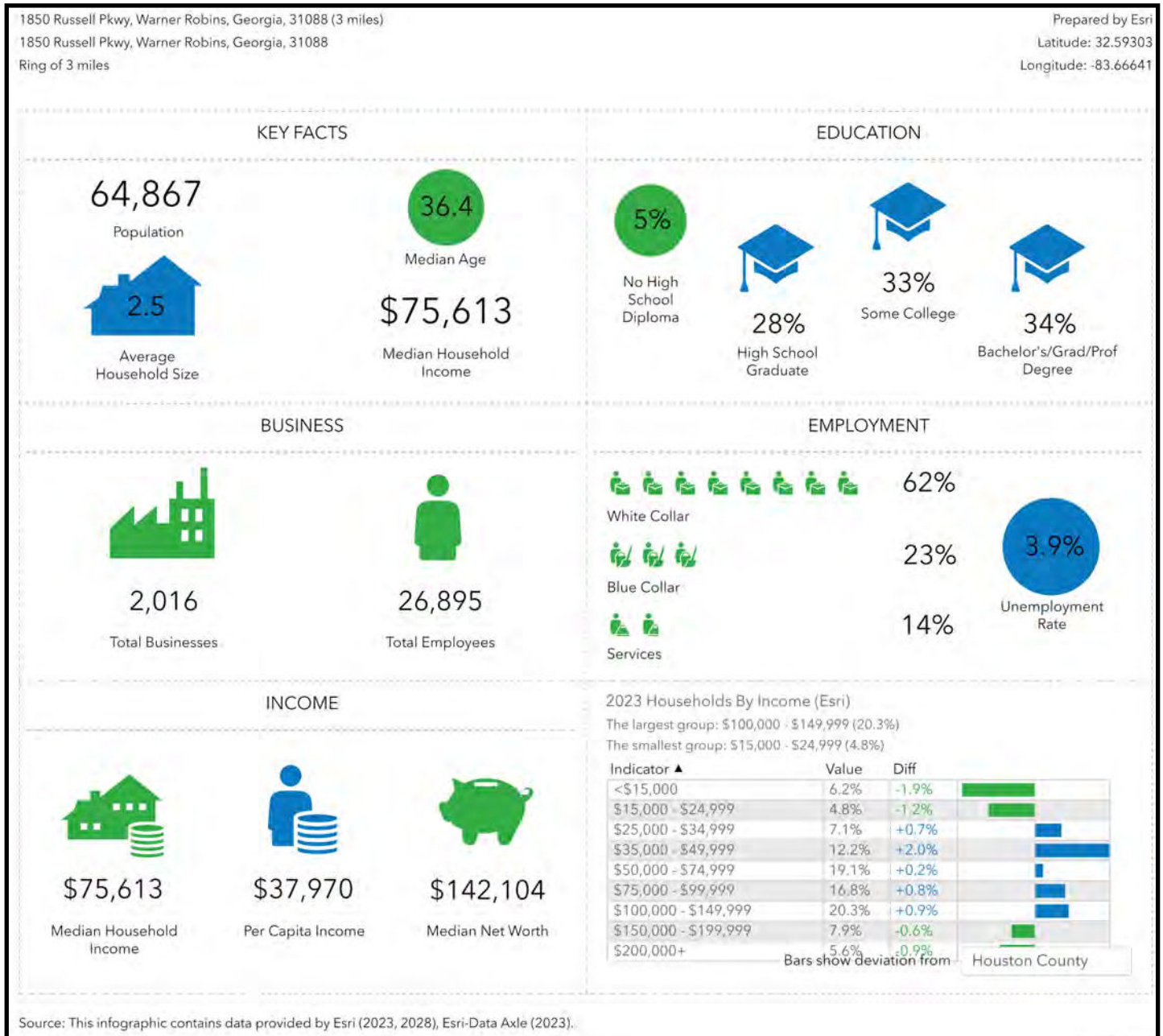
DEMOGRAPHICS - ONE MILE



SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE 1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

DEMOGRAPHICS - THREE MILE

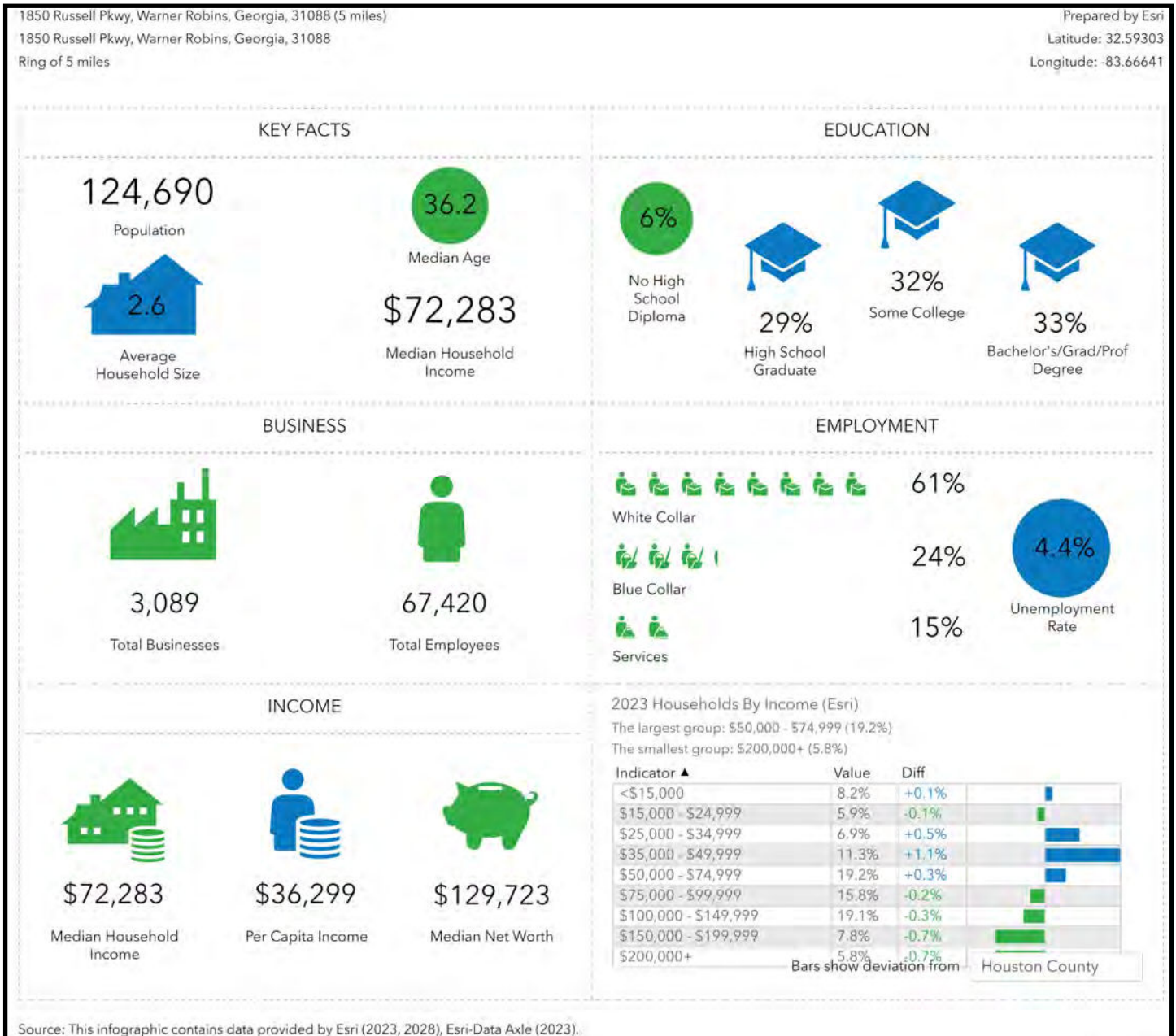


SALE

2 ACRE COMMERCIAL DEVELOPMENT SITE

1850 RUSSELL PARKWAY - WARNER ROBINS, HOUSTON COUNTY, GA 31088

DEMOGRAPHICS - FIVE MILE



DEIDRA STEWART
 478.508.2652 Cell
 deidra@cbcgeorgia.com



**COLDWELL BANKER
 COMMERCIAL**

EBERHARDT & BARRY

990 RIVERSIDE DRIVE • MACON, GA 31021 • 478.746.8171 • CBCMACON.COM