

FOR SALE

2 PARCELS - 2.0 ACRES TOTAL

RUSSELL PKWY - WARNER ROBINS GA

SALE PRICE \$995,000



PATRICK BARRY

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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SALE

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WARNER ROBINS, GA

OFFERING SUMMARY

Lot Sizes:	PARCEL A - 1.0 acre PARCEL B - 1.0 acre
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Sale Price:	\$995,000
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Traffic Count:	~31,100 VPD - Perry Pkwy
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Location:	~1.6 miles from I-75
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Zoning:	C2
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Utilities:	All public utilities available.
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Neighbors:	Buc-ee's, Skweeky Kleen Car Wash, Monkey Joe's, Dollar General, Marco's Pizza, Walmart Zaxby's Chicken, Tidal Wave Car Wash, CVS, McDonald's, Waffle House, Captain D's, and more!
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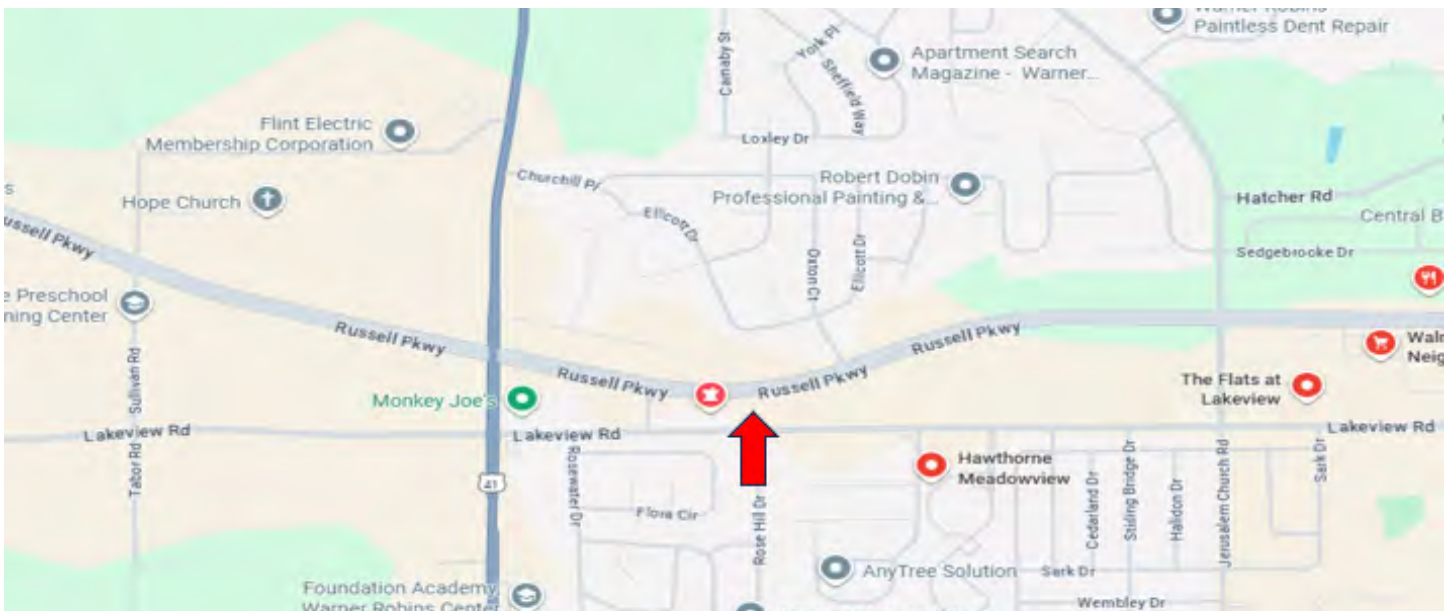
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5 MILE RADIUS

KEY FACTS

125,065

Population



Average
Household Size

37.4

Median Age

\$76,544

Median Household
Income

EDUCATION

6%

No High
School
Diploma



28%

High School
Graduate



33%

Some College



33%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,308

Total Businesses



41,079

Total Employees

EMPLOYMENT



63%

White Collar



23%

Blue Collar



14%

Services

4.1%

Unemployment
Rate

INCOME



\$76,544

Median Household
Income



\$36,182

Per Capita Income



\$170,774

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (23.2%)

The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	7.8%	-0.4%	
\$15,000 - \$24,999	4.7%	-0.1%	
\$25,000 - \$34,999	7.2%	+0.6%	
\$35,000 - \$49,999	11.5%	+1.0%	
\$50,000 - \$74,999	17.7%	+0.7%	
\$75,000 - \$99,999	13.6%	-0.1%	
\$100,000 - \$149,999	23.2%	+0.7%	
\$150,000 - \$199,999	8.5%	-1.8%	

Bars show deviation from

Houston County ▼