

# SALE

## 3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ACROSS FROM ROBINS AIR FORCE BASE

93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088



**SALES PRICE: \$350,000**

### PROPERTY OVERVIEW

- 3.184± Acre Development Site
- 630± Feet of Frontage on Highway 247
- Zoned C-2 (General Commercial)
- All utilities available to the site
- 25' & 20' Utility Easements Granted as shown on survey
- Suitable for retail, service, office, restaurant, automotive, medical, or mixed commercial development

### LOCATION OVERVIEW

- Strategically positioned on Highway 247, one of Warner Robins' primary commercial corridors
- Located across from the region's largest employer, Robins Air Force Base, supporting a substantial workforce and consumer base
- Excellent connectivity to Interstate 75 via nearby major thoroughfares
- Minutes from major retail destinations, restaurants, healthcare providers, and service businesses
- Strong daytime population generated by military, aerospace, healthcare, education, and professional employment sectors
- Houston County continues to experience residential expansion, creating sustained demand for commercial services and retail development

**MIKI FOLSOM, CCIM**  
**ASSOCIATE BROKER/PARTNER**  
**478.361.3036 CELL**  
**MFOLSOM@CBCGEORGIA.COM**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Revised 6/17/26

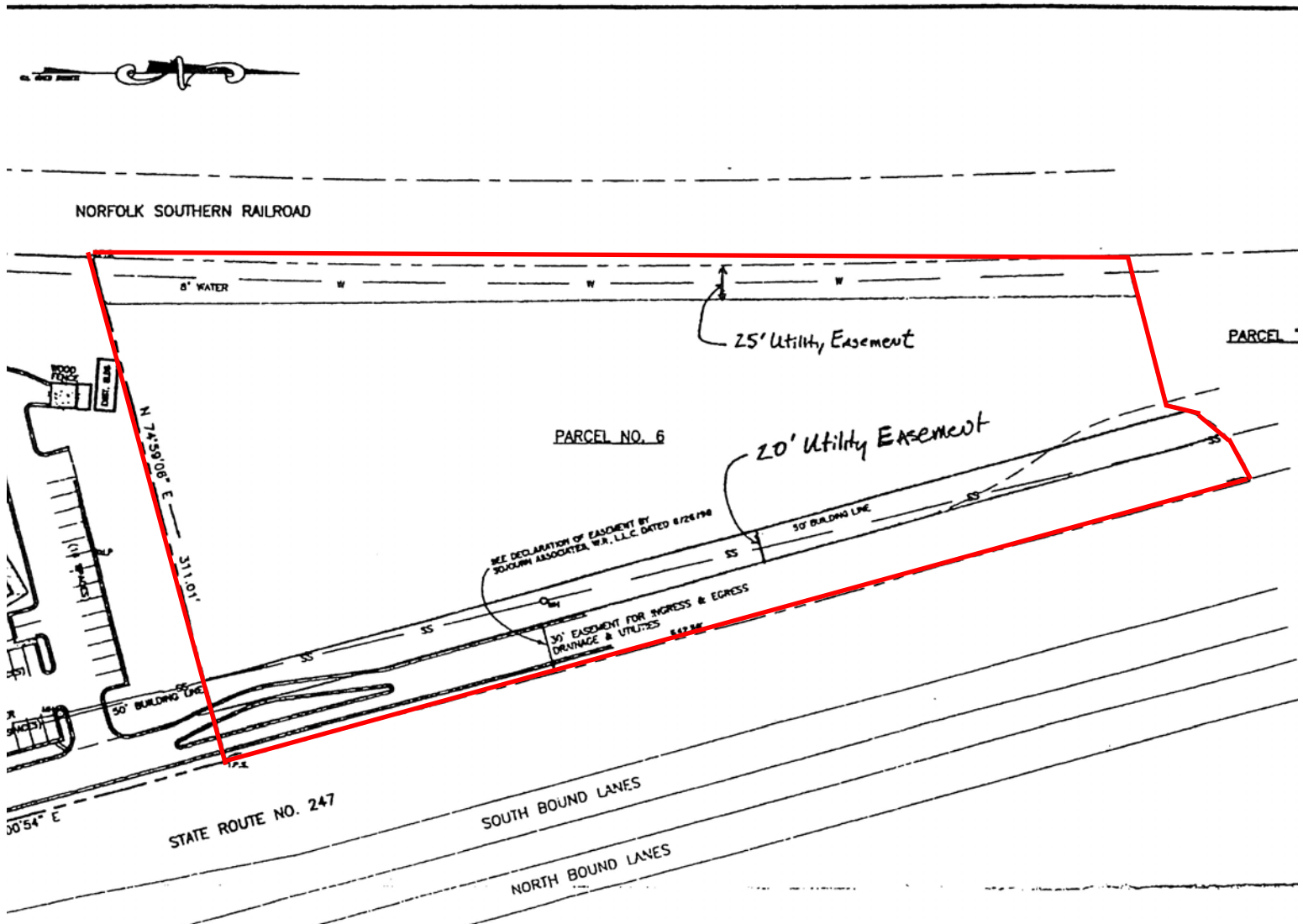
990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

SALE

3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY  
ACROSS FROM ROBINS AIR FORCE BASE

93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088

PROPERTY SURVEY



**SALE**

**3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY  
ACROSS FROM ROBINS AIR FORCE BASE**

**93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088**

**AERIAL MAP**



MIKI FOLSOM, CCIM  
ASSOCIATE BROKER/PARTNER  
478.361.3036 CELL  
MFOLSOM@CBCGEORGIA.COM



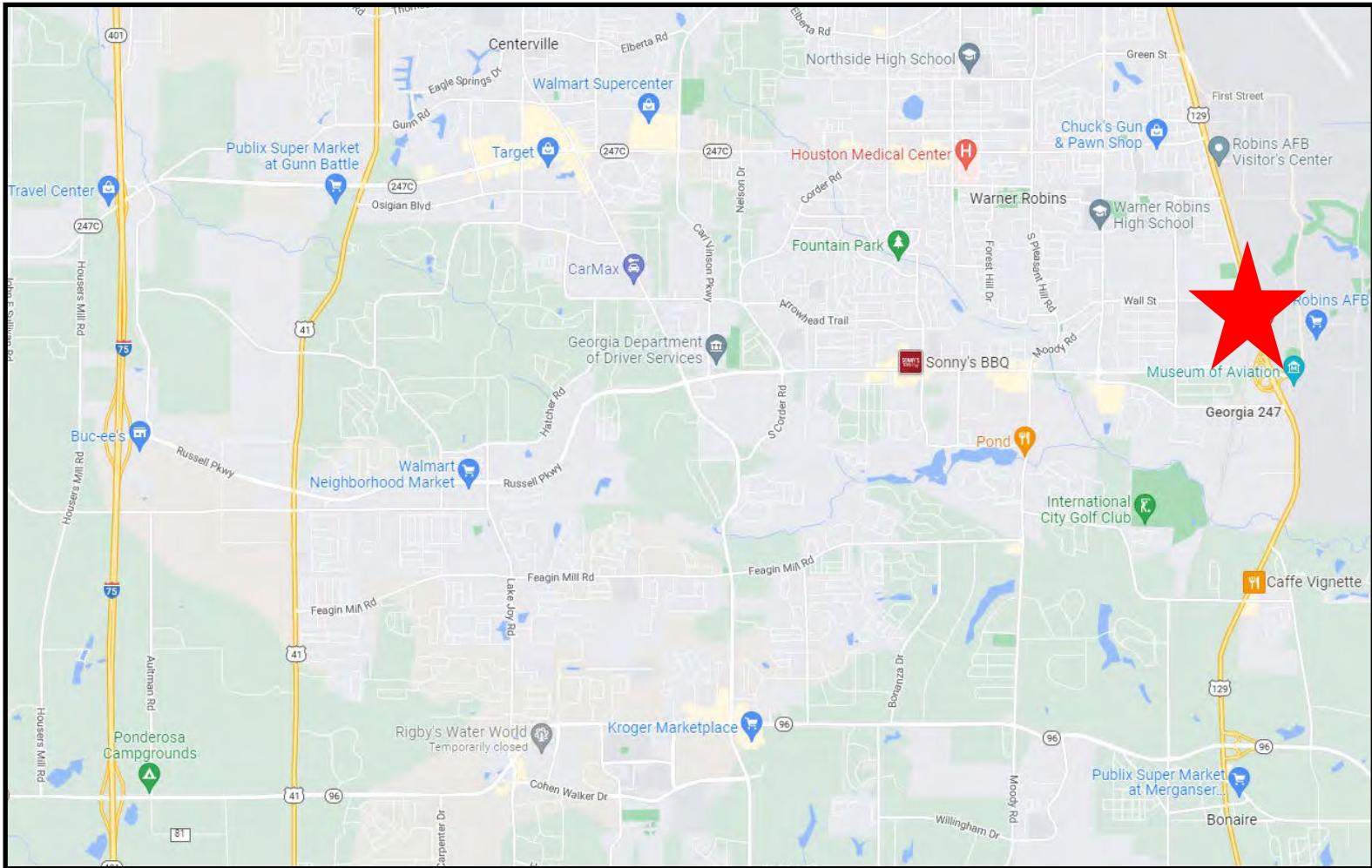
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

**SALE**

**3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY  
ACROSS FROM ROBINS AIR FORCE BASE**

**93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088**



	<b>THREE MILE</b>	<b>FIVE MILE</b>
<b>2025 HOUSEHOLDS</b>	<b>9,759</b>	<b>30,512</b>
<b>DAYTIME POPULATION</b>	<b>48,036</b>	<b>92,017</b>
<b>AVG HOUSEHOLD INCOME</b>	<b>\$88,158</b>	<b>\$87,100</b>

**MIKI FOLSOM, CCIM**  
**ASSOCIATE BROKER/PARTNER**  
**478.361.3036 CELL**  
**MFOLSOM@CBCGEORGIA.COM**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**