

FOR SALE: 8.4 +/- acres
 Russell Pkwy
 Warner Robins, GA

The Bateman Group LLC.
 Commercial Real Estate
 Oliver C. Bateman III, Broker



- **Location:** 8.4 +/- acres on Russell Pkwy in Warner Robins, GA. Across the street from a Walmart Grocery, Zaxby's, CVS, and a car wash and beside a New Waffle House and McDonald's. Russell Pkwy is one of the main corridors into Warner Robins, GA
- **Utilities:** all utilities available on site
- **Zoning:** Commercial
- **Traffic:** 30,500 VPD (2023 data)
- **Info:** Property has 1,150 ft frontage on Russell Pkwy and 300 ft of Depth
- Owner will subdivide

	1 mile	3 miles	5 miles
Population	6,839	42,473	99,638
Median Household Income	\$101,959	\$96,746	\$82,281

\$325,000/acre

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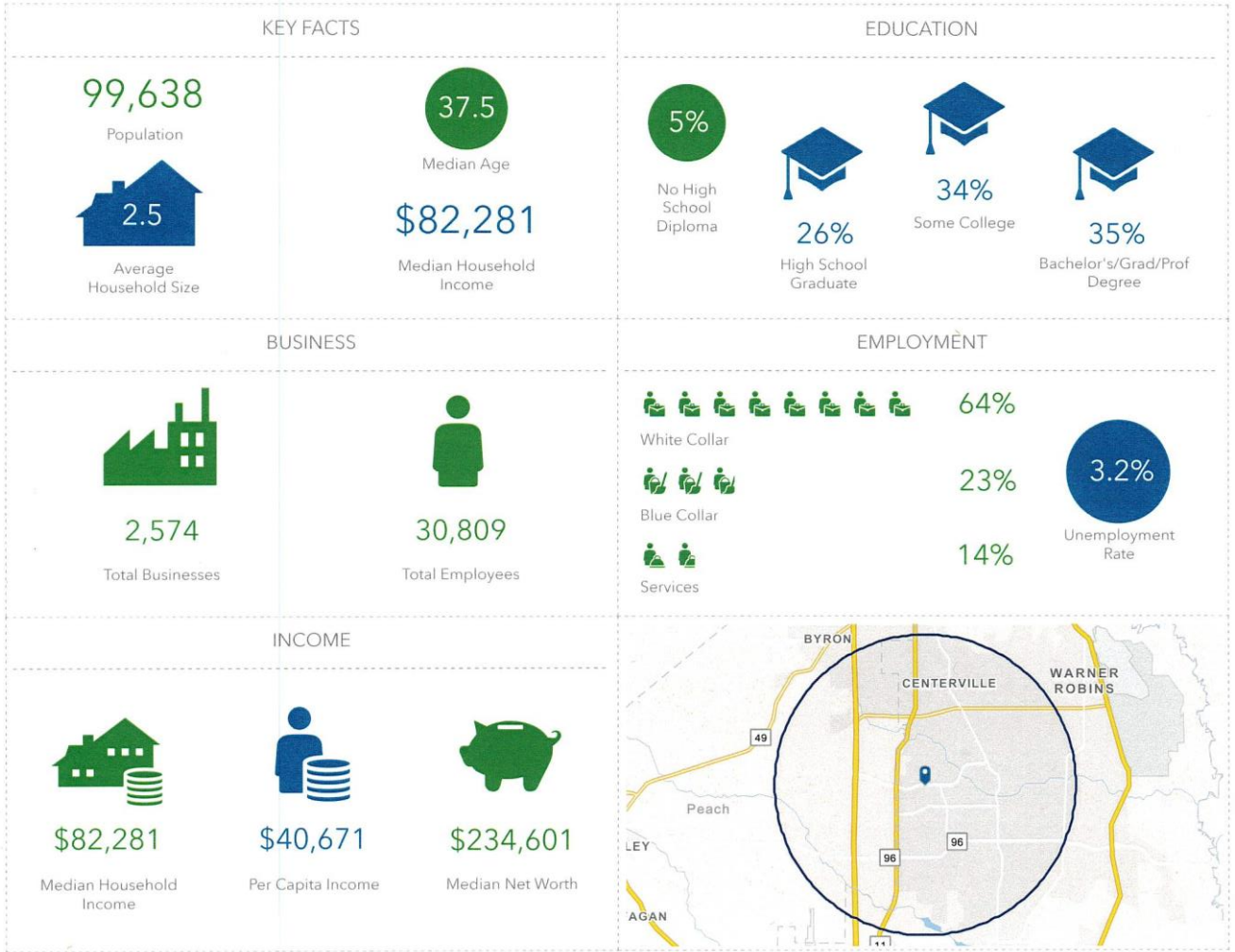
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5 mile Radius Key Facts



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