

FOR SALE: 2.01 +/- acres
Russell Pkwy
Warner Robins, GA

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



**Prime Commercial Opportunity – ±2 Acres on
Russell Parkway, Warner Robins, GA**

Property Highlights

Location: Strategically positioned on Russell Parkway in the thriving Warner Robins market

Size: ±2 acres (owner will subdivide)

Zoning: Commercial – ideal for retail, service, or mixed-use development

Utilities: All major utilities available on-site

Accessibility: Cross-access easement with adjacent gas station and U-Haul Authorized Dealer ensures excellent connectivity and visibility

Traffic Counts: 21,500 vehicles per day (2024 GDOT)

	1 mile	3 miles	5 miles
Population	6,857	35,389	94,277
Median Household Income	\$103,950	\$103,635	\$84,690

\$225,000/acre

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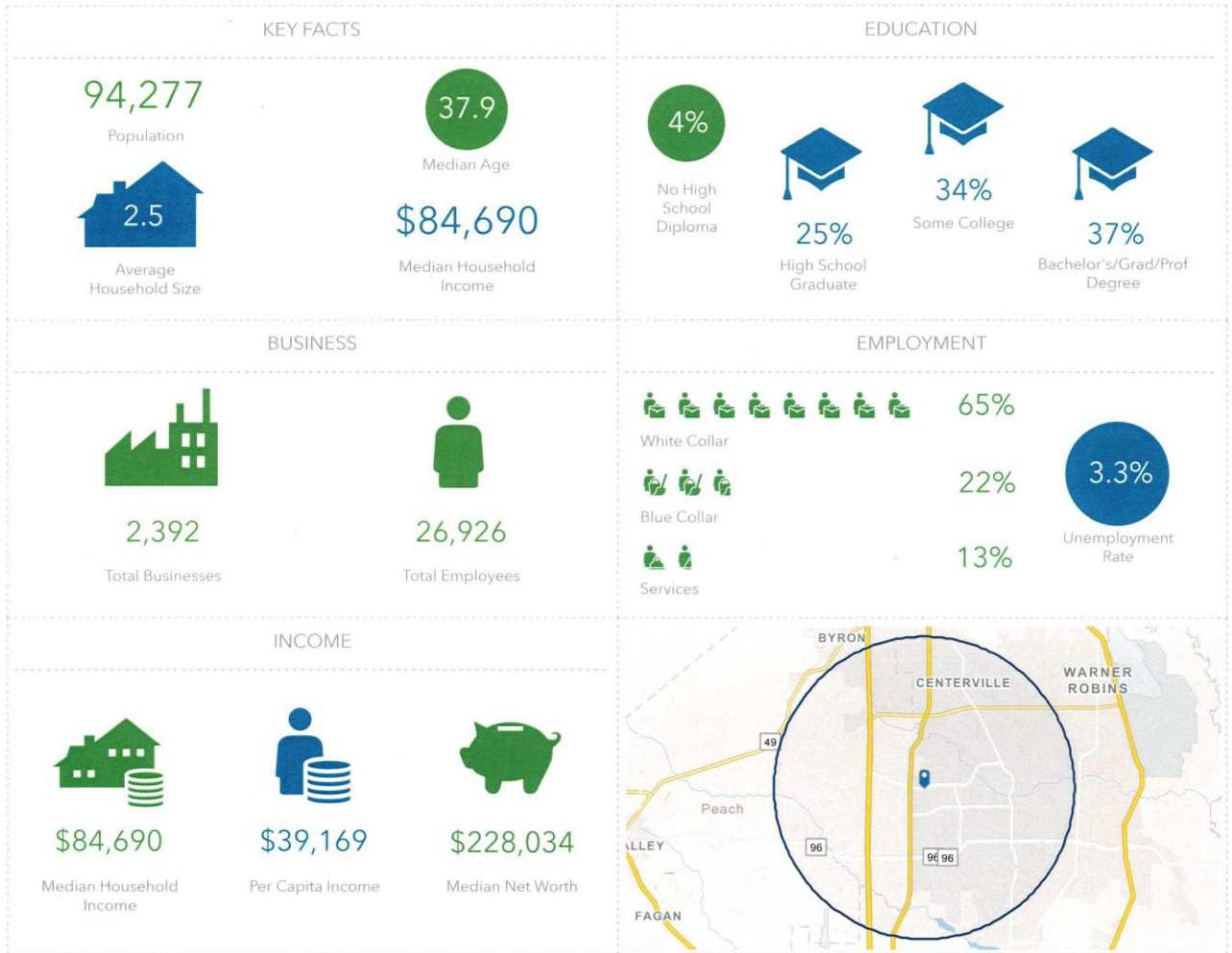
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5 mile Radius Key Facts



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