FOR SALE: 68 +/- acres
Hwy 247 Conn/Vietnam Veteran's Memorial Pkwy
Warner Robins, GA

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



68± Acre Commercial Development Opportunity Warner Robins, Georgia

Location: Approximately **68± acres** strategically located in Warner Robins, Georgia, just off **I-75**, with convenient access to **two interstate interchanges**. The property is positioned in an area experiencing significant residential, retail, and industrial growth.

A **large residential development** is planned on the adjacent property, including a retail component along **Hwy 247C**, creating the potential for increased traffic, visibility, and demand for nearby commercial services.

The property's location and accessibility make it well suited for a variety of commercial uses, including **service-oriented businesses, neighborhood commercial development, and other users seeking convenient access to I-75**. The nearby **Peach County industrial corridor** is also experiencing continued expansion, with established employers and industrial operations including **Local Bounty, Pratt Industries, and others** contributing to the area's growing economic base. Property is 7 miles from the future Audi manufacturing plant. See page 5 for economic impact.

Call for pricing

Owner will subdivide

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5 mile Radius Key Facts

KEY FACTS

59,491
Population

36.6
Median Age

2.6
Average Household Size

$63,263
Median Household Income

EDUCATION

9%
No High School Diploma

27%
High School Graduate

37%
Some College

27%
Bachelor's/Grad/Prof Degree

BUSINESS

1,676
Total Businesses

17,167
Total Employees

EMPLOYMENT

63%
White Collar

23%
Blue Collar

14%
Services

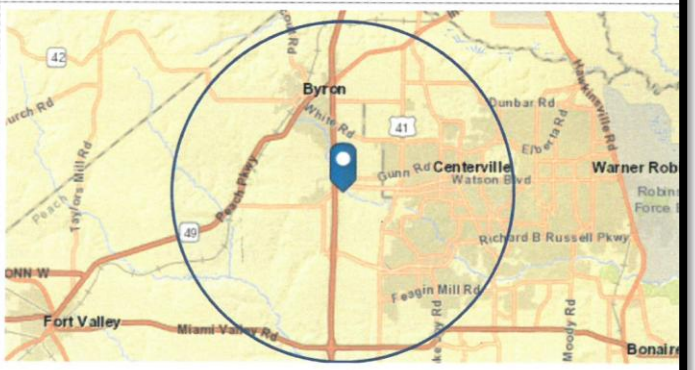
3.7%
Unemployment Rate

INCOME

$63,263
Median Household Income

$29,389
Per Capita Income

$113,527
Median Net Worth



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Property Photos



Great visibility
On I-75



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Property Photos





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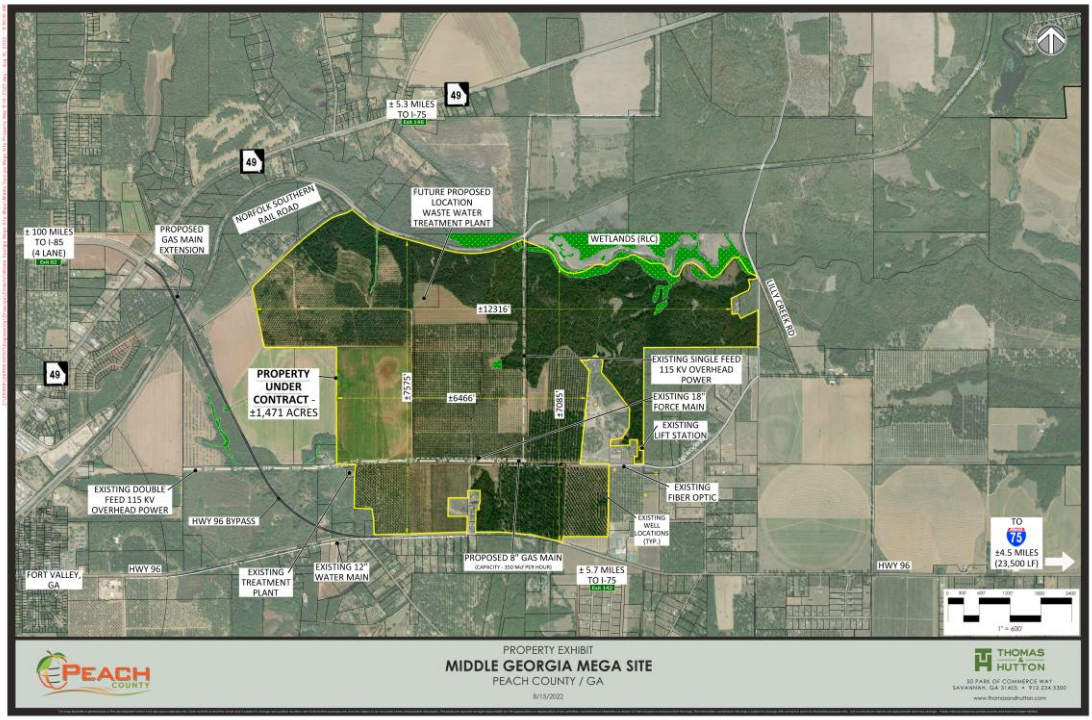
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Future Home of Audi Manufacturing Plant is 7 miles away

- Economic impact will be substantial. Audi plans to invest $4 Billion and create approximately 4,500 jobs
- Why this matters? Additional opportunities in the area for commercial real estate growth located at this access point to I-75
- Additional opportunities may include: warehouse and distribution facilities, trucking, transportation, and logistic businesses, restaurants, hotels, convenience stores, and other retail business, medical offices and other services supporting a growing population.
- This site along I-75 has great visibility, access, commercial zoning, and is poised in an ideal location to service the growing population in the area.



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