

12.5 +/- acres  
I-75 and Russell Pkwy  
Warner Robins, GA

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



- Located adjacent to Buc-ee's busiest location in GA, this property offers businesses an opportunity to benefit from the visibility and visitor activity generated by a major travel destination. With prominent I-75 and Russell Pkwy way frontage, the site can put your business in front of travelers and local customers alike.
- Utilities available
- New businesses coming soon include What-a-Burger and Atlanta Luxury Motors car dealership.

|                         | 1 mile    | 3 miles   | 5 miles  |
|-------------------------|-----------|-----------|----------|
| Population              | 121       | 19,451    | 70,416   |
| Median Household Income | \$103,508 | \$108,803 | \$94,283 |

**Owner will subdivide**  
**Call for Pricing**

Oliver C. Bateman, III  
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2885 Walden Road  
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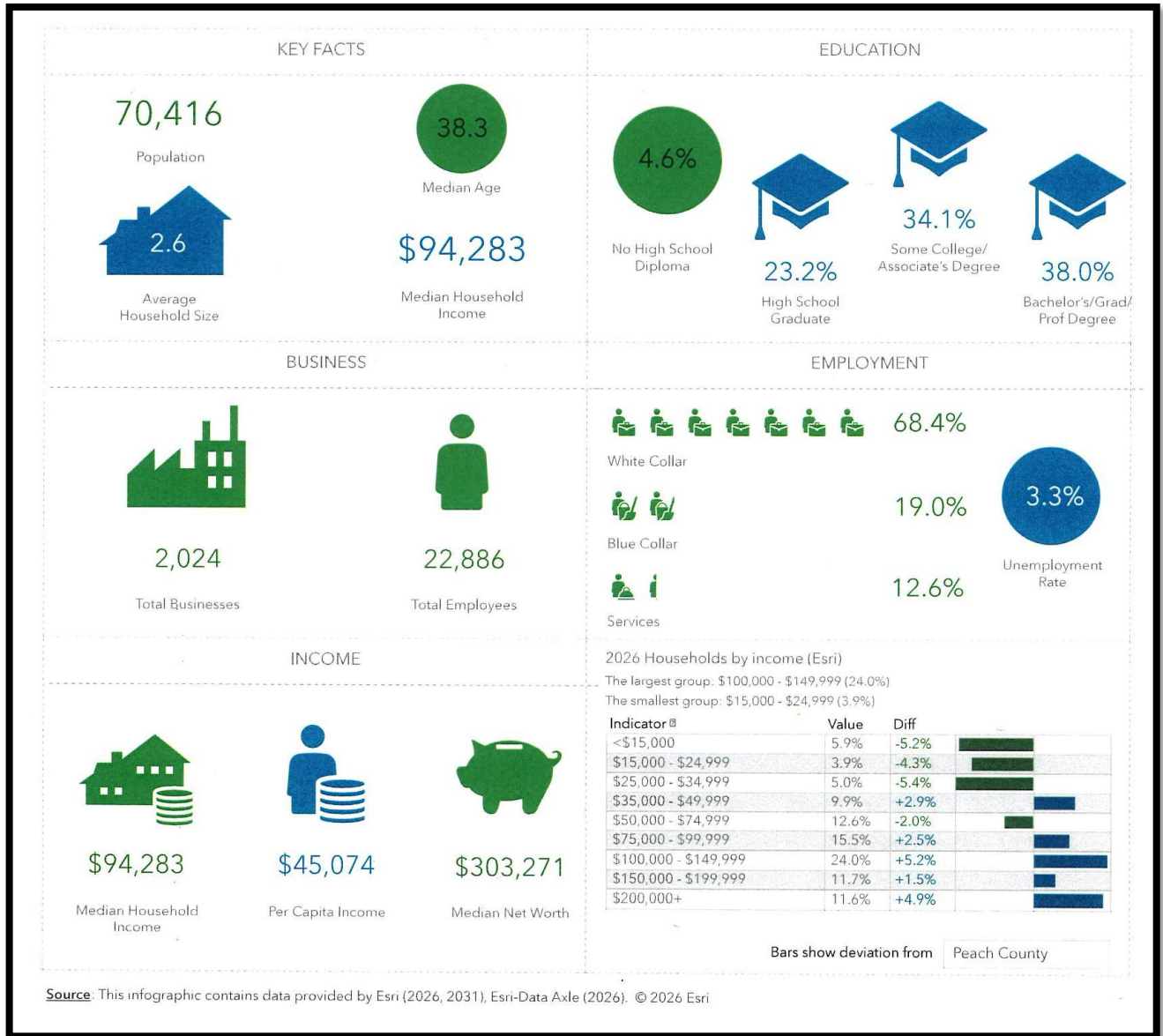
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The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

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## Key Facts 5 mile Radius



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