

FOR SALE: 3.0 +/- acres
Russell Pkwy
Warner Robins, GA

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



Location:

Discover **3 ± acres** of premium commercial land perfectly positioned on **Russell Parkway**, one of Warner Robins' busiest corridors. This site sits **right next to a bustling retail center** featuring Monkey Joe's, Classic Bottle Shop, Subway, Marco's Pizza, and many other established businesses — ensuring **high visibility and strong traffic flow** for your future development.

Property Highlights:

Excellent Access & Visibility: 21,500 vehicles per day (2024 GDOT)

Ready-to-Build Site: Flat, cleared, and primed for development

Full Utilities: All utilities available on-site

Zoning: Commercial – ideal for retail, office, restaurant, or mixed-use

Flexible Options: Owner willing to subdivide

	1 mile	3 miles	5 miles
Population	5,392	29,582	82,885
Median Household Income	\$101,356	\$86,701	\$72,048

\$275,000/acre

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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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5 mile Radius Key Facts

KEY FACTS

82,885

Population



Average
Household Size

36.6

Median Age

\$72,048

Median Household
Income

EDUCATION

7%

No High
School
Diploma



23%

High School
Graduate



36%

Some College



34%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,984

Total Businesses



21,346

Total Employees

EMPLOYMENT



White Collar

68%



Blue Collar

22%



Services

10%

3.8%

Unemployment
Rate

INCOME



\$72,048

Median Household
Income



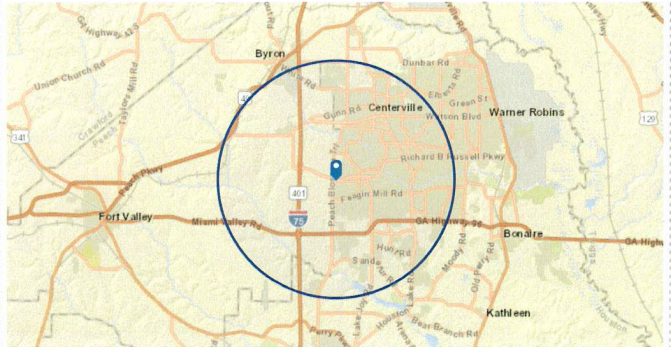
\$33,458

Per Capita Income



\$143,797

Median Net Worth



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