

# For Sale

## 28.08 +/- acres R4 Zoned S. Houston Lake Road and Bass Road Warner Robins, GA



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Commercial Real Estate

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.

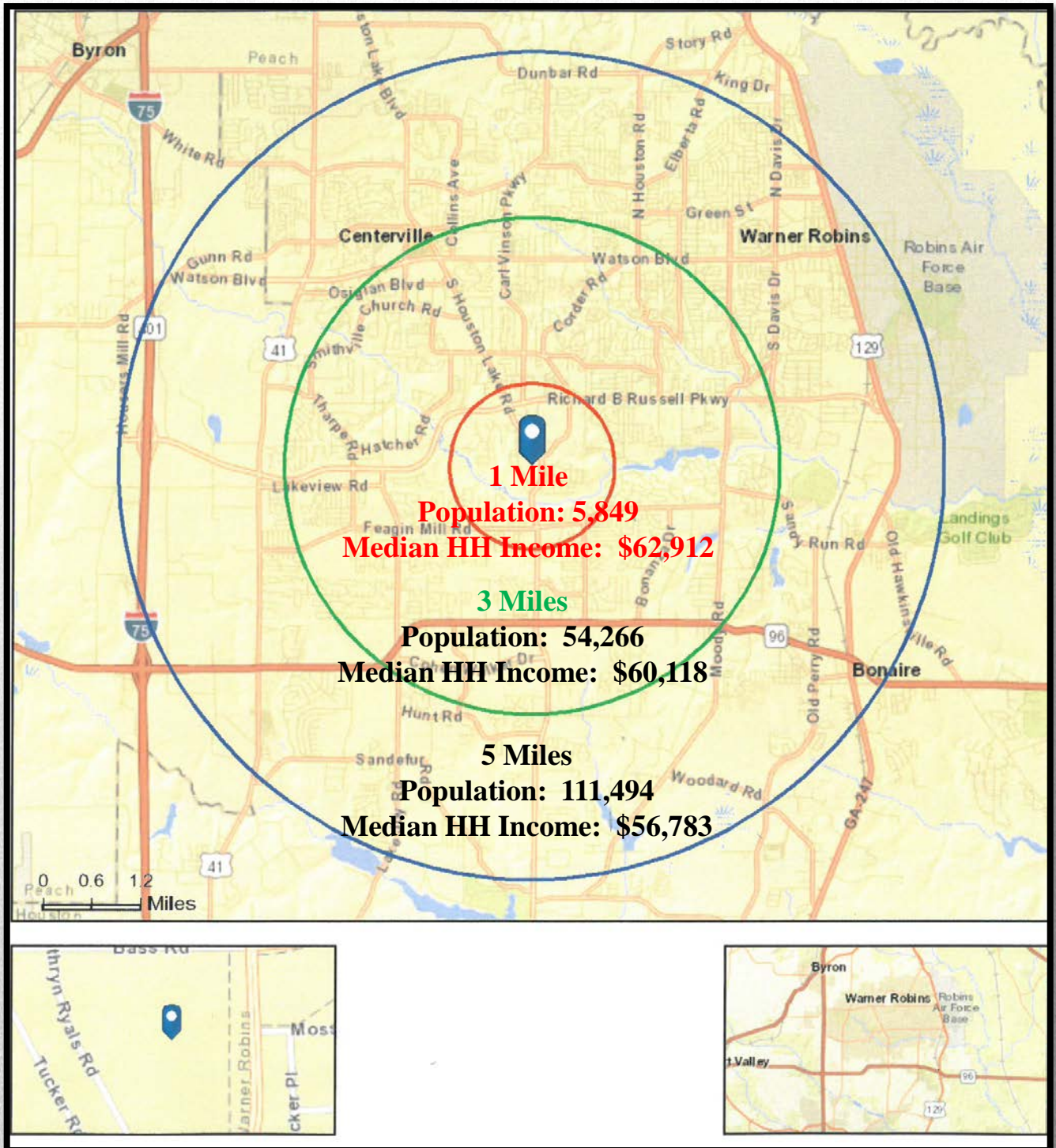


# Property Overview

Location:	Property is located off of S. Houston Lake Road in Warner Robins, GA. It has frontage along Bass Road adjacent to Southside Baptist Church. Additional frontage along S. Houston Lake Road can be easily assembled.
Site:	28.08 +/- ac
Description:	Property is cleared and flat
Zoned:	R4 Multi-family
Topography:	cleared
Utilities:	All public utilities available.
<b>PRICE:</b>	<b>\$80,000 per acre</b>

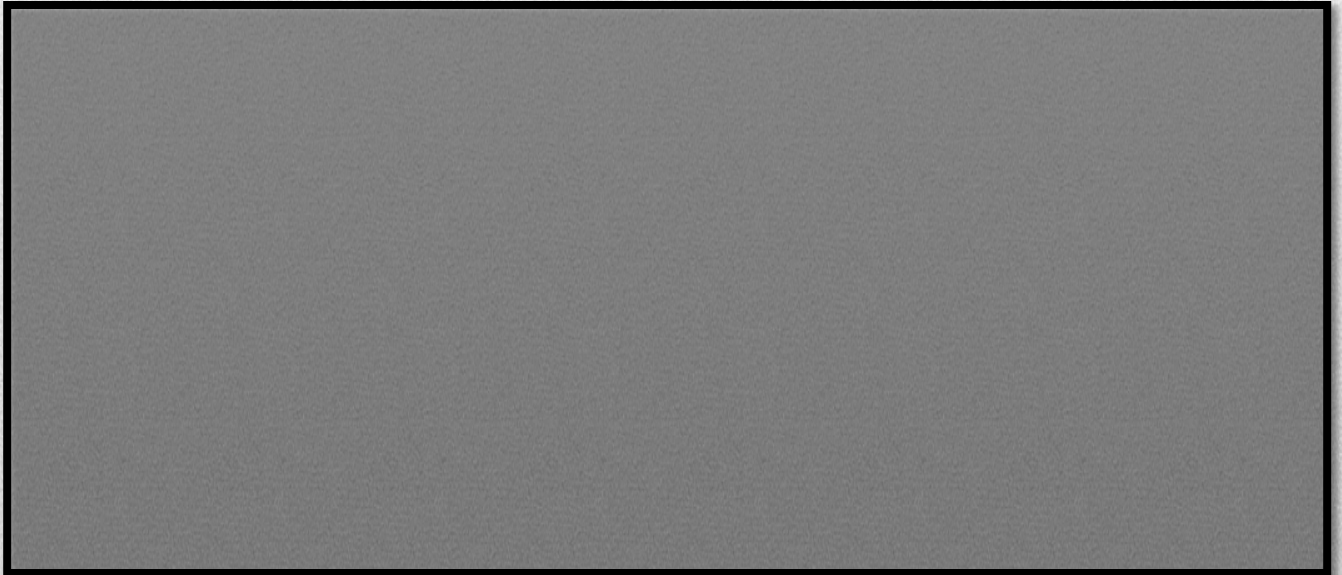


# Demographic Site Map: 1, 3, 5 Miles



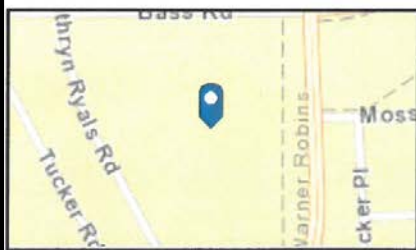


# Executive Summary

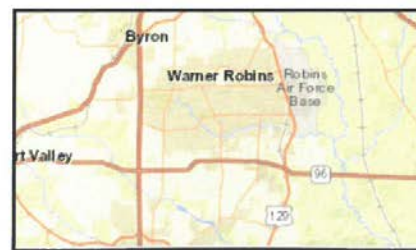




# Traffic Count Map



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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