

FOR SALE: 23.3 +/- acres  
I-75 and Russell Pkwy  
Warner Robins, GA

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



- Location: 23.3 +/- acres located on I-75 and Russell Pkwy
- Located adjacent to Buc-ee's new location in GA. Buc-ee's estimates 100,000 customers per week.
- All utilities available

	1 mile	3 miles	5 miles
Population	121	6,973	29,599
Median Household Income	\$73,805	\$80,817	\$69,133

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

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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

### KEY FACTS

57,875

Population



Average Household Size

35.9

Median Age

\$69,133

Median Household Income

### EDUCATION

8%

No High School Diploma



25%

High School Graduate



37%

Some College



30%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,617

Total Businesses



17,626

Total Employees

### EMPLOYMENT



64%

White Collar



22%

Blue Collar



14%

Services

3.3%

Unemployment Rate

### INCOME



\$69,133

Median Household Income



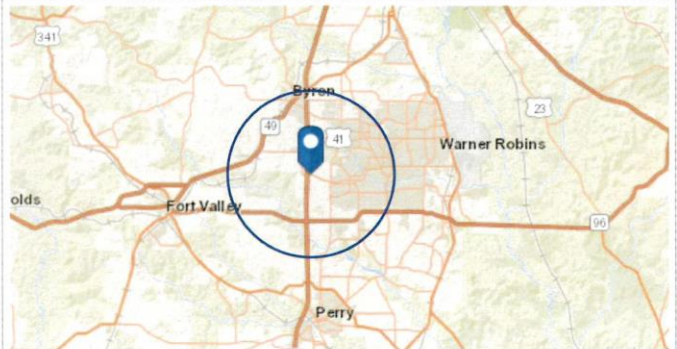
\$30,709

Per Capita Income



\$127,849

Median Net Worth



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