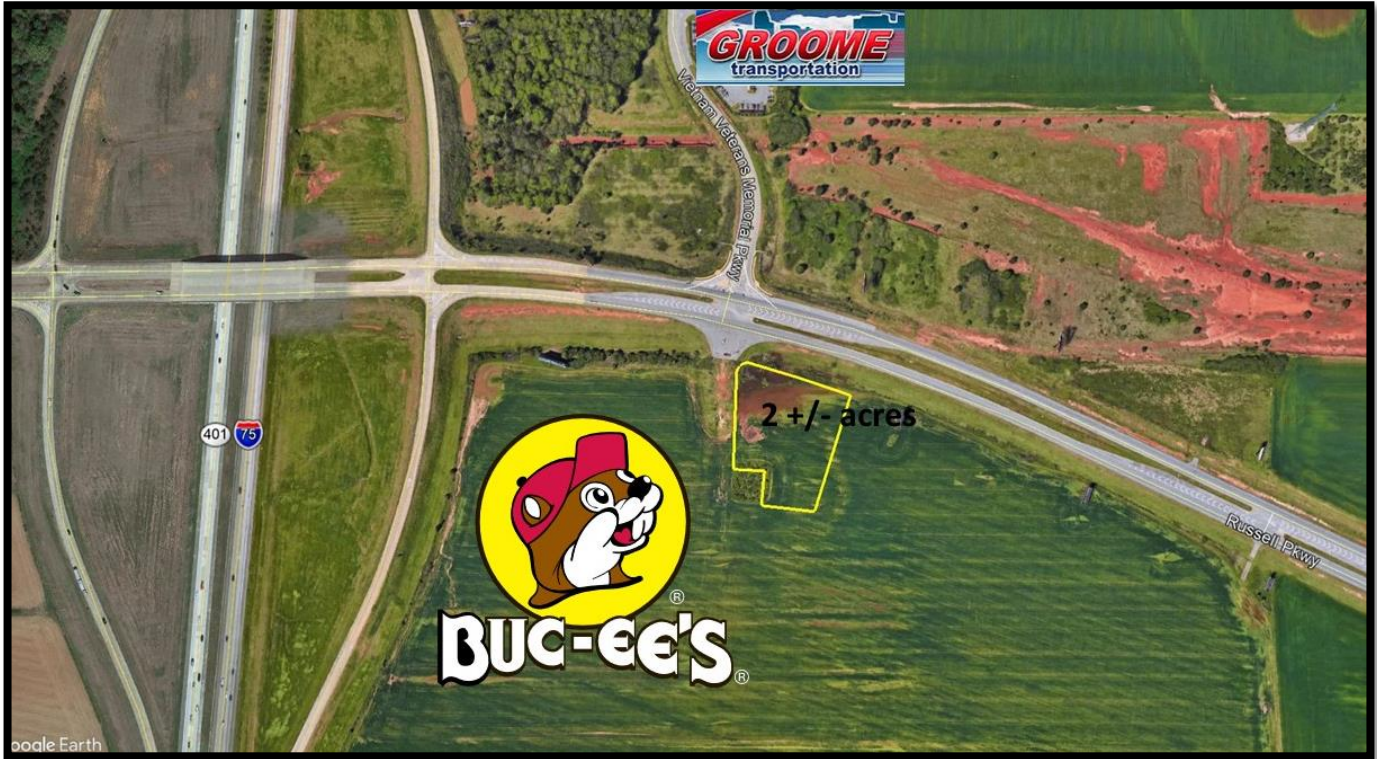


FOR SALE: 2 +/- acres  
 Russell Pkwy  
 Warner Robins, GA

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



- Location: Russell Pkwy and Vietnam Veterans Memorial Pkwy
- Adjacent to Buc-ee's site. Bucee's is estimating 100K visitors per week.
- Curb cuts in place
- Utilities available

	1 mile	3 miles	5 miles
Population	168	15,667	59,251
Median Household Income	\$72,857	\$82,617	\$69,549

**Call for pricing**

Oliver C. Bateman, III  
 Office: 478-745-0008  
 Fax: 478-745-0009  
 Cell: 478-972-6043  
 oliver@thebatemangroup.com  
 2885 Walden Road  
 Macon, GA 31216



[www.thebatemangroup.com](http://www.thebatemangroup.com)

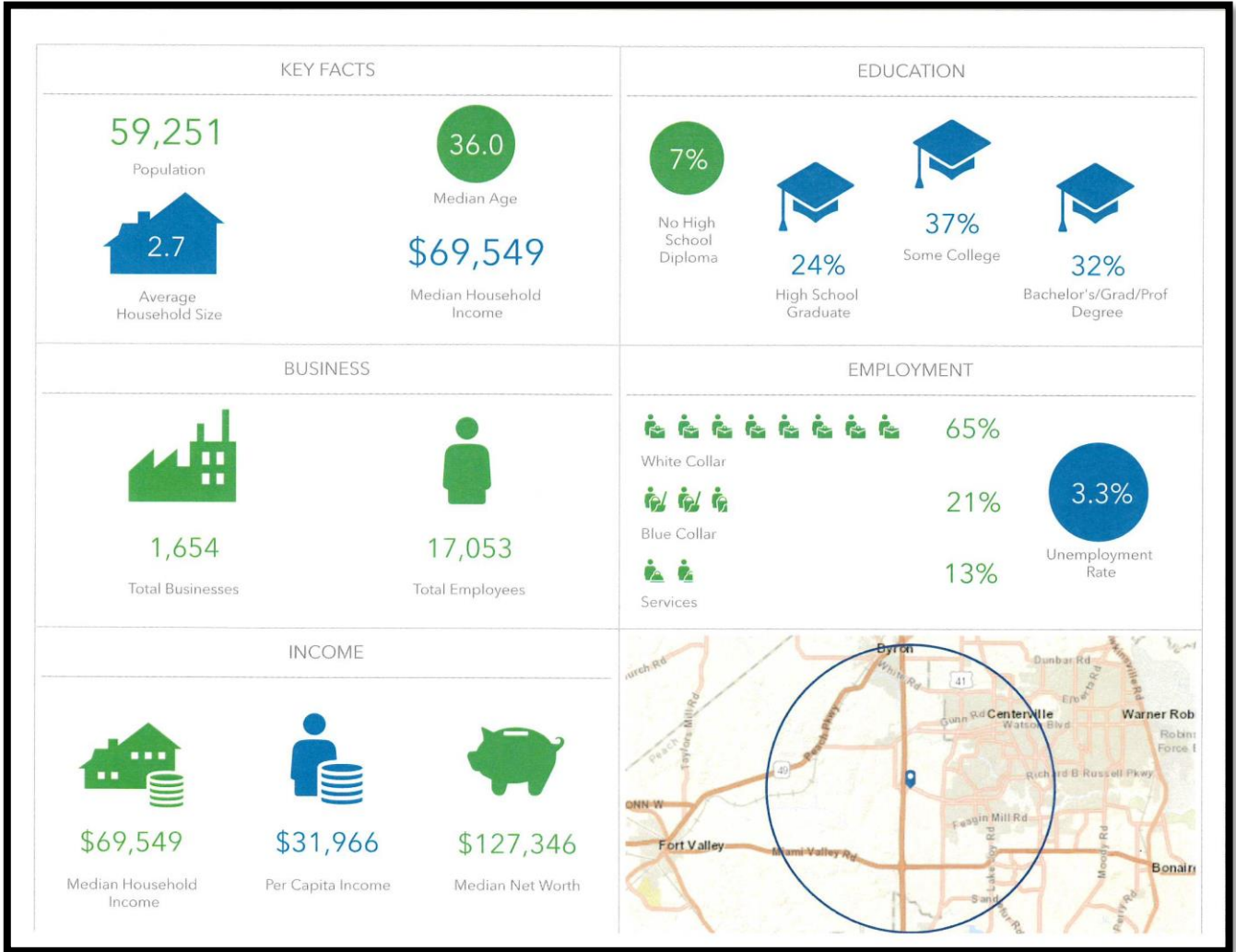
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The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

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## Key Facts 5 mile Radius



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