

FOR SALE: 73 +/- acres  
 Hwy 247 Conn/Vietnam Veteran's Memorial  
 Pkwy  
 Warner Robins, GA

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



- **Location:** 73 +/- acres on in Warner Robins, GA. Property is located just off I-75 with access to two interchanges. Great site for distribution, retail, light industrial
- **Utilities:** all utilities available
- **Zoning:** Commercial/industrial
- **Traffic:** 27,000 VPD (2016 data GDOT)
- **Info:** Property has great visibility of I-75

	1 mile	3 miles	5 miles
Population	892	20,769	59,491
Median Household Income	\$66,239	\$68,051	\$63,263

**Call for pricing**  
**Owner will subdivide**

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



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**5 mile Radius Key Facts**

KEY FACTS

**59,491**

Population



**2.6**

Average Household Size

**36.6**

Median Age

**\$63,263**

Median Household Income

EDUCATION

**9%**

No High School Diploma



**27%**

High School Graduate



**37%**

Some College



**27%**

Bachelor's/Grad/Prof Degree

BUSINESS



**1,676**

Total Businesses



**17,167**

Total Employees

EMPLOYMENT



**63%**

White Collar



**23%**

Blue Collar



**14%**

Services

**3.7%**

Unemployment Rate

INCOME



**\$63,263**

Median Household Income



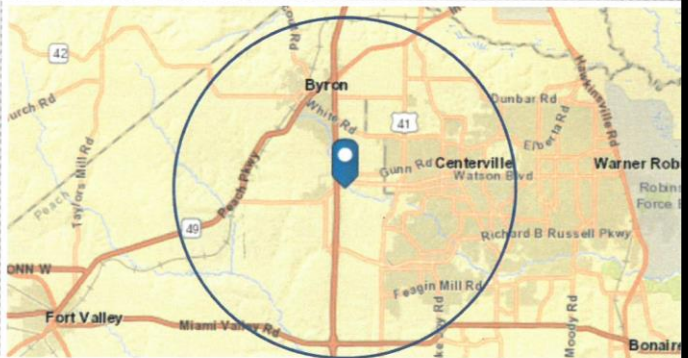
**\$29,389**

Per Capita Income



**\$113,527**

Median Net Worth



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## Property Photos



Great visibility  
On I-75



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