

FOR SALE: 3 +/- acres  
 Hwy 41 and Gunn Road  
 Warner Robins, GA

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



- **Location:** 3.01 +/- acres Hwy 41 and Gunn Road Utilities to site. Adjacent to the Chevron at the corner. Curb cuts in place. A residential development is under construction behind the property.
- **Zoning:** Commercial
- **Topography:** flat

	1 mile	3 miles	5 miles
Population	7,173	34,293	90,399
Median Household Income	\$74,426	\$65,852	\$61,293

**\$135,000/acre**

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



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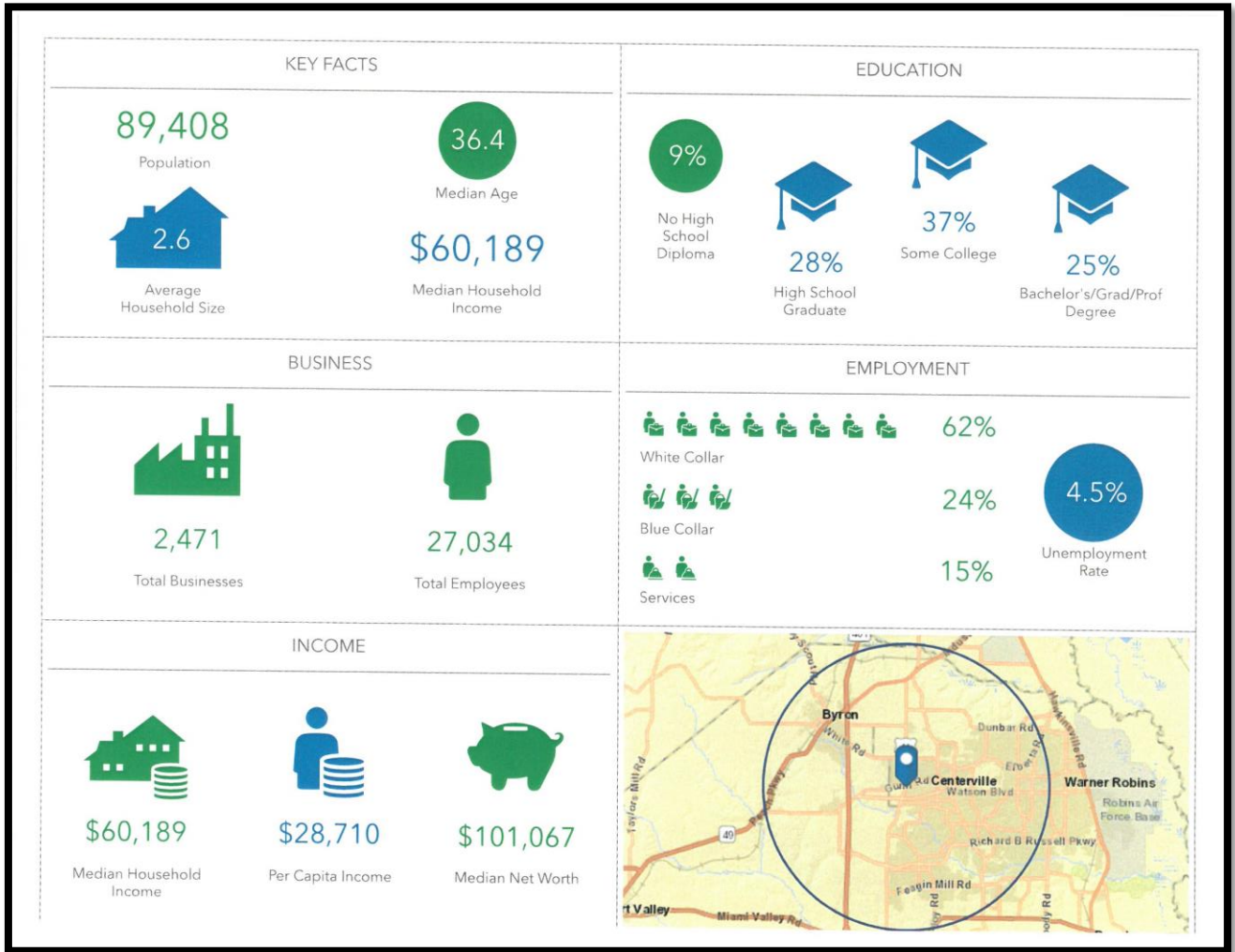
[www.thebatemangroup.com](http://www.thebatemangroup.com)

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



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