

# RETAIL/COMMERCIAL DEVELOPMENT SITE

100 & 104 S AMANDA PLACE  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY

±4.3 ACRES

ASKING PRICE:  
\$1,250,000

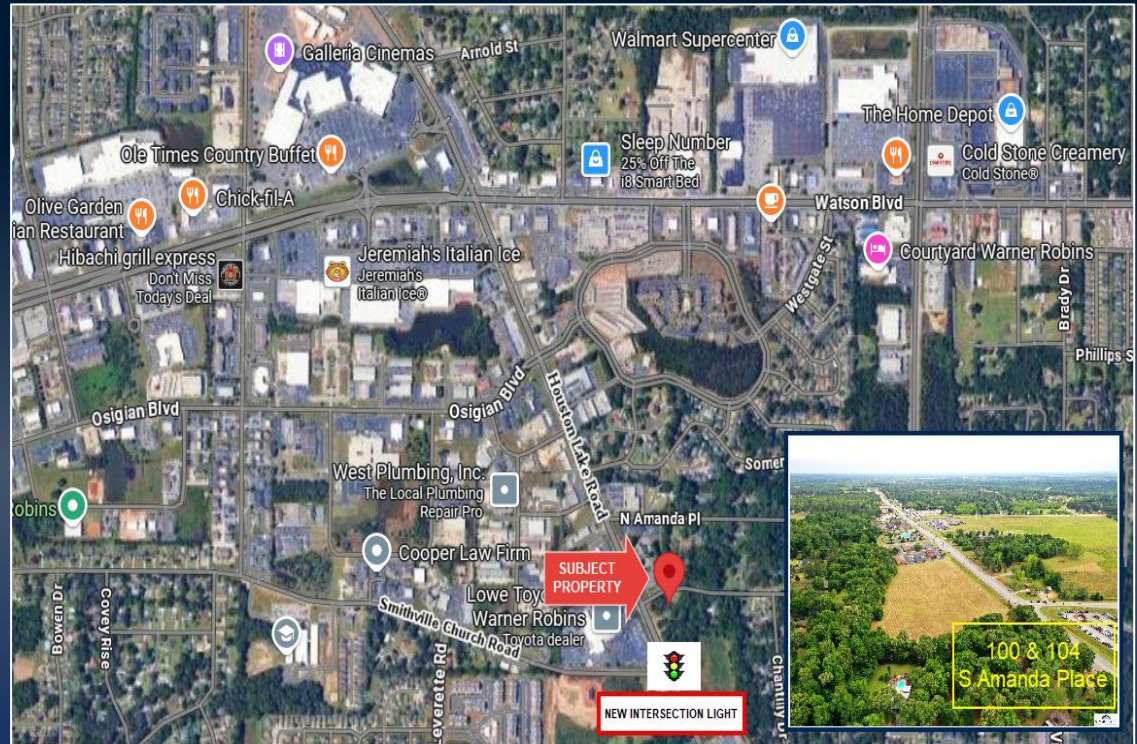


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## PROPERTY INFORMATION

- ±4.3 Total acres situated between Watson Boulevard and Russell Parkway  
100 S Amanda Place – 3.94 acres  
104 S Amanda Place – 0.36 acre
- Zoned – R1 (Residential)
- Approximately 462 ft. of frontage on S Houston Lake Road and 700 ft. of frontage on S Amanda Place
- Property may be divided
- Convenient to Interstate 75 (Exit 146)
- Traffic Counts (GDOT 2023):  
S Houston Lake Road – 28,000 VPD  
Watson Boulevard – 32,400 VPD  
Russell Parkway – 30,500 VPD








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## DEMOGRAPHICS

### 100 & 104 S Amanda Place - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,967	59,637	121,931
2030 ESTIMATED POPULATION	6,227	62,333	127,699
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,605	24,265	48,064
2030 HOUSEHOLD ESTIMATES	2,746	25,494	50,598
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$72,657	\$86,248	\$88,801
2030 HH INCOME ESTIMATE	\$79,251	\$94,749	\$97,434

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
<b>\$86,248</b>	<b>59,637</b>	<b>24,265</b>	<b>3.2%</b>	<b>4,796</b>

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