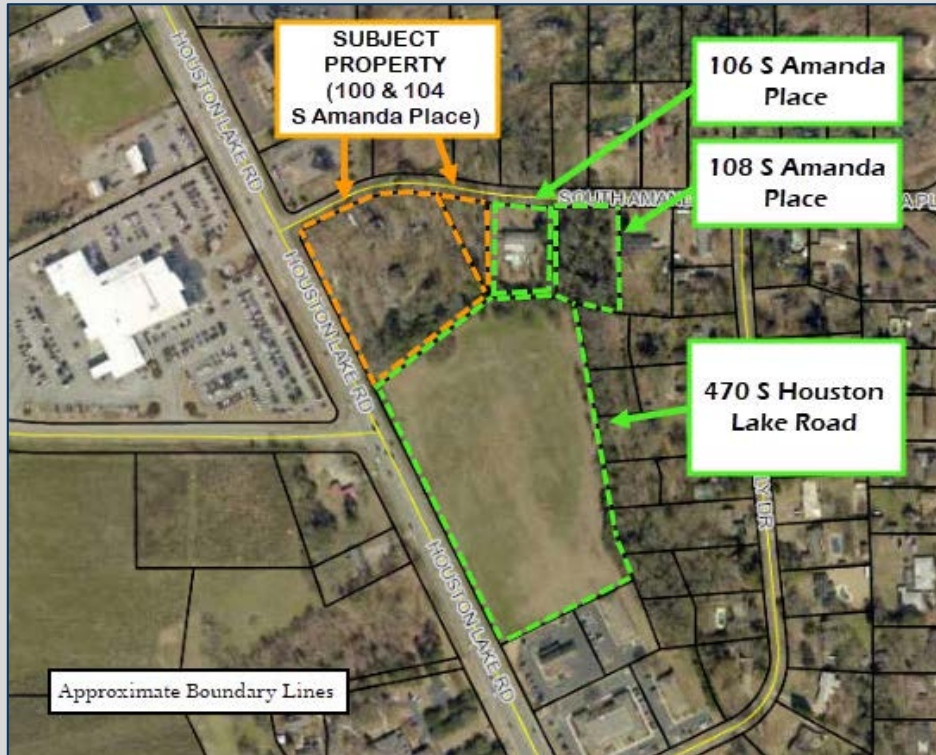


100 & 104 S Amanda Place
Warner Robins, GA 31088
Houston County

\$1,500,000



- ±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
- Approximately 462 frontage feet on S Houston Lake Road and 700 frontage feet on S Amanda Place
- Property may be divided
- Convenient to Interstate 75 (Exit 146)
- Zoned – R1 (Residential)
- Adjacent ±11.12 acres located at 106 S Amanda Place, 470 S Houston Lake Road and 108 S Amanda Place also available for purchase (call Agent for details)



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For additional information contact: **DEREK FOSTER** | Cell (478) 997-1024 dfoster@thesummitgroupmacon.com

100 & 104 S Amanda Place
 Warner Robins, GA 31088
 Houston County



Traffic Counts

- S Houston Lake Road – 28,000 vpd
- Watson Boulevard – 32,400 vpd
- Russell Parkway – 30,500 vpd

Demographics

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|----------------------------------|---------------|----------------|----------------|
| 2019 Population: | 5,902 | 59,705 | 114,622 |
| 2024 Population Estimate: | 6,029 | 62,843 | 120,936 |
| 2019 Households: | 2,546 | 23,474 | 43,914 |
| 2024 Households Estimate: | 2,600 | 24,650 | 46,221 |
| 2019 Average HH Income: | \$62,199 | \$75,366 | \$73,180 |
| 2024 Average HH Income Estimate: | \$72,681 | \$86,065 | \$83,555 |

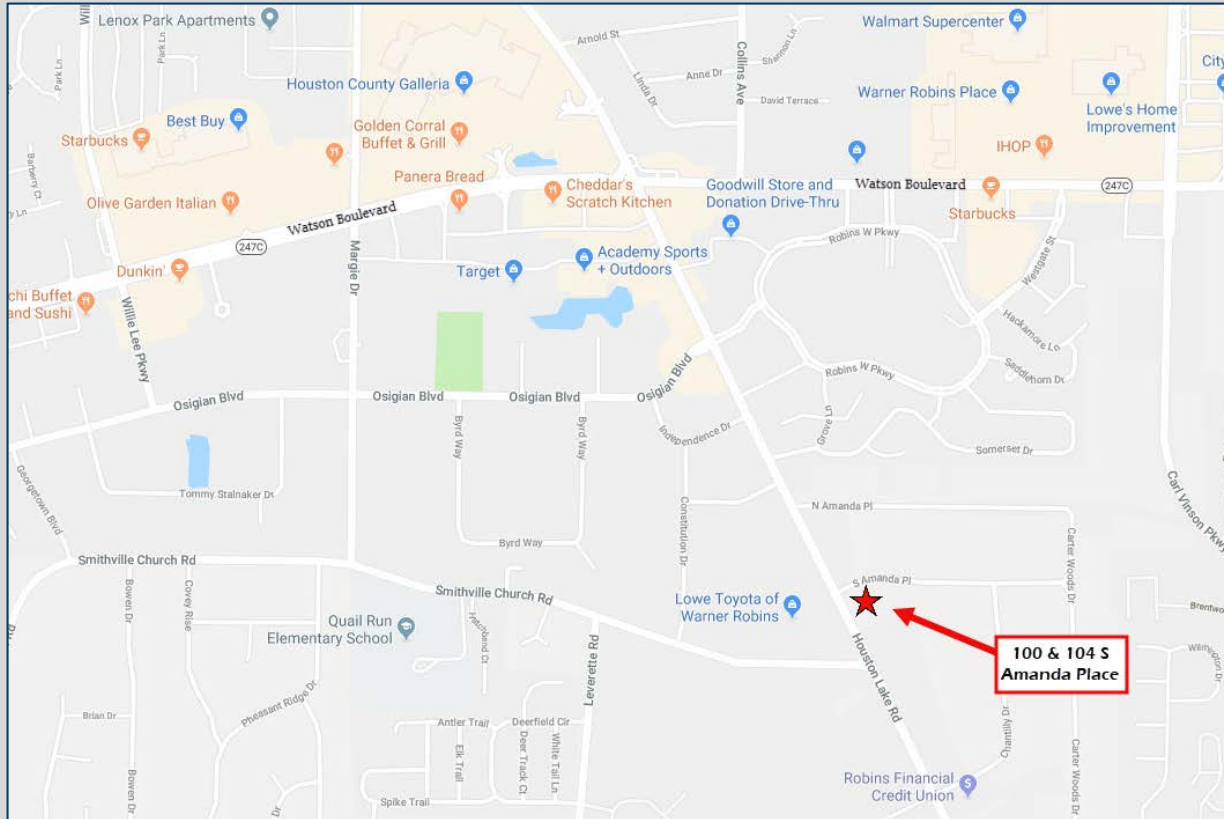


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