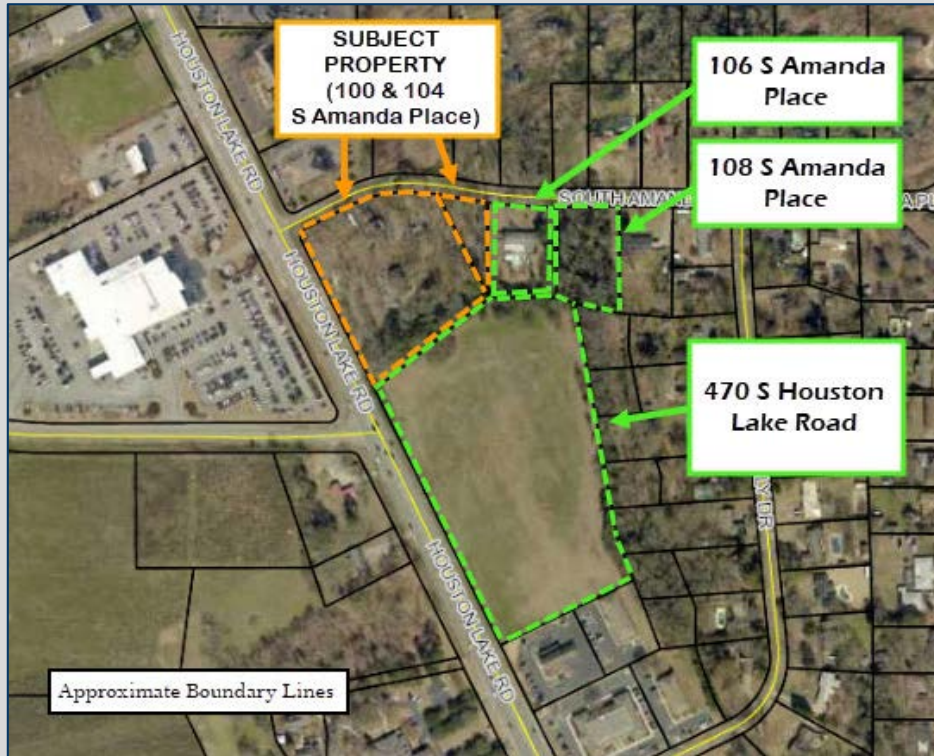


100 & 104 S Amanda Place  
Warner Robins, GA 31088  
Houston County

\$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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#### Traffic Counts

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

#### Demographics

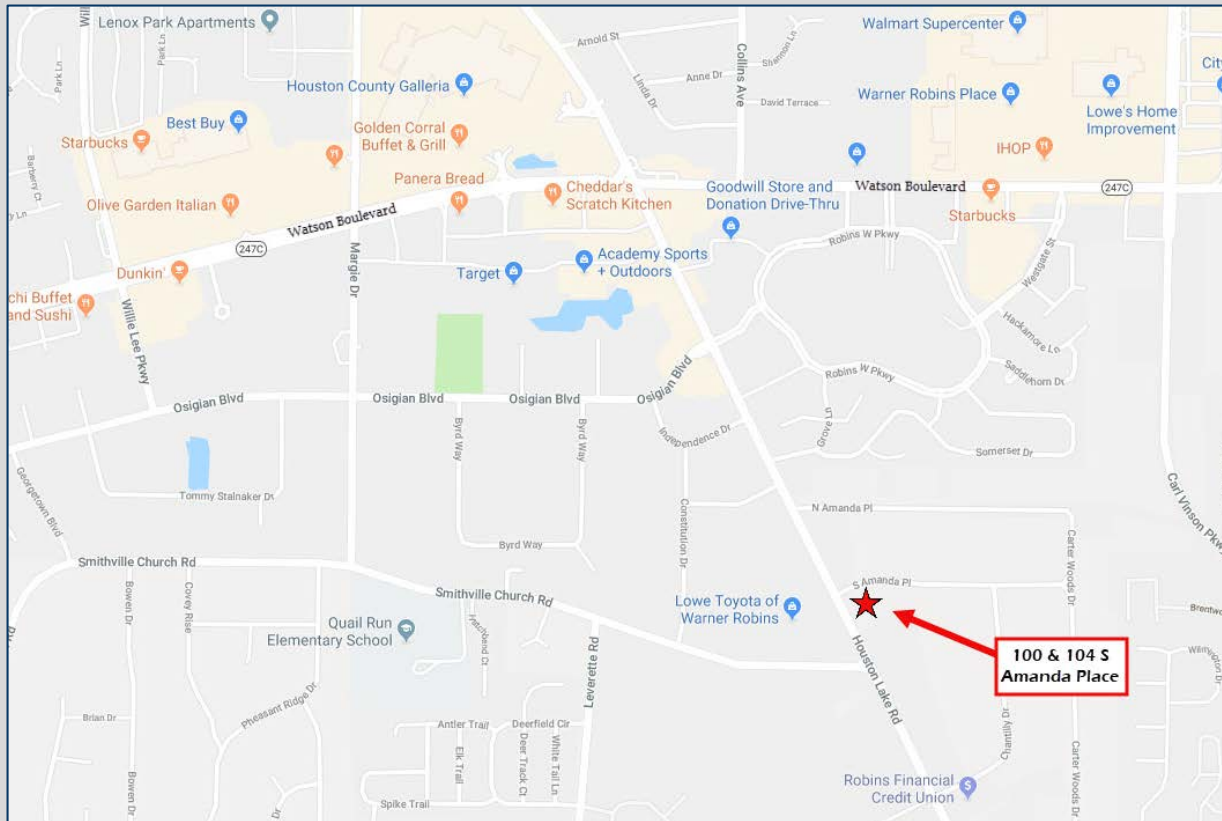
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	5,902	59,705	114,622
2024 Population Estimate:	6,029	62,843	120,936
2019 Households:	2,546	23,474	43,914
2024 Households Estimate:	2,600	24,650	46,221
2019 Average HH Income:	\$62,199	\$75,366	\$73,180
2024 Average HH Income Estimate:	\$72,681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



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