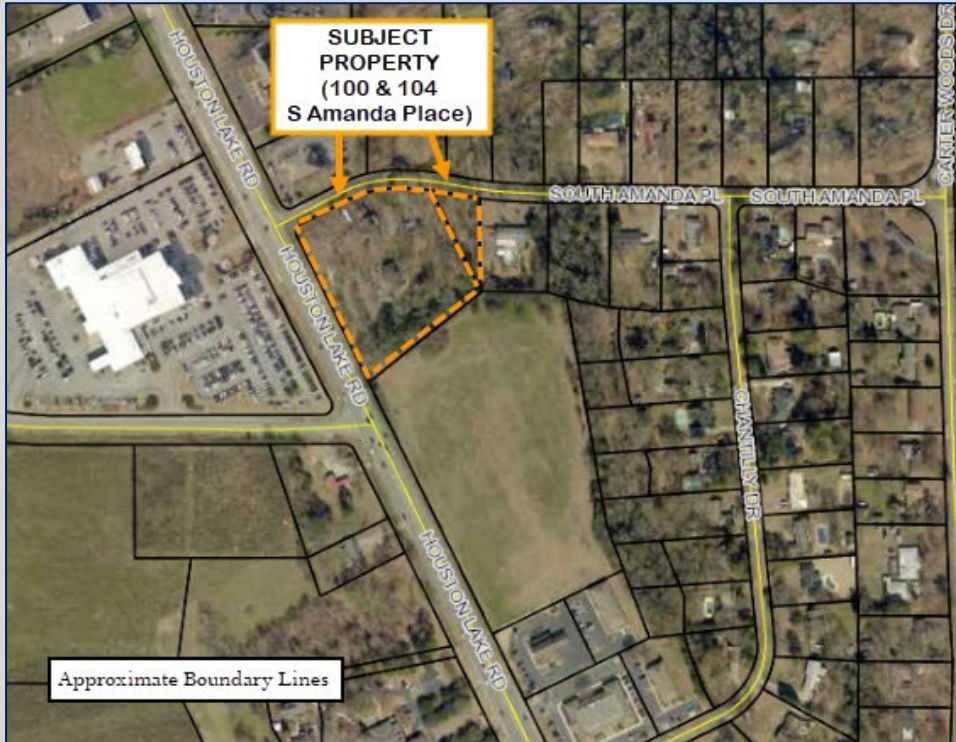


100 & 104 S Amanda Place
Warner Robins, GA 31088
Houston County

\$1,400,000



- ±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)



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 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> |
|----------------------------------|---------------|----------------|----------------|
| 2023 Population | 5,964 | 55,697 | 118,270 |
| 2028 Population Estimate: | 6,059 | 56,801 | 121,695 |
| 2023 Households: | 2,615 | 22,684 | 46,629 |
| 2028 Households Estimate: | 2,701 | 23,436 | 48,536 |
| 2023 Average HH Income: | \$73,769 | \$87,218 | \$89,767 |
| 2028 Average HH Income Estimate: | \$85,061 | \$100,189 | \$103,259 |

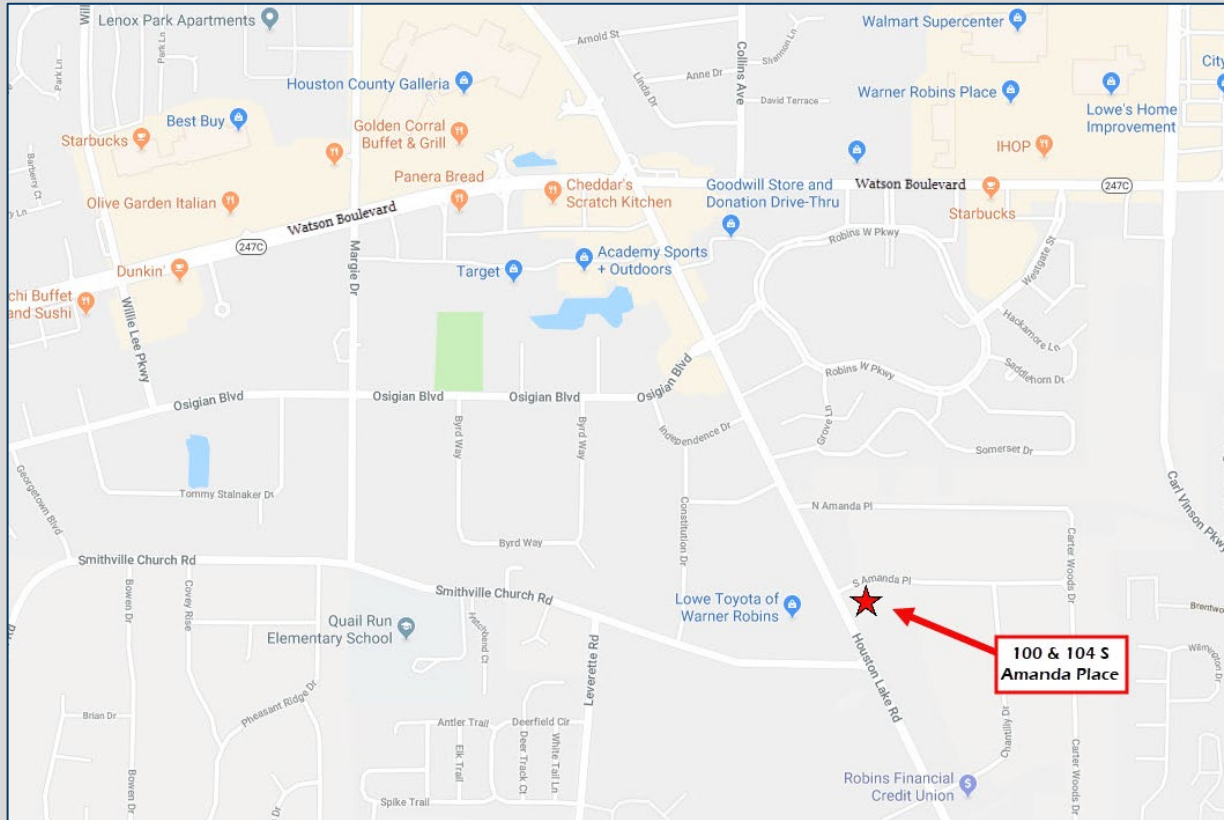


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