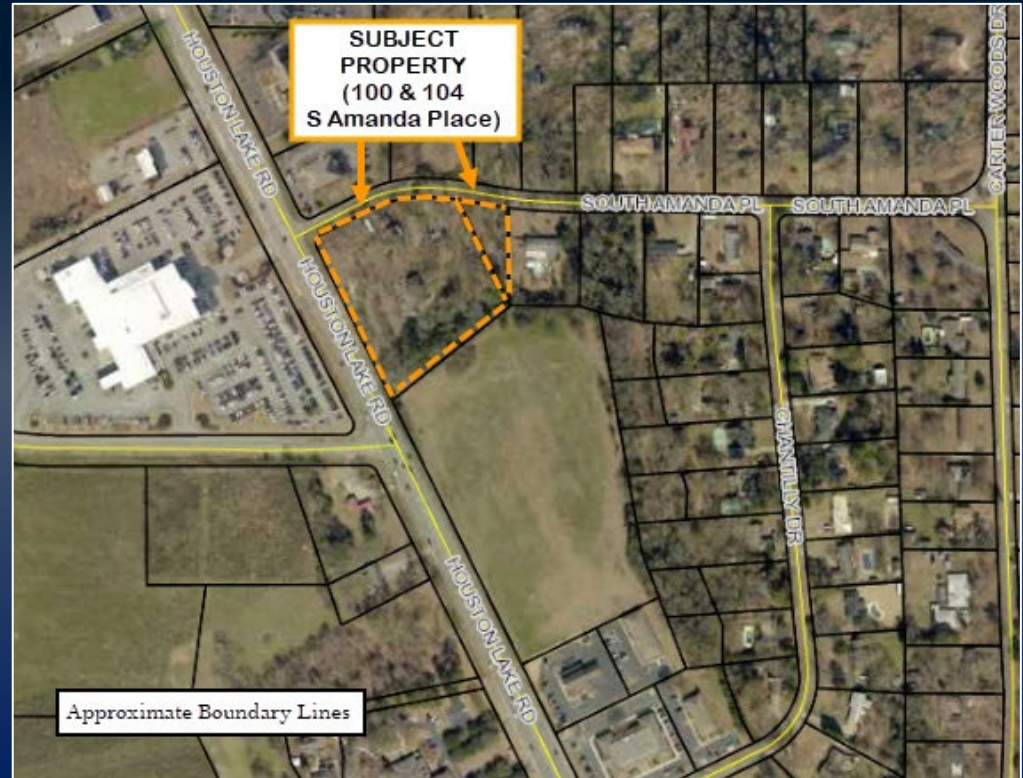


RETAIL/COMMERCIAL DEVELOPMENT SITE

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

±4.3 ACRES

LIST PRICE: \$1,250,000



DEREK FOSTER C: 478.997.1024

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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

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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
- 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)



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



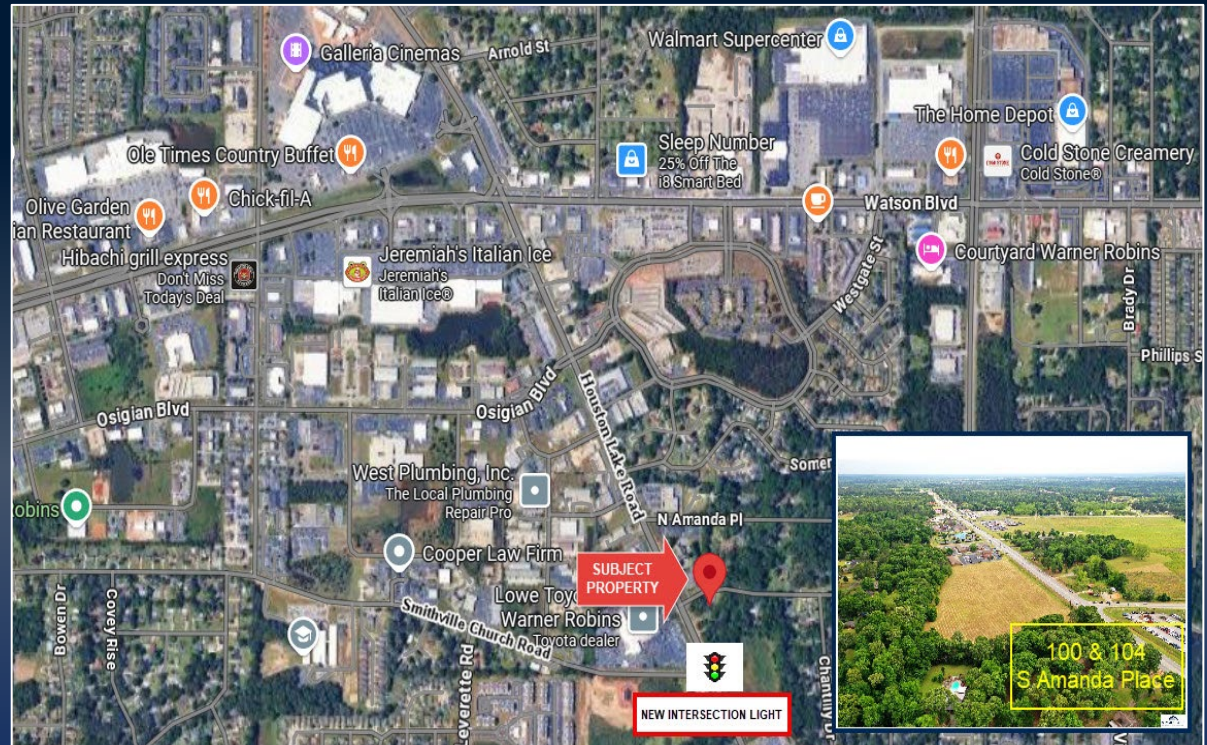
TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2023):

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

Demographics:

	3 Mile	5 Mile	10 Mile
<u>2019 Population:</u>	59,637	121,931	191,606
<u>2025 Population Estimate:</u>	62,333	127,699	201,520
<u>2019 Households:</u>	24,265	48,064	73,673
<u>2025 Households Estimate:</u>	25,494	50,598	77,786
<u>2019 Average HH Income:</u>	\$86,248	\$88,801	\$96,036
<u>2025 Average HH Income:</u>	\$94,749	\$97,434	\$105,929



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