

470 S Houston Lake Road & 108 S Amanda Place
Warner Robins, GA 31088
Houston County

NEW PRICE!
\$180,000/ACRE



- ±10.07 total acres situated between Watson Boulevard and Russell Parkway
 - 470 S Houston Lake Rd – 9.02 acres
 - 108 S Amanda Place – 1.05 acres
- Approximately 768 frontage feet on S Houston Lake Road and 170 on S Amanda Place
- Property may be divided
- Convenient to Interstate 75 (Exit 146)
- Zoned – C1 (Commercial)
- Adjacent ±5.35 acres located at 100 & 104 also available for purchase (call Agent for details)



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

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

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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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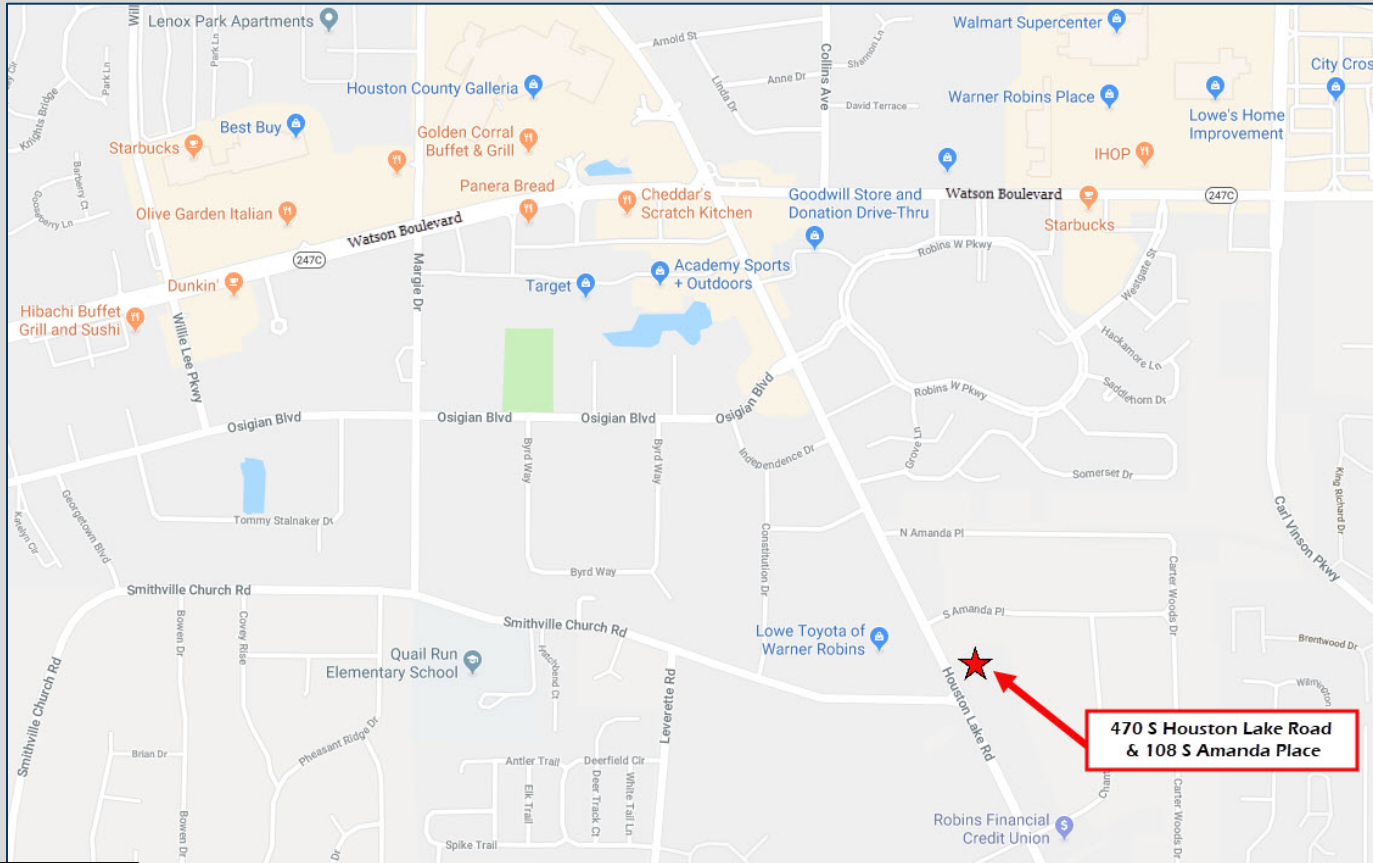


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