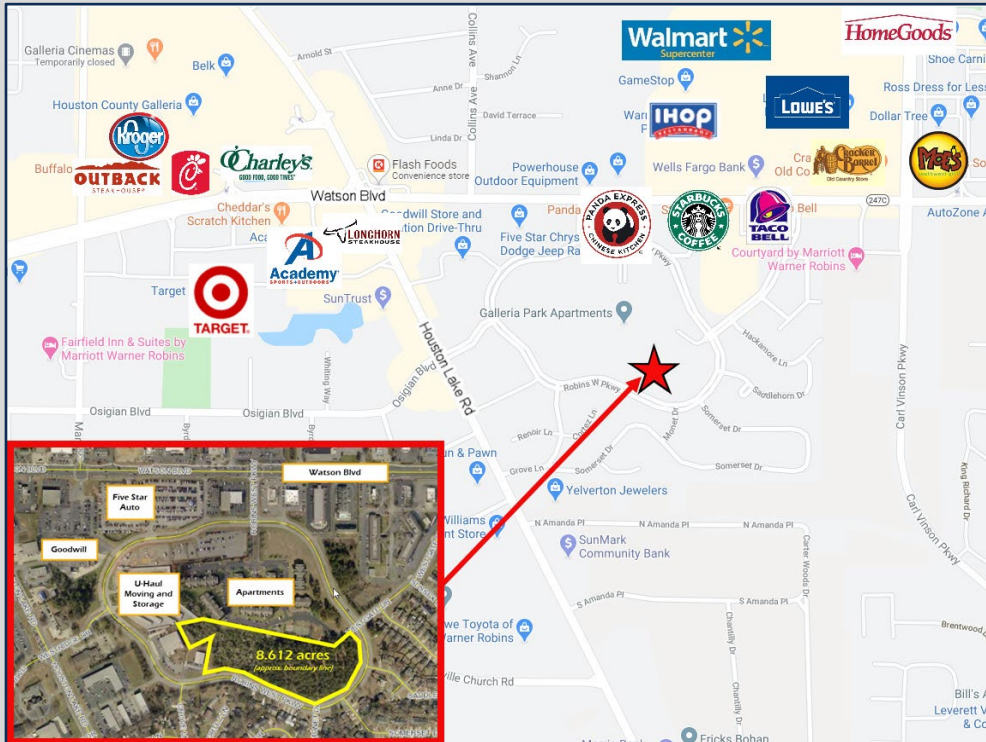


301 Robins West Parkway
Warner Robins , GA, 31088
Houston County

\$60,000 per acre
DEVELOPMENT SITE



- 8.612 acres
- Approximately 1,500 feet of frontage on Robins West Parkway
- Level topography
- Water and sewer available
- Zoned C-2
- Easy access to Interstate 75 (Exit 146), Highway 247, Robins Air Force Base, and shopping and restaurants
- Excellent location off Watson Boulevard between Houston Lake Road and Carl Vinson Parkway

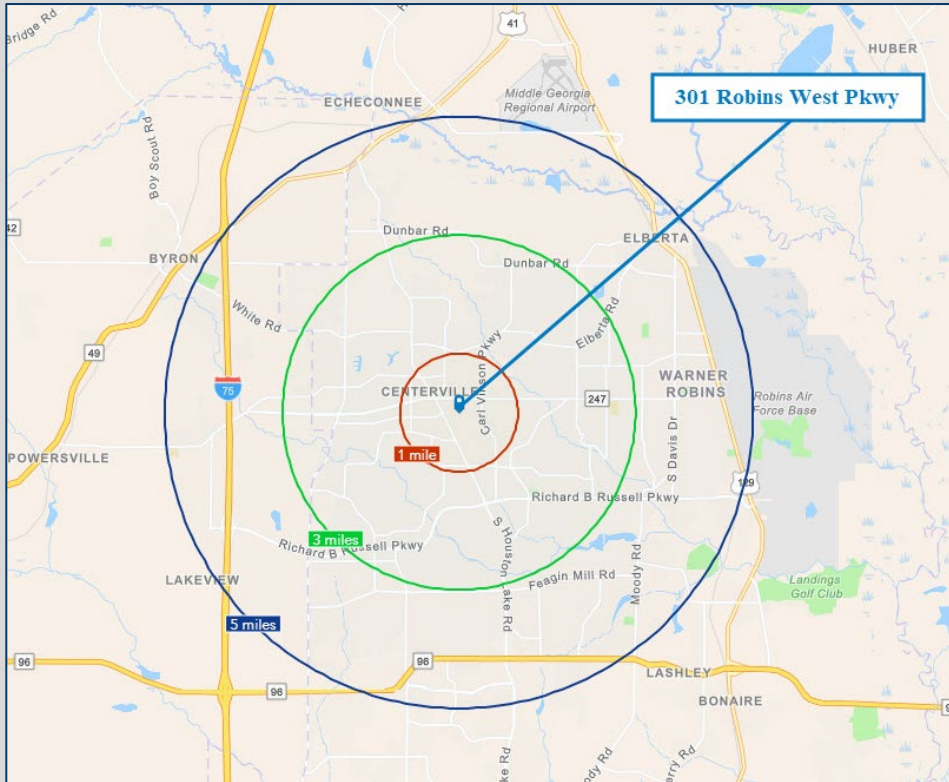


4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

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301 Robins West Parkway
 Warner Robins , GA, 31088
 Houston County



Traffic Counts: (GDOT 2021 Published Data estimate)

Watson Boulevard – 37,700 vpd
 Houston Lake Road – 27,600 vpd

Demographics

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	6,251	53,509	114,614
2027 Population Estimate:	6,442	54,751	118,405
2022 Households:	2,792	21,633	44,949
2027 Households Estimate:	2,891	22,205	46,542
2022 Average HH Income:	\$75,223	\$83,552	\$84,582
2027 Average HH Income Estimate:	\$91,006	\$98,951	\$100,286



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