

Wrasing Way @ Chilton Place
Warner Robins, GA 31088
Houston County

\$300,000
COMMERCIAL CORNER LOT



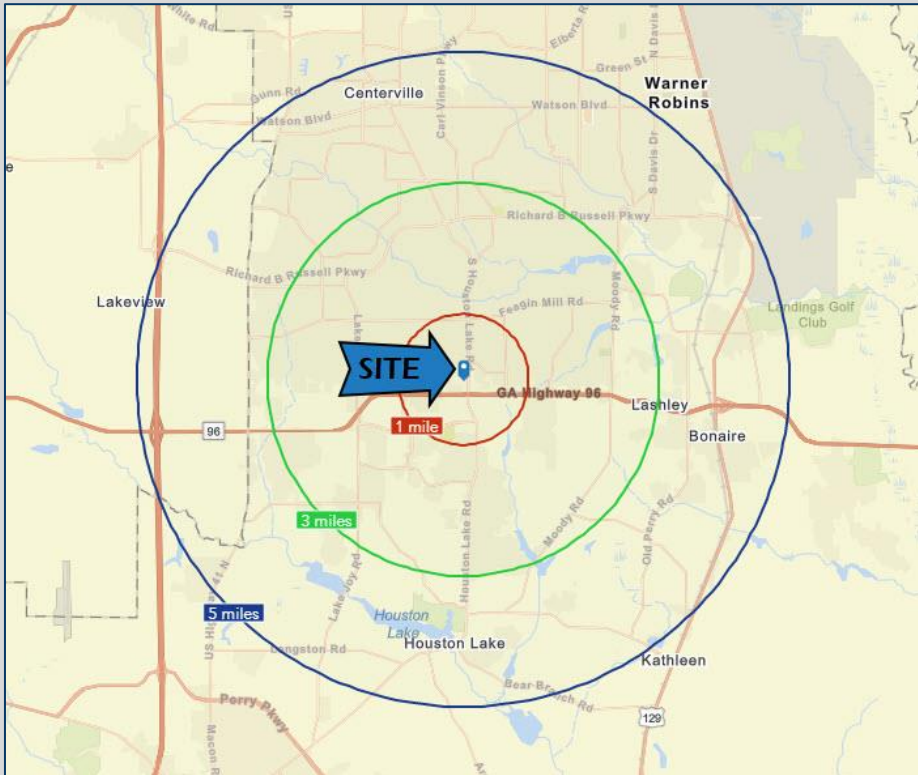
- Approximately 1 acre
- Property has ±205 frontage feet on Wrasing Way and ±150 frontage feet on Chilton Place
- Level topography
- Zoned C-2 (Commercial)
- All public utilities available
 - Regional detention in place
- High traffic location near the intersection of Highway 96 and Houston Lake Road



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: (GDOT 2019 Published Data estimate)

Houston Lake Road – 28,300 vpd
Highway 96 – 18,200 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	7,103	46,189	97,579
2026 Population Estimate:	7,687	49,380	104,282
2021 Households:	2,654	16,833	37,322
2026 Households Estimate:	2,878	18,019	39,919
2021 Average HH Income:	\$93,416	\$95,135	\$85,949
2026 Average HH Income Estimate:	\$105,419	\$106,684	\$96,818



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