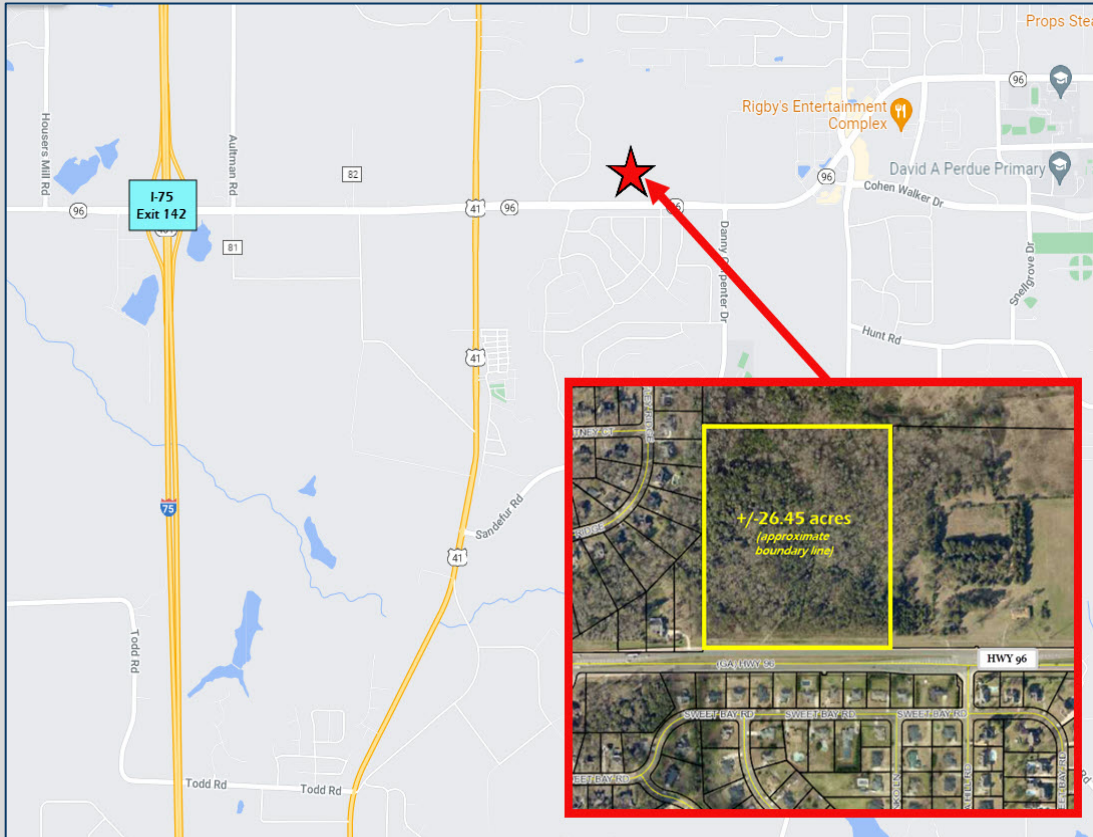


1215 Highway 96
Kathleen, GA 31047
Houston County

CALL FOR PRICING DEVELOPMENT SITE



- 26.45 acres on the west side of Warner Robins between US Hwy 41 and Lake Joy Road.
- Convenient to I-75 (Exit 142)
- Approximately 1 mile from Rigby's Entertainment Complex/ Water World, and 2.5 miles from S Houston Lake Road & Hwy 96 intersection
- Approximately 996 ft of frontage on Hwy 96
- GDOT 2020 estimate:
 - VPD 13,500 on Hwy 96
- Median household income (2021 ESRI forecast):
 - 1-mile radius - \$92,518
 - 3-mile radius - \$89,382



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