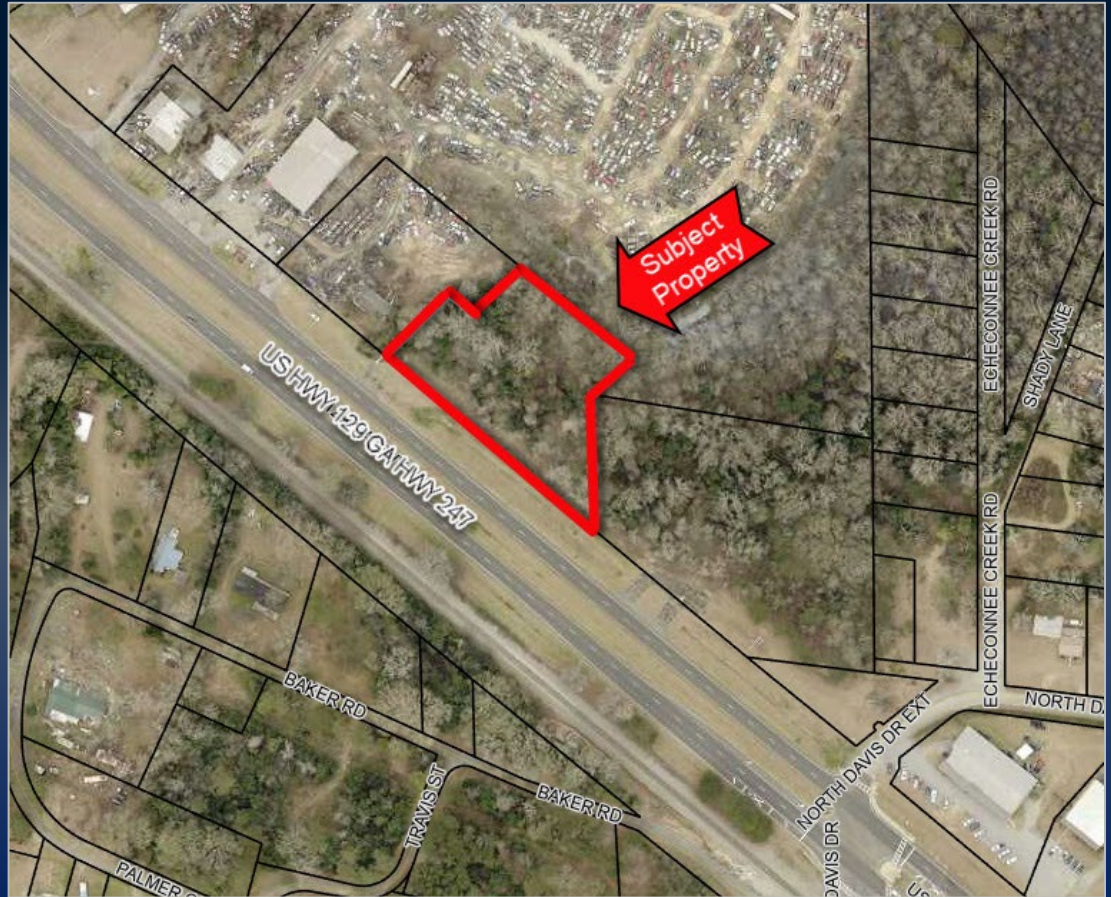


COMMERCIAL / LITE INDUSTRIAL

11132 HIGHWAY 247
WARNER ROBINS, GA 31093
HOUSTON COUNTY
DEVELOPMENT SITE

ASKING PRICE
\$85,000

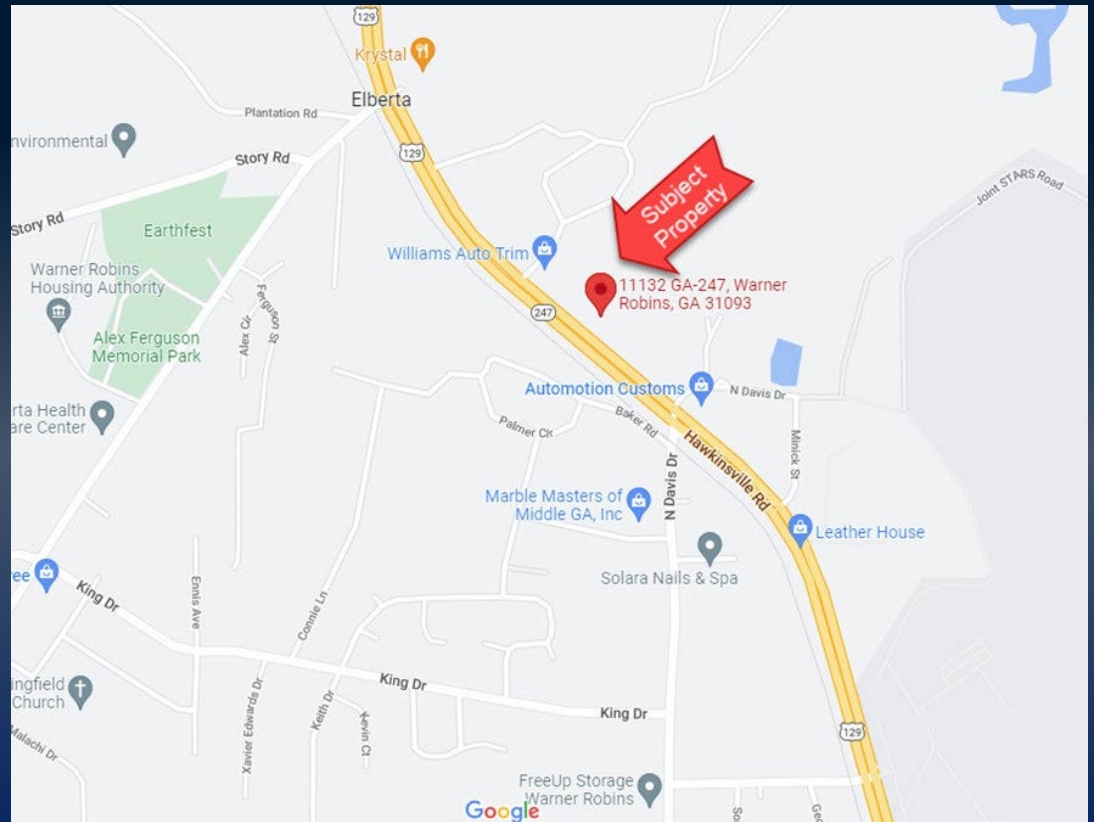


DEREK FOSTER C: 478.997.1024
DFOSTER@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- 1.41 acres just inside Houston county on Hawkinsville Road.
- Convenient to Robins Air Force Base, Macon Airport, Houston Medical Center, City of Warner Robins and Highway 247 Connector (Watson Blvd)
- Great visibility on Hwy 241 with approximately 400 ft of road frontage
- Zoned C-2 (Commercial)
- Perfect for a lite industrial facility with a commercial/retail component



11132 HIGHWAY 247
WARNER ROBINS, GA

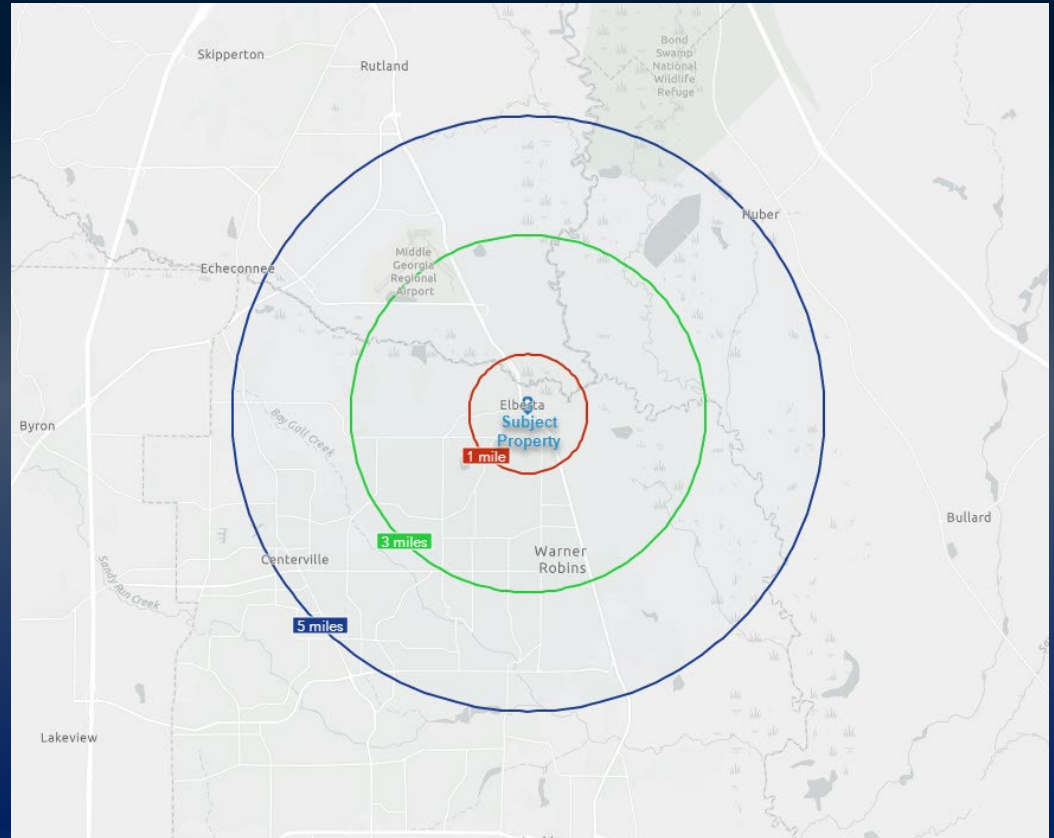


DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts: (GDOT 2021 Published Data estimate)
HWY 247 - 18,600 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	1,912	23,735	57,362
2027 Population Estimate:	1,988	24,458	58,724
2022 Households:	760	9,394	22,643
2027 Households Estimate:	790	9,687	23,229
2022 Average HH Income:	\$54,422	\$58,920	\$65,622
2027 Average HH Income Estimate:	\$69,222	\$70,925	\$78,399



**11132 HIGHWAY 247
WARNER ROBINS, GA**

