

COMMERCIAL  
DEVELOPMENT SITE

GUNN ROAD  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY

ASKING PRICE  
\$200,000

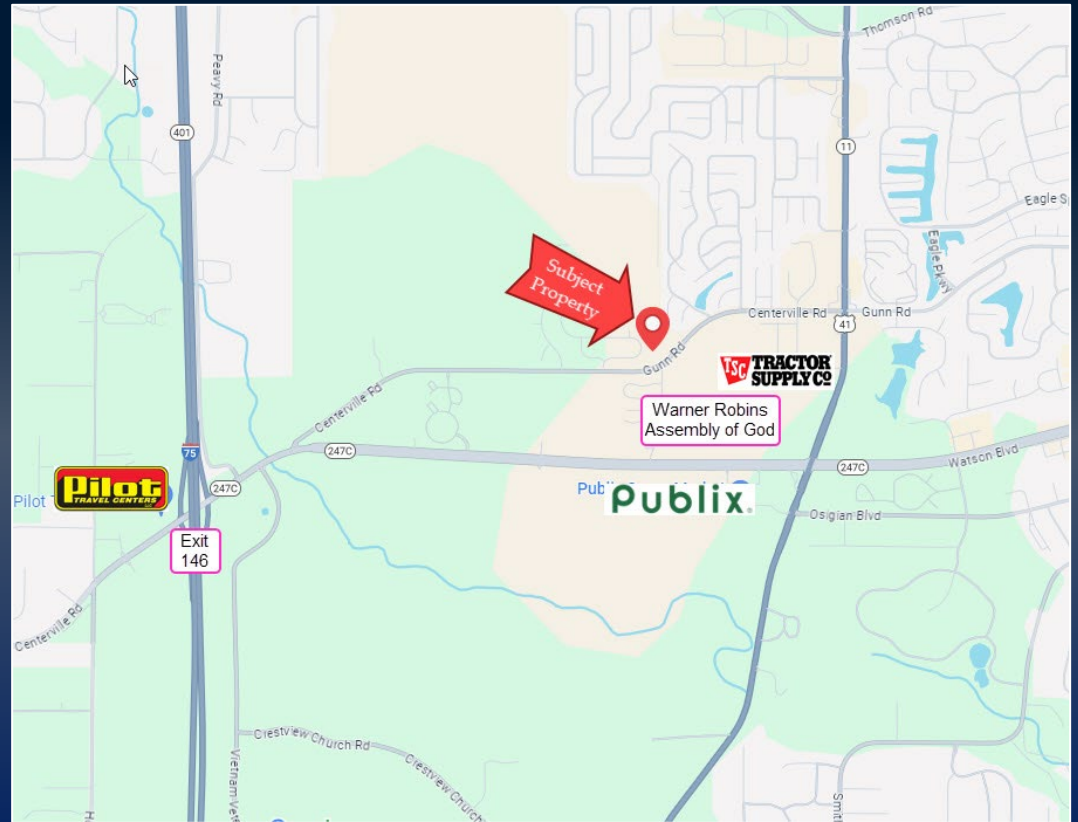


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## PROPERTY INFORMATION

- 2.40 Acres
- Approximately 550 feet of frontage on Gunn Road
- Located just off the 247 Connector & less than 2 miles from Interstate 75 (Exit 146)
- Zoned C-2 (Commercial)
- Water and sewer in right of way
- Convenient to retail, restaurants, hotels, the Warner Robins business district & several large residential developments

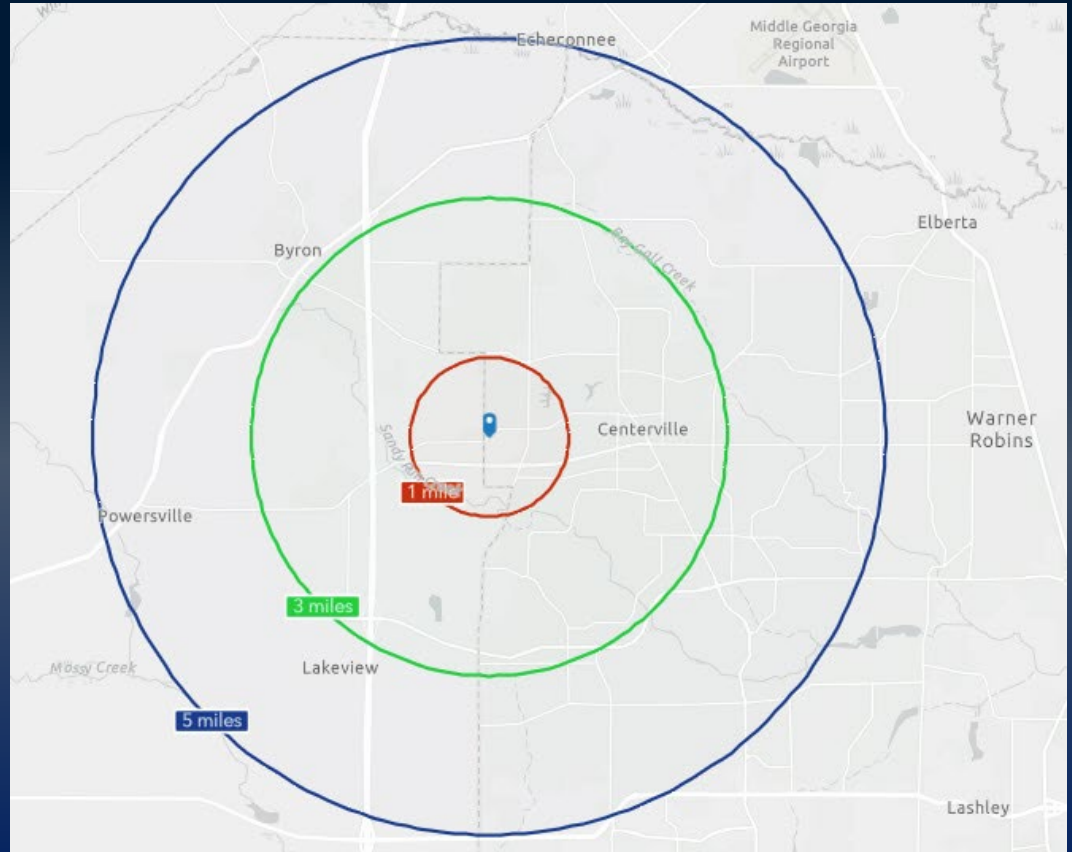


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## DEMOGRAPHICS

|                                  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------|-----------|-----------|-----------|
| 2023 Population:                 | 5,236     | 29,623    | 84,158    |
| 2028 Population Estimate:        | 5,317     | 30,323    | 86,821    |
| 2023 Households:                 | 2,299     | 11,994    | 33,102    |
| 2028 Households Estimate:        | 2,350     | 12,401    | 34,530    |
| 2023 Average HH Income:          | \$88,513  | \$91,047  | \$93,598  |
| 2028 Average HH Income Estimate: | \$102,767 | \$105,105 | \$107,999 |



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