

INDUSTRIAL LAND FOR SALE

**N DAVIS DRIVE
WARNER ROBINS, GA 31093
HOUSTON COUNTY**

±4.29 ACRES

**PRICE REDUCED:
\$215,000
\$120,000**



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PROPERTY INFORMATION

- Two parcels totaling ±4.29 acres
- Zoned M-1
- Sewer and water available
- Ideal for logistics, flex industrial, equipment sales, and distribution users
- Located on a well-traveled commercial/industrial thoroughfare
- Approximately 6 miles to Robins Air Force Base, one of Georgia's largest employers and major economic driver in the region



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TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Counts (GDOT Estimate 2024:)
 - N Davis Drive - 7,210 VPD
 - Hawkinsville Road - 16,200 VPD

N Davis Drive - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,960	25,883	59,409
2030 ESTIMATED POPULATION	3,130	27,011	62,022
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,157	10,191	23,728
2030 HOUSEHOLD ESTIMATES	1,221	10,673	24,890
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$44,708	\$62,395	\$68,900
2030 HH INCOME ESTIMATE	\$49,004	\$69,304	\$76,097

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$62,395	25,883	10,191	2.9%	1,152

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