

PRE-LEASING | THE ENCLAVE AT LAKE JOY

LAKE JOY ROAD, WARNER ROBINS, GA 31088



±1,067 SF - ±9,200 SF | \$32/SF, NNN



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PROPERTY INFORMATION

- Two (2) buildings totaling ±16,250 SF
 - Building A - ±1,067 SF - ±7,050 SF
 - Building B - ±1,125 SF - ±9,200 SF
- All utilities available
- Zoned C-2 (Commercial)
- New construction retail center planned for 2026
- The Enclave at Lake Joy development will feature ±209 townhomes, loft apartments with ground-level retail, and two retail strip centers
- This location has traffic visibility, strong surrounding residential growth, proximity to major retail, and its location within one of Houston County's fastest growing commercial corridors



LAKE JOY ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY



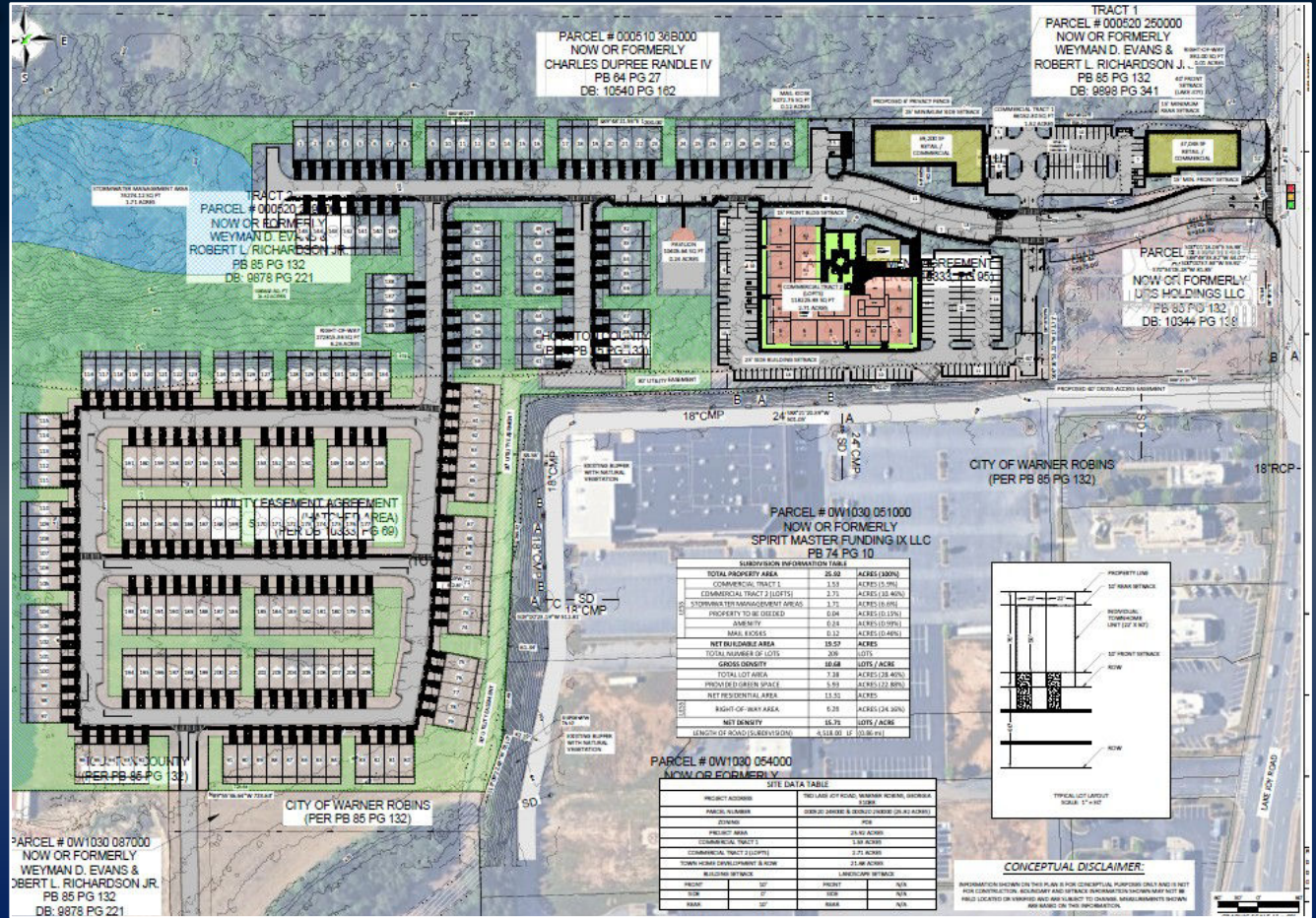
AERIAL MAP



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.



SITE PLAN



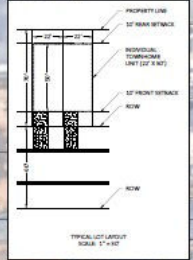
SUBDIVISION INFORMATION TABLE

TOTAL PROPERTY AREA	26.89	ACRES (1,000)
COMMERCIAL TRACT 1	3.52	ACRES (15.0%)
COMMERCIAL TRACT 2 (LOTS)	2.71	ACRES (10.1%)
STIPULATED TRACT MANAGEMENT AREAS	3.75	ACRES (14.0%)
PROPERTY TO BE SHELDED	6.06	ACRES (22.5%)
ARMY	0.24	ACRES (0.9%)
ARMY ACRES	0.22	ACRES (0.8%)
NET BUILDING AREA	18.20	ACRES (67.3%)
TOTAL NUMBER OF LOTS	206	LOTS
GROSS DENSITY	18.28	LOTS / ACRE
TOTAL LOT AREA	1.38	ACRES (5.1%)
PRIVATE OPEN SPACE	5.89	ACRES (21.9%)
NET RESIDENTIAL AREA	15.20	ACRES (56.5%)
RIGHT-OF-WAY AREA	0.28	ACRES (1.0%)
NET DENSITY	16.78	LOTS / ACRE
LENGTH OF ROAD (SUBDIVISION)	4,518.00	LF (10.96 MI)

PARCEL # DW1030 051000
 NOW OR FORMERLY

SITE DATA TABLE

PROJECT ADDRESS	780 LANE 107 ROAD, WARNER ROBINS, GEORGIA 30086		
PARCEL NUMBER	051000 (2020) (2020) (2020) (2020) (2020)		
ZONING	RM-10		
PROJECT AREA	26.89 ACRES		
COMMERCIAL TRACT 1	3.52 ACRES		
COMMERCIAL TRACT 2 (LOTS)	2.71 ACRES		
TOWN HOME DEVELOPMENT & ROW	23.66 ACRES		
BUILDING SETBACK	MINIMUM SETBACK		
FRONT	30'	REAR	N/A
SIDE	30'	SIDE	N/A
REAR	30'	REAR	N/A



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