

OFFICE PARK LOTS AVAILABLE

N DAVIS DR, DUKE AVE,
PRINCE ST & MYRTLE ST
WARNER ROBINS, GA 31093
HOUSTON COUNTY

±0.46 - ±1.43 ACRES

ASKING PRICE:
\$50,000 - \$80,000/ACRE



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PROPERTY INFORMATION

- Zoned: C-2 (Commercial)
- All utilities available
- HUB zone
- Military zone
- The site presents an opportunity for light industrial, service commercial, m1 flex, defense contractors, medical, or mixed-use development
- Close proximity to Robins Air Force Base, Georgia's largest industrial complex, one of the state's largest employers, and a major economic driver for the region.
- Located near Middle Georgia State University and a strong mix of aviation, industrial, and commercial users



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AVAILABLE LOTS

- ±0.46 - ±1.43 acres available

Lot 1 - N Davis Drive: ±1.14 acres

Lot 2 - N Davis Drive: ±0.76 acre

Lot 3 - N Davis Drive: ±1.07 acres

Lot 4 - 304 N Davis Drive: ±1.0 acre

Lot 5 - N Davis Drive: ±0.94 acre

Lot 6 - 300 N Davis Drive: ±0.78 acre

Lot 7 - 104 Prince Street: ±1.42 acres

Lot 8 - 105 Prince Street: ±0.79 acre

Lot 9 - 107 Prince Street: ±1.02 acres

Lot 10 - Duke Avenue: ±1.21 acres

Lot 11 - 818 Duke Avenue: ±0.46 acre

Lot 12 - 812 Duke Avenue: ±0.46 acre

Lot 13 - 810 Duke Avenue: ±0.53 acre

Lot 14 - 808 Duke Avenue: ±0.51 acre

Lot 15 - 806 Duke Avenue: ±0.46 acre

Lot 16 - 804 Duke Avenue: ±0.46 acre

Lot 17 - 712 Duke Avenue: ±1.22 acres

Lot 18 - 710 Duke Avenue: ±0.76 acres

Lot 19 - 708 Duke Avenue: ±0.46 acre

Lot 20 - 706 Duke Avenue: ±0.49 acre

Lot 21 - 704 Duke Avenue: ±0.48 acre

Lot 22 - 702 Duke Avenue: ±0.52 acre

Lot 23 - 700 Duke Avenue: ±0.79 acre

Lot 24 - Myrtle Street: ±0.48 acre



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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024):

N Davis Drive - 10,400 VPD

Watson Blvd - 19,300 VPD

Highway 247 - 24,100 VPD

Village At Town Centre - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	43,037	80,832	177,168
2030 ESTIMATED POPULATION	45,177	84,561	186,205
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	16,941	32,328	68,013
2030 HOUSEHOLD ESTIMATES	17,865	33,988	71,746
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$67,005	\$80,054	\$95,981
2030 HH INCOME ESTIMATES	\$74,120	\$88,139	\$105,890

AVERAGE INCOME	POPULATION (Houston County)	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$95,981	178,000	68,013	5.0%	141,360

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MAP



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