

COMMERCIAL LAND FOR SALE

W WRASLING WAY @ WILDER DRIVE
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±8.03 ACRES

ASKING PRICE:
\$1,850,000



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

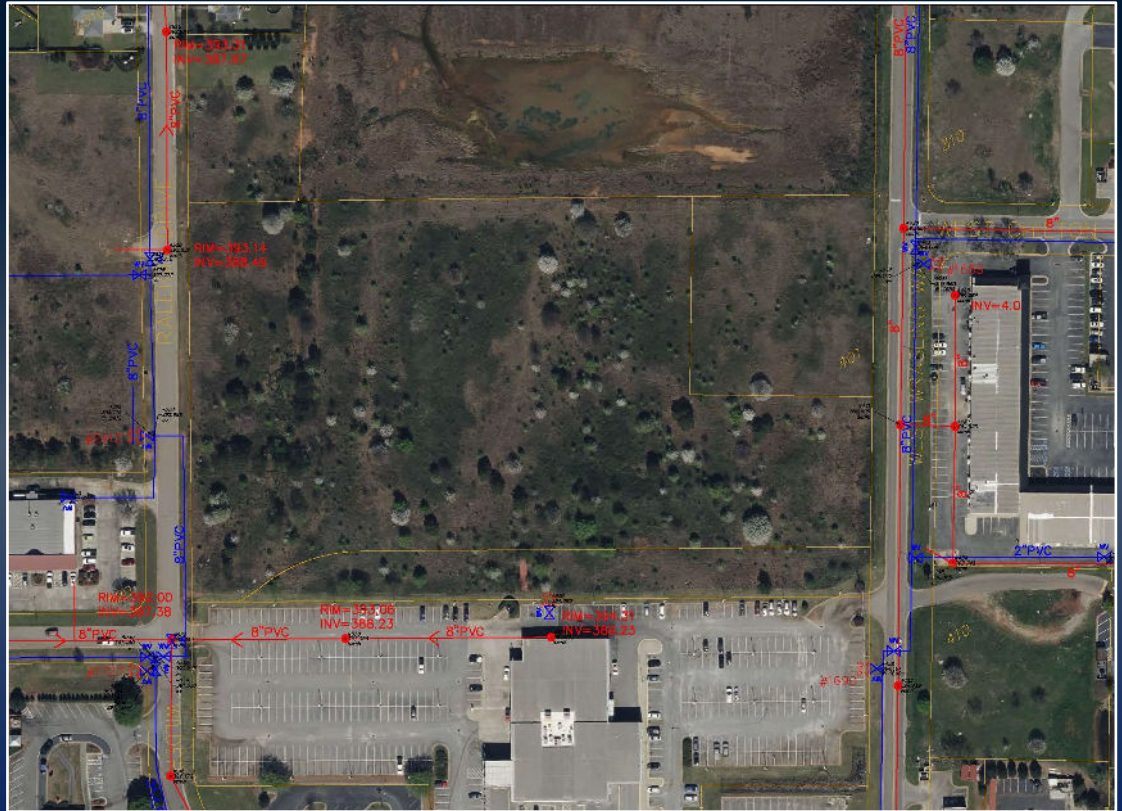
O: 478.750.7507

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PROPERTY INFORMATION

- ±8.04 acres of prime commercial land
- Zoned C-2 (Commercial)
- Sewer and water available (see utility map)
- Large acreage offers flexibility for a variety of site layouts
- Excellent dual frontage on W Wrasling Way and Wilder Drive, providing outstanding accessibility and site visibility
- Surrounded by established national retailers, restaurants, and daily service businesses
- Positioned near Highway 96, S Houston Lake Road, and Interstate 75 providing strong accessibility for local and regional traffic



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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
Highway 96 – 15,500 VPD
Houston Lake Road – 27,700 VPD

W Wrasling Way @ Wilder Drive - Warner Robins GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	52,443	108,756	190,452
2031 ESTIMATED POPULATION	55,362	115,799	201,858
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	19,704	41,472	72,986
2031 HOUSEHOLD ESTIMATES	20,898	44,286	77,641
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$126,413	\$113,284	\$104,344
2031 HH INCOME ESTIMATE	\$142,625	\$128,784	\$119,308

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$113,284



108,756



41,472



3.0%



51,043

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AERIAL MAP



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