

SPROUTS-ANCHORED OUTPARCELS FOR SALE

RUSSELL PARKWAY @ HOUSTON LAKE ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY

<u>Outparcel 1</u>	±1.25 Ac	Sale Price: \$1,050,000
<u>Outparcel 2</u>	±1.28 Ac	Sale Price: \$995,000
<u>Outparcel 3</u>	±1.25 Ac	Sale Price: \$1,050,000
<u>Outparcel 4</u>	±1.23 Ac	Sale Price: \$995,000



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PROPERTY INFORMATION

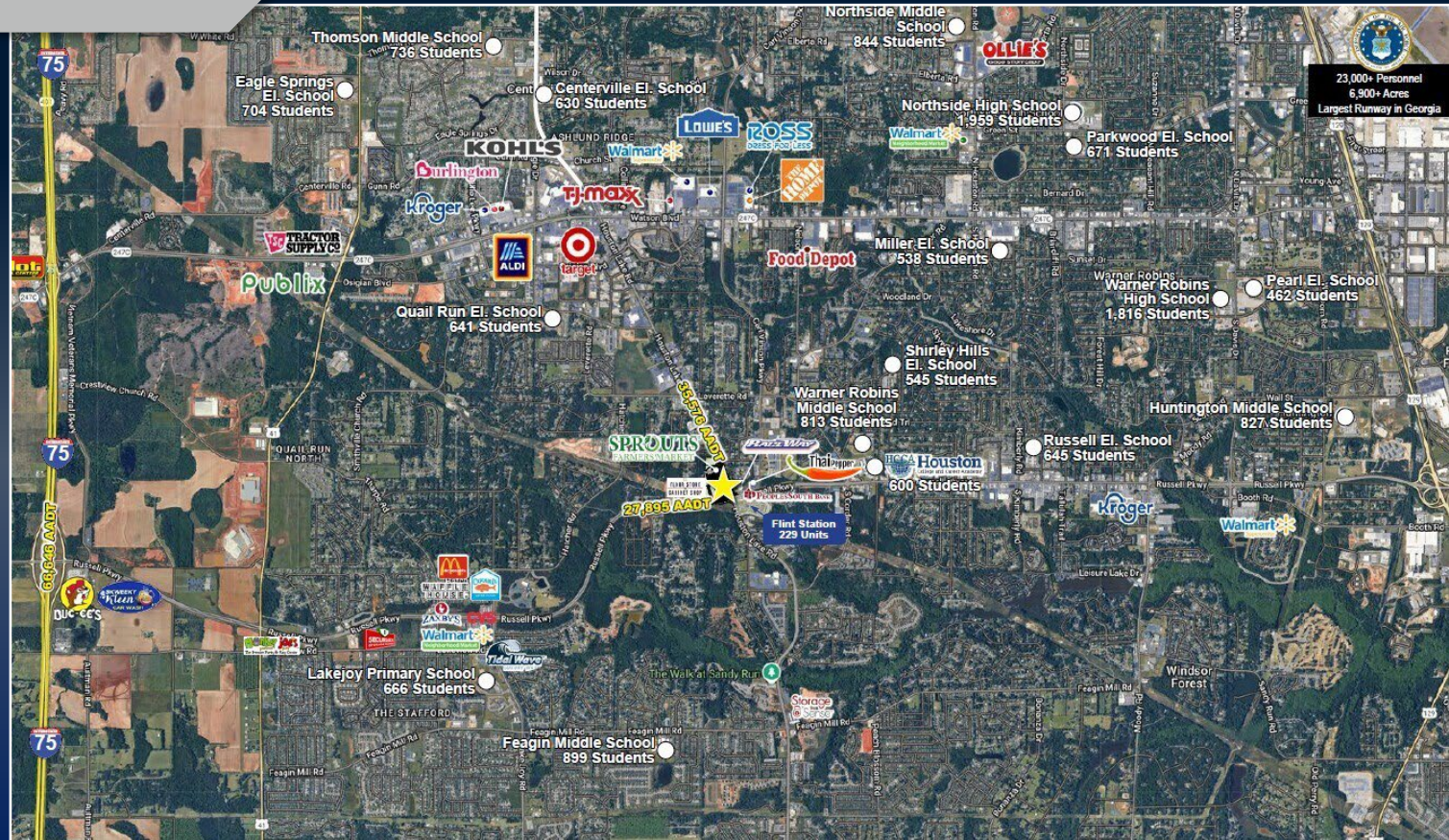
- ±5.01 Acres
- Sprouts set to open March 2027
- Zoned C-2 (Commercial)
- All utilities available
- Master detention available
- Access via curb cuts on Russell Parkway and Houston Lake Road (four total)
- Located at the 4-way signalized intersection of Houston Lake Road and Russell Parkway providing excellent visibility and accessibility
- Positioned within the growing Houston County market with continued residential and commercial growth



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AERIAL MAP



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ECONOMICS

WARNER ROBINS

Middle Georgia's \$4B economic anchor.



Population surge of nearly 30% since 2010, and a steady increase thereafter.



Primary commercial hub for a seven-county trade area, capturing a massive regional reach of over 416,000 residents.



Warner Robins is a high-yield retail frontier powered by a recession-proof federal payroll and a median age of 32t.



Warner Robins is executing a \$180M master plan, headlined by the 'downtown redevelopment and a \$650M surge in industrial infrastructure.

\$4.26 BILLION

ANNUAL ECONOMIC IMPACT BY
THE ROBINS AIR FORCE BASE

\$1.74 BILLION

ROBINS AFB PAYROLL

\$6.7 BILLION

IN CONTRACTS
AS OF EARLY 2026

Fueled by a 3.8% military pay raise and Georgia's largest aerospace cluster, our young-professional demographic provides a high-ceiling for premium retail—pairing a 27% under-18 family base with the 24/7 spending of 22,000+ high-wage personnel.

50 MILE

TRADE RADIUS WITH WARNER ROBINS
AT THE VERY CENTER

7-COUNTY

PREMIER DESTINATION CHOICE

I-75 CORRIDOR

CAPTURING OVER 86,000+ LOCAL
RESIDENTS & TRAVELERS FROM ATLANTA
TO FLORIDA COAST

Strategically positioned on the I-75 corridor, Warner Robins offers rapid 90-minute access to Hartsfield-Jackson International Airport and a 2.5-hour direct link to the Port of Savannah via the I-16 interchange. This premier logistics positioning is bolstered by Norfolk Southern rail access and a 50-mile intercept radius, solidifying the city as Middle Georgia's primary hub for regional and global commerce.

24,000+

DEFENSE PROFESSIONALS HELPS
TO GUARANTEE THE LOCAL ECONOMY

\$2 BILLION

ANNUAL RETAIL SPENDING ENGINE

24/7 SPENDING

FUELED BY YOUNG PROFESSIONALS
AND A 27% UNDER 18 FAMILY DYNAMIC

National retailers are capitalizing on Warner Robins' rapid maturation. Supported by a \$180M city budget, current investments include major I-75 corridor capacity upgrades and a \$3M phase-one park revitalization, securing the infrastructure necessary for sustained long-term commercial growth.

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