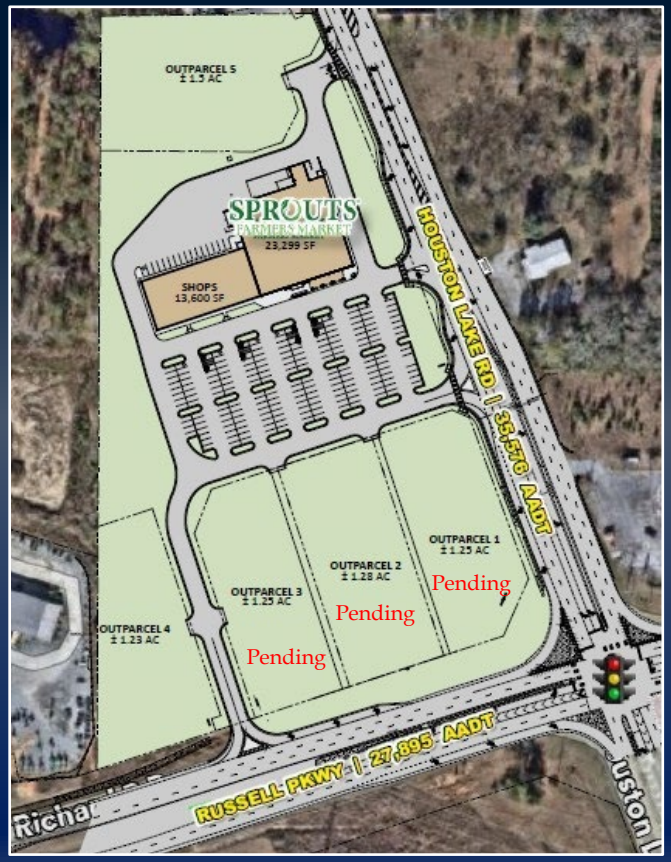
Sprouts-Anchored Outparcels for Sale

Russell Parkway @ Houston Lake Road
Warner Robins, GA 31088
Houston County

Outparcel 1	±1.25 Ac	Sale Price: $1,050,000 (Pending)
Outparcel 2	±1.28 Ac	Sale Price: $995,000 (Pending)
Outparcel 3	±1.25 Ac	Sale Price: $1,050,000 (Pending)
Outparcel 4	±1.23 Ac	Sale Price: $995,000





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Property Information

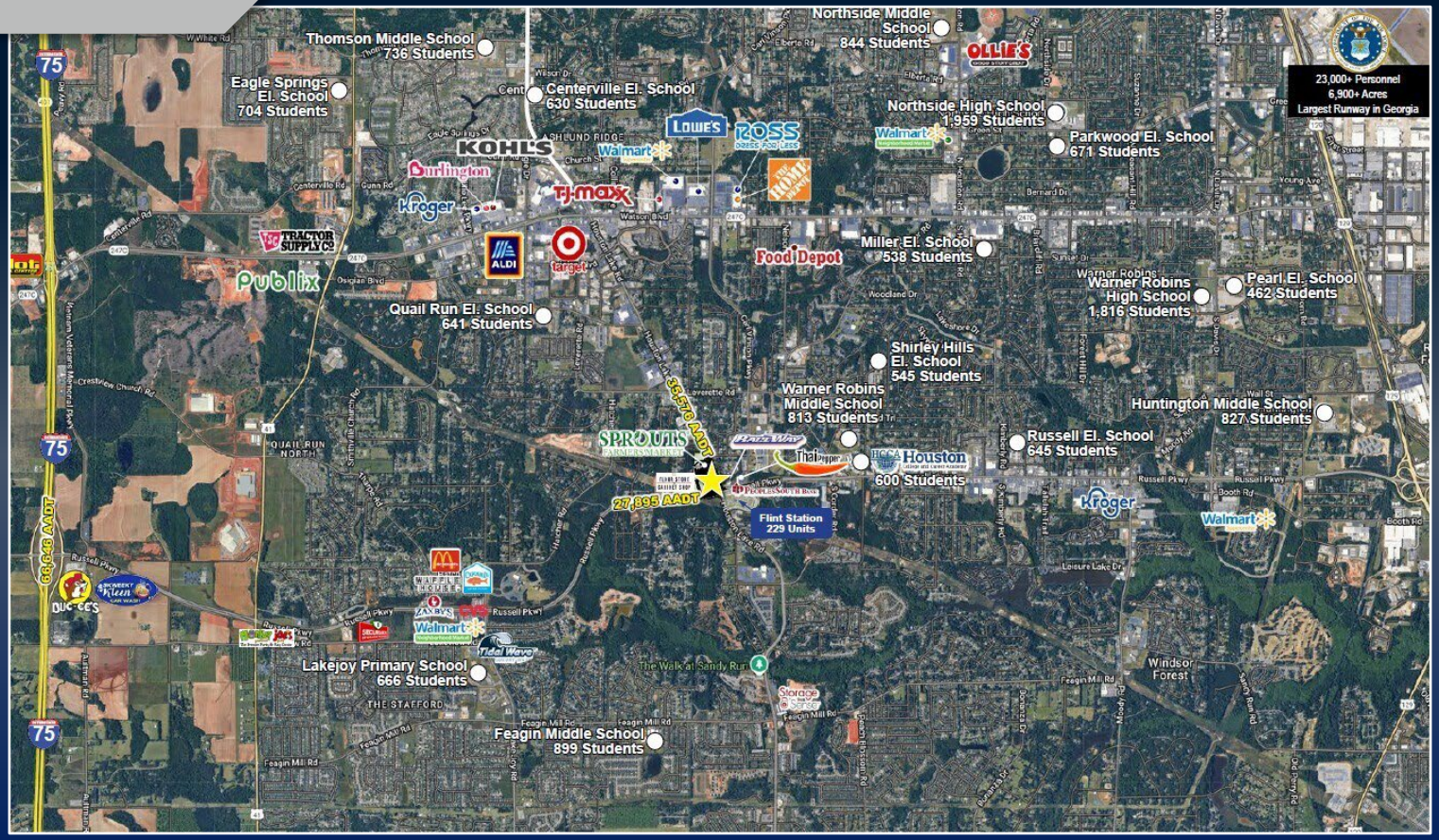
- ±5.01 acres
- Sprouts set to open March 2027
- Zoned C-2 (Commercial)
- All utilities available
- Master detention available
- Access via curb cuts on Russell Parkway and Houston Lake Road (four total)
- Located at the 4-way signalized intersection of Houston Lake Road and Russell Parkway providing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



Russell Parkway @ Houston Lake Road
Warner Robins, GA 31088
Houston County

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Aerial Map



Russell Parkway @ Houston Lake Road
Warner Robins, GA 31088
Houston County

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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.

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.

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