

HIGH TRAFFIC SIGNALIZED CORNER LOT

401 S HOUSTON LAKE ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±1.43 ACRES

ASKING PRICE:
\$1,295,000

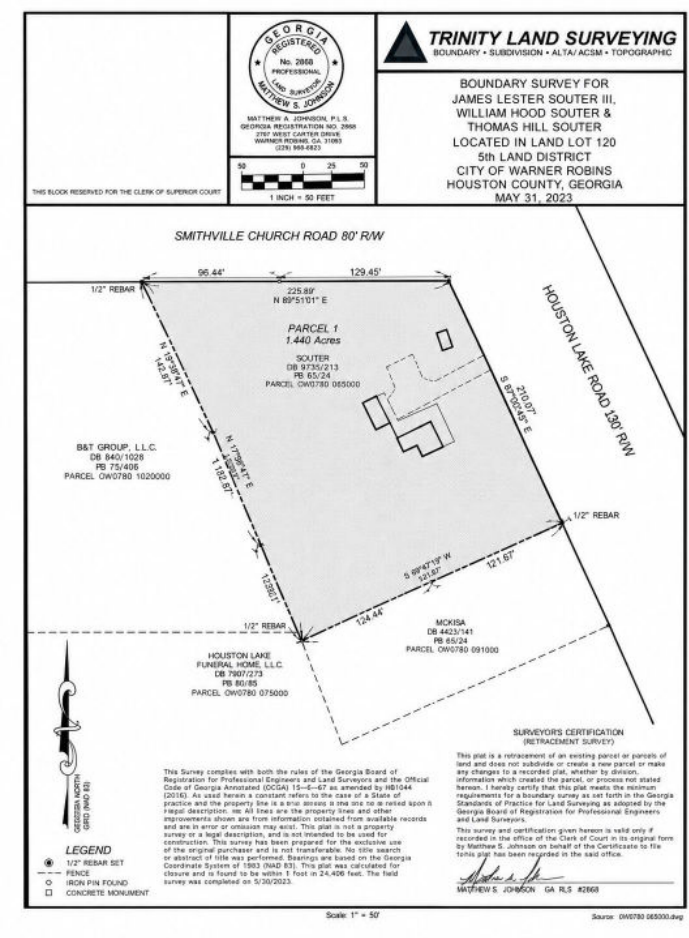


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PROPERTY INFORMATION

- ±1.43 acres
- Zoned C-2 (Commercial)
- Level topography
- All utilities available
- ±228' of frontage on S Houston Lake Road
- Ideal for a variety of uses, including convenience store, bank, restaurant, office, and retail
- Access via two (2) curb cuts on Smithville Church Road and one (1) on S Houston Lake Road
- Located at a 4-way signalized intersection directly across from a newly constructed Residence Inn by Marriott



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AERIAL MAP



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DEMOGRAPHICS

401 S Houston Lake Road - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	62,177	124,232	194,067
2031 ESTIMATED POPULATION	65,539	130,693	205,031
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	25,257	49,023	74,584
2031 HOUSEHOLD ESTIMATES	26,768	51,834	79,084
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$92,993	\$96,934	\$104,276
2031 HH INCOME ESTIMATE	\$105,787	\$110,601	\$119,236

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$96,934



124,232



49,023



4.5%



54,864

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