

FOR SALE: 6.41 +/- acres
Russell Pkwy
Warner Robins, GA

The Bateman Group LLC.
Commercial Real Estate
Oliver C. Bateman III, Broker



Prime Commercial Property on Russell Parkway – Warner Robins, GA

Location:

6.41 ± acres located on Russell Parkway in Warner Robins, GA — strategically positioned next to **Buzzell Heating & Plumbing's** main facility and **SecurLock Storage**.

Accessibility:

Excellent access via two established entry points between the property and SecurLock Storage, with **outstanding visibility** from both **Russell Parkway** and **Lakeview Road**.

Utilities:

All major utilities are **available on-site**, ready for immediate development.

Zoning:

Commercial

Additional Opportunity:

Owner is willing to **subdivide** to suit buyer needs.

	1 mile	3 miles	5 miles
Population	6,336	33,036	87,557
Median Household Income	\$101,240	\$85,540	\$70,864

\$225,000/ac

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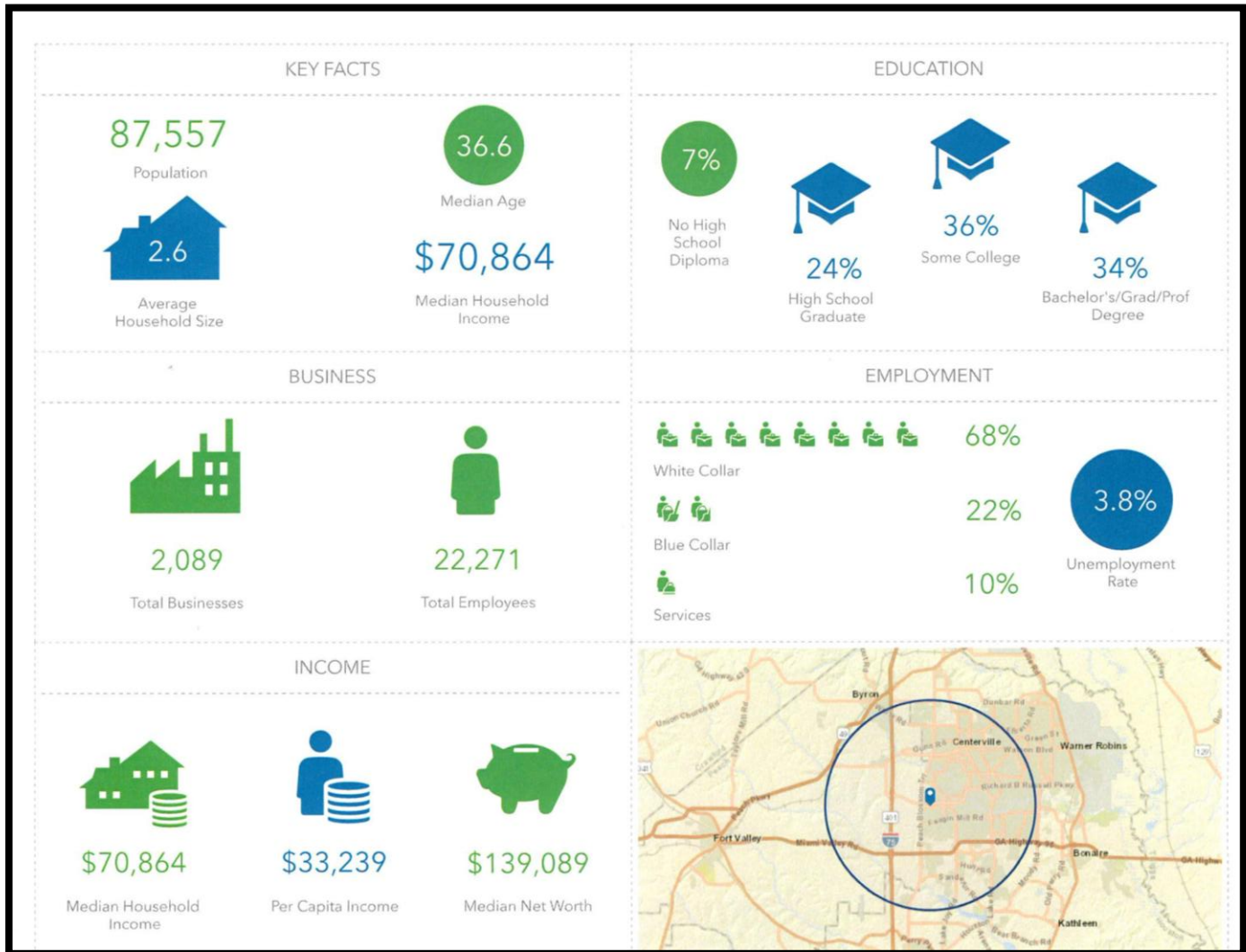
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5 mile Radius Key Facts



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