

FOR SALE

2 PARCELS - 2.0 ACRES TOTAL

RUSSELL PKWY - WARNER ROBINS GA

SALE PRICE \$995,000



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

SALE

RUSSELL PKWY
WARNER ROBINS, GA

OFFERING SUMMARY

Lot Sizes:	PARCEL A - 1.0 acre PARCEL B - 1.0 acre
------------	--

Sale Price:	\$995,000
-------------	-----------

Traffic Count:	~31,100 VPD - Perry Pkwy
----------------	--------------------------

Location:	~1.6 miles from I-75
-----------	----------------------

Zoning:	C2
---------	----

Utilities:	All public utilities available.
------------	---------------------------------

Neighbors:	Buc-ee's, Skweeky Kleen Car Wash, Monkey Joe's, Dollar General, Marco's Pizza, Walmart Zaxby's Chicken, Tidal Wave Car Wash, CVS, McDonald's, Waffle House, Captain D's, and more!
------------	--

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

RUSSELL PKWY
WARNER ROBINS, GA



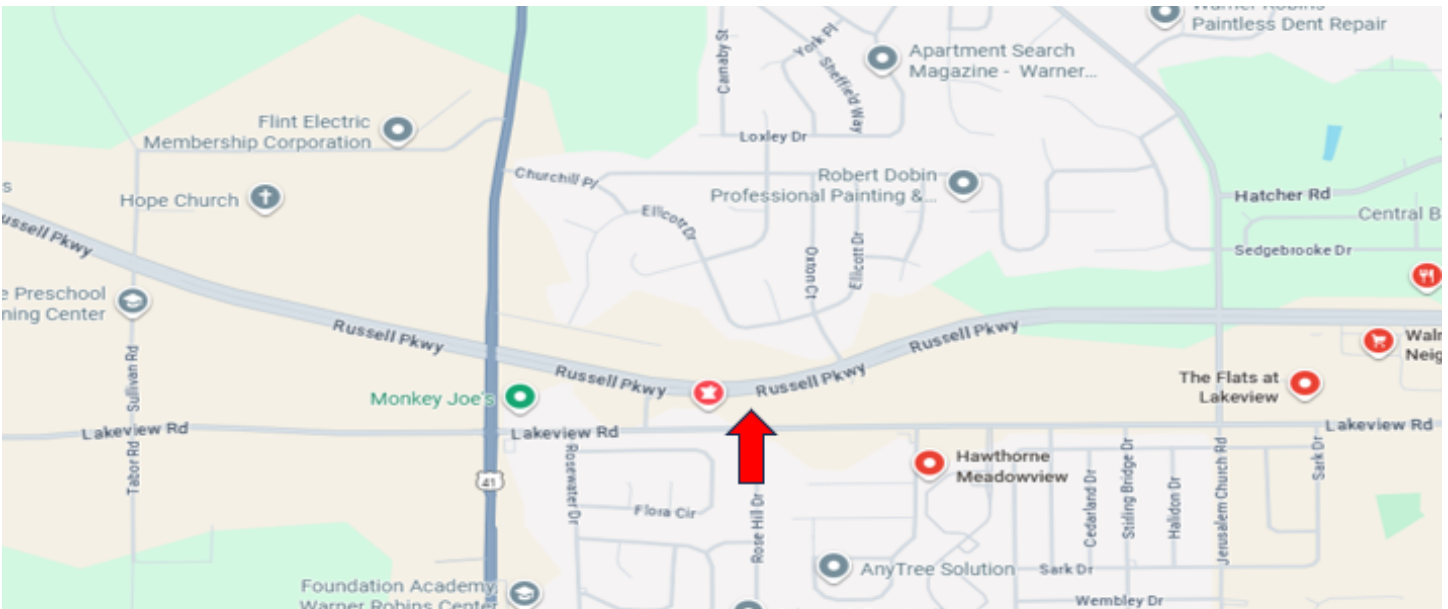
PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

RUSSELL PKWY
WARNER ROBINS, GA



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

5 MILE RADIUS

KEY FACTS

125,065

Population



Average
Household Size

37.4

Median Age

\$76,544

Median Household
Income

EDUCATION

6%

No High
School
Diploma



28%

High School
Graduate



33%

Some College



33%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,308

Total Businesses



41,079

Total Employees

EMPLOYMENT



63%

White Collar



23%

Blue Collar



14%

Services

4.1%

Unemployment
Rate

INCOME



\$76,544

Median Household
Income



\$36,182

Per Capita Income



\$170,774

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (23.2%)

The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	7.8%	-0.4%	
\$15,000 - \$24,999	4.7%	-0.1%	
\$25,000 - \$34,999	7.2%	+0.6%	
\$35,000 - \$49,999	11.5%	+1.0%	
\$50,000 - \$74,999	17.7%	+0.7%	
\$75,000 - \$99,999	13.6%	-0.1%	
\$100,000 - \$149,999	23.2%	+0.7%	
\$150,000 - \$199,999	8.5%	-1.8%	

Bars show deviation from

Houston County ▼