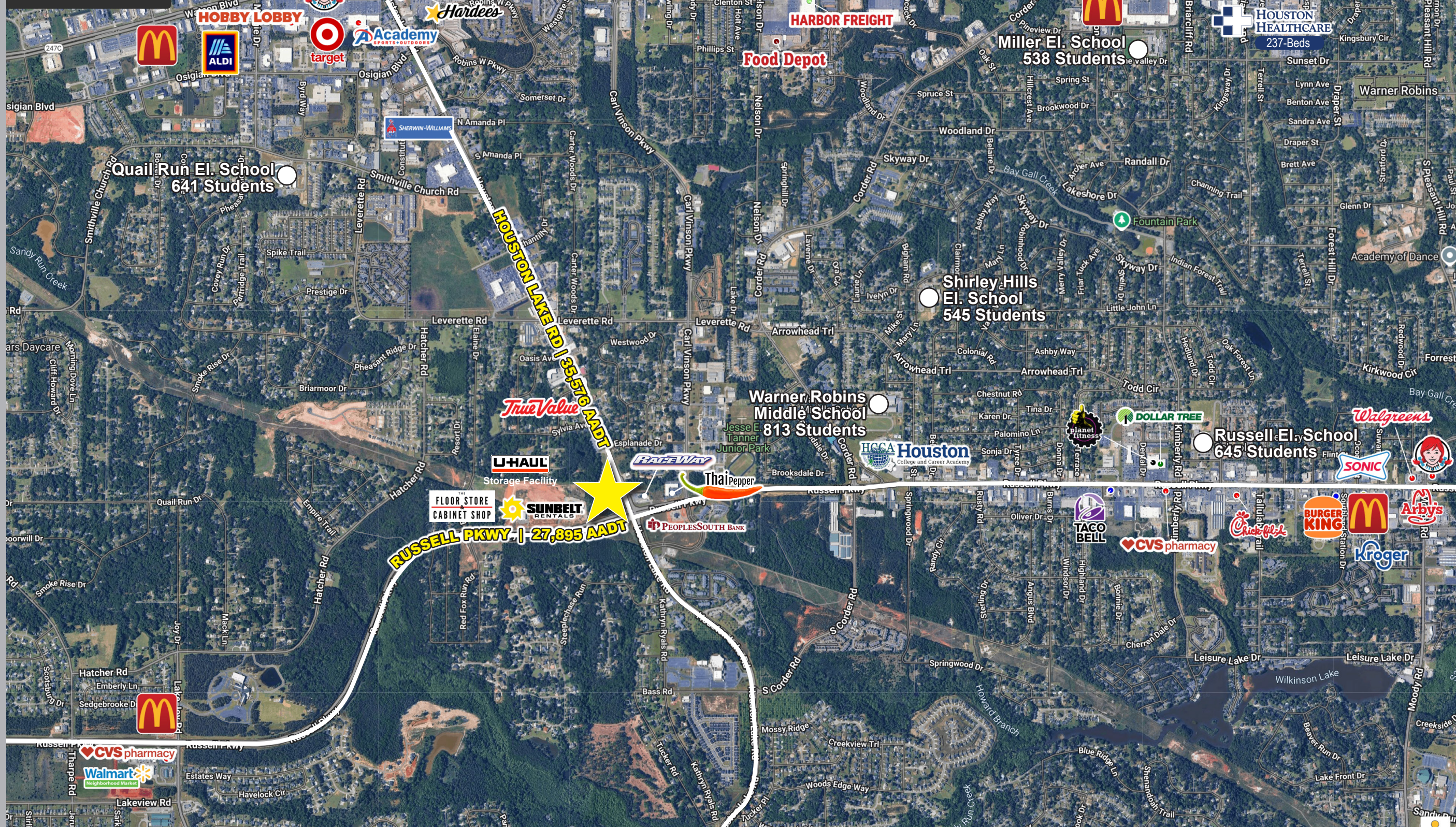


HOUSTON LAKE CROSSINGS WARNER ROBINS, GA



SITE DESCRIPTION

RUSSELL PARKWAY
& HOUSTON LAKE ROAD

± 13.16 ACRES | 36,899 SF

35,576 AADT ON HOUSTON LAKE ROAD

27,895 AADT ON RUSSELL PKWY

Prime Location & Connectivity: Positioned at the nexus of I-75 and Robins Air Force Base, our site benefits from a strategic location with heavy commuter and residential traffic, ensuring maximum visibility and access.

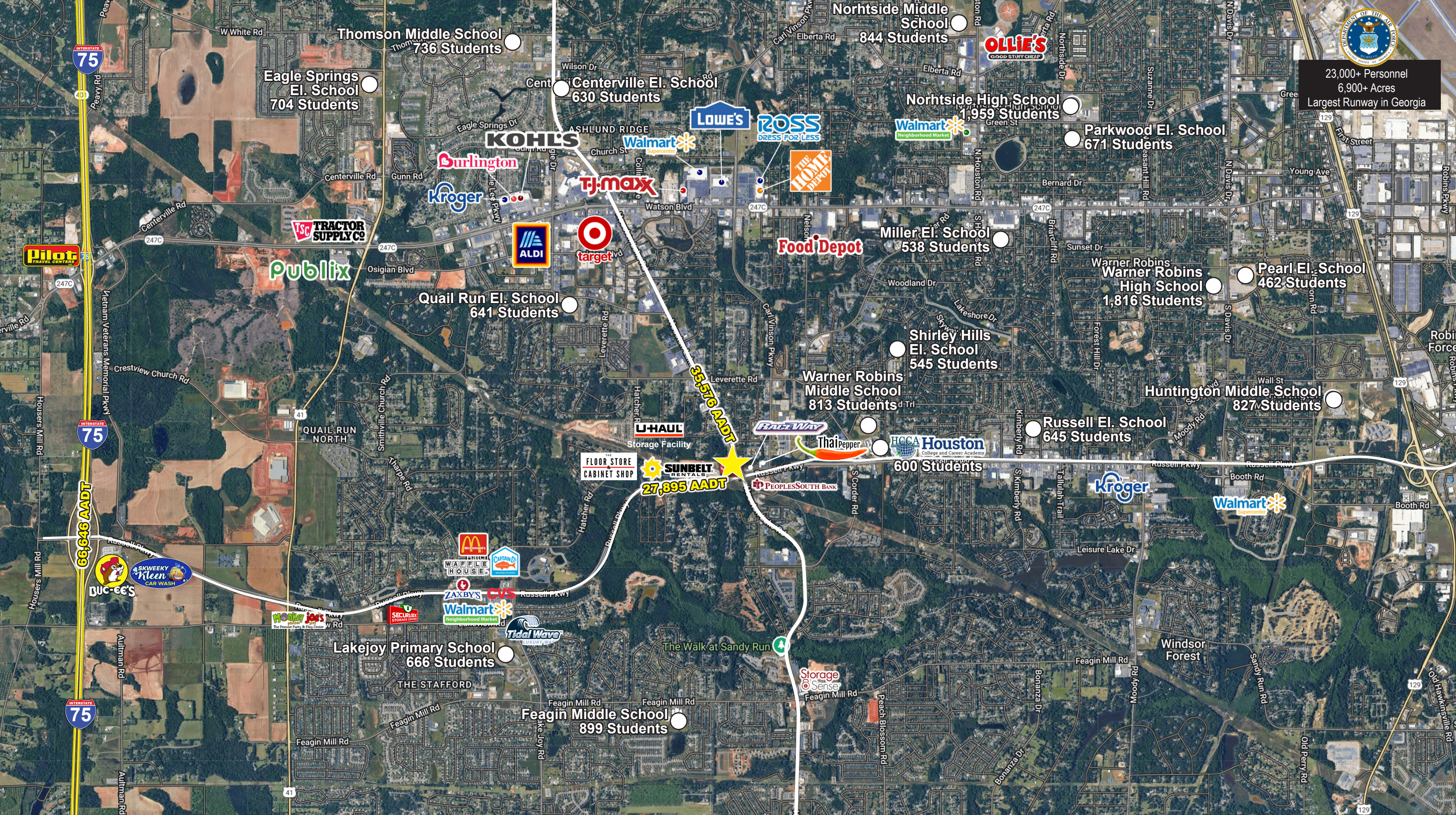
Anchored by Top-Tier Retail: Located within a robust commercial hub, the site is surrounded by major national retailers and restaurants, including Walmart, Target, Academy Sports + Outdoors, Chick-fil-A, and Aldi, drawing significant consumer traffic to the area.

Robust & Growing Economic Engine: Warner Robins is a key logistics hub on the I-75 corridor and one of Georgia's fastest-growing cities. The local economy is driven by Robins Air Force Base, which boasts a stable workforce of over 23,000 personnel and an annual economic impact exceeding \$3 billion. This economic stability, along with a strong corporate presence from major employers like Northrop Grumman, Boeing, and Frito-Lay, makes the region highly attractive for new commercial investment.





23,000+ Personnel
6,900+ Acres
Largest Runway in Georgia



LEASING:
Eric Seebach
eseebach@gbtrealty.com

C 423.443.1321
O 615.370.0670
gbtrealty.com

MARKET AERIAL

HOUSTON LAKE CROSSINGS | WARNER ROBINS, GA

NUMBERS

HOUSTON LAKE CROSSINGS
WARNER ROBINS, GA

POPULATION

2 MILE	28,426
4 MILE	98,971
6 MILE	139,497

HOUSEHOLDS

2 MILE	11,649
4 MILE	39,319
6 MILE	54,376

AVG. HH INCOME

2 MILE	\$ 95,166
4 MILE	\$ 97,551
6 MILE	\$100,596

MED. HH INCOME

2 MILE	\$ 77,814
4 MILE	\$ 79,204
6 MILE	\$ 83,303

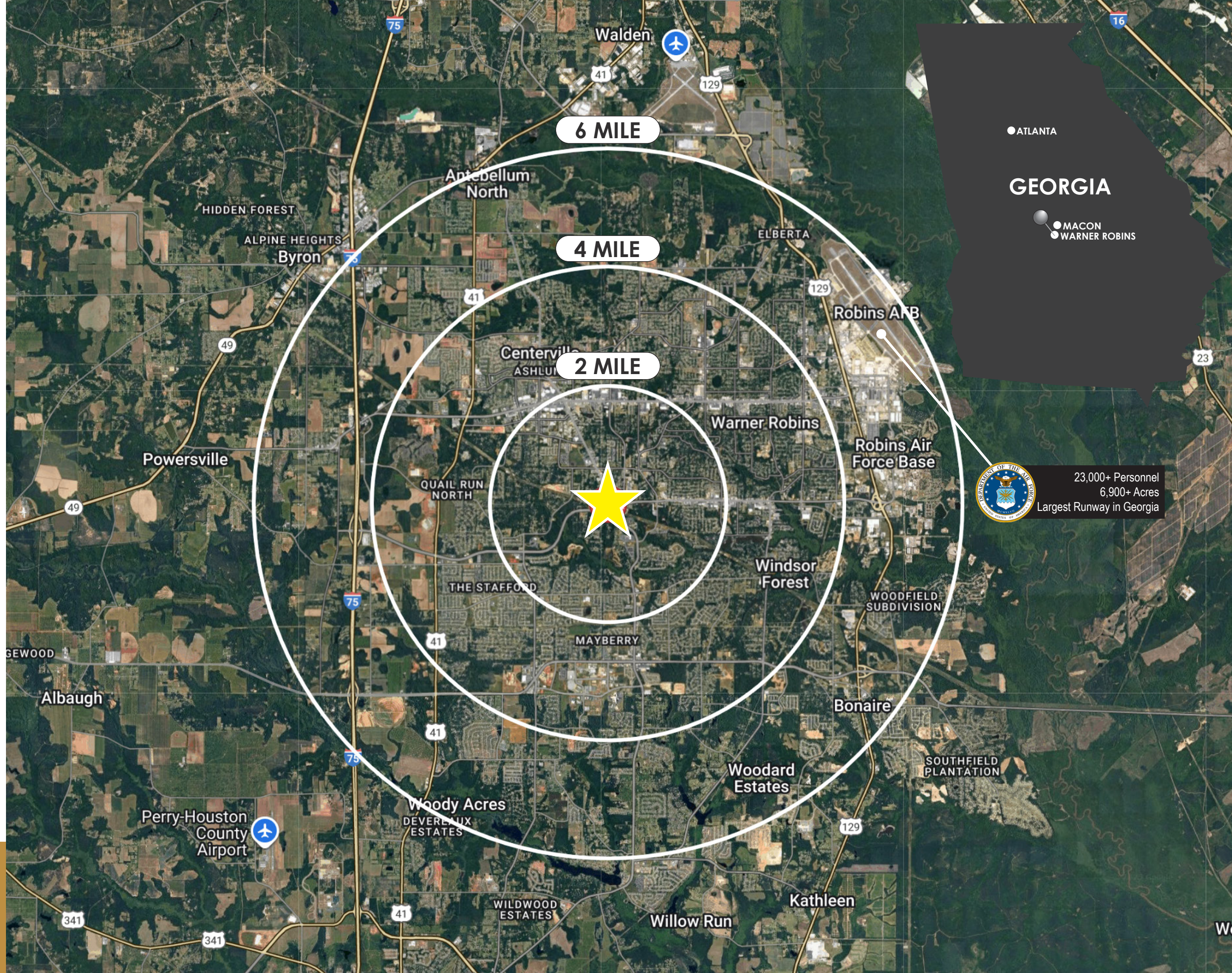
3 MILE - OTHER

Retail Exp/Yr	\$1.31 B
College/Higher	68.4%
White Collar	64%
Median Age	35

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 23,000+ Personnel
6,900+ Acres
Largest Runway in Georgia



U-HAUL
Storage Facility

SUNBELT
RENTALS

THE
FLOOR STORE
&
CABINET SHOP

Shadowood
Apartment
Homes

RACEWAY

Thai Pepper

PEOPLESOUTH BANK

Houston
County
Offices

HOUSTON LAKE RD | 33,576 AADT

RUSSELL PKWY | 27,895 AADT

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SITE AERIAL

HOUSTON LAKE CROSSINGS | WARNER ROBINS, GA

SITE PLAN

HOUSTON LAKE CROSSINGS
WARNER ROBINS, GA

TOTALS

LAND AREA: ± 13.16 AC
PROPOSED AREA: 36,899 SF
PARKING: 208 SPACES
PARKING RATIO: 5.64/1000

GROCEER

PROPOSED AREA: 23,299 SF
PARKING: 117 SPACES
PARKING RATIO: 5.0/1000

SHOPS

PROPOSED AREA: 13,600 SF
PARKING: 91 SPACES
PARKING RATIO: 6.69/1000

OUTPARCELS

1: ± 1.46 AC
2: ± 1.29 AC
3: ± 1.30 AC
4: ± 1.35 AC
5: ± 1.90 AC



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