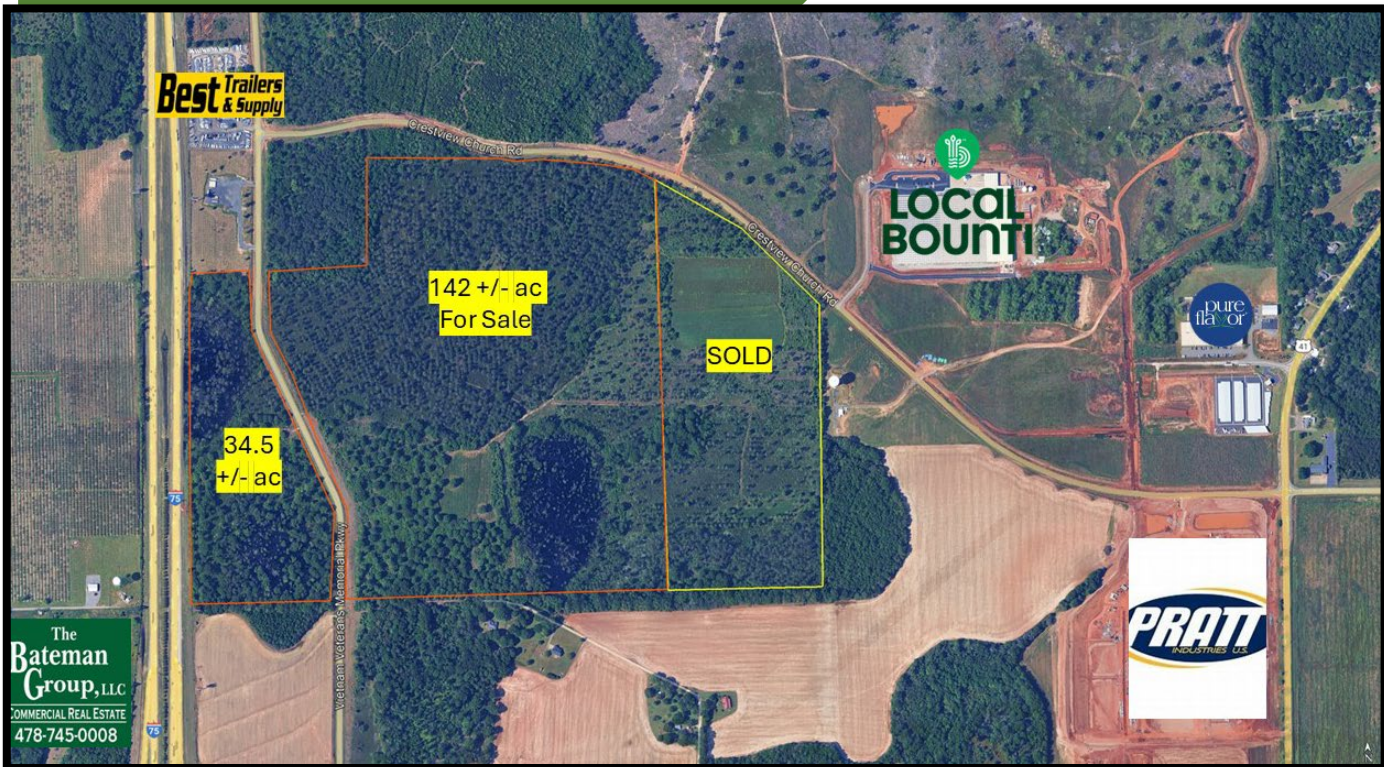


FOR SALE: 176.5 +/- acres
I-75 and Vietnam Veteran's Pkwy
Warner Robins, GA

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



176.5 ± Acres of Premier Industrial Land | I-75 & Vietnam Veteran's Parkway | Warner Robins, Georgia

A Rare Large-Acreage Opportunity in One of Middle Georgia's Fastest-Growing Industrial Corridors

Positioned along more than **2,000 feet of high-visibility I-75 frontage**, this 176.5 ± acre tract offers unmatched exposure and connectivity for industrial, logistics, and large-scale development users. With **M2 Industrial zoning**, established utilities, and immediate access to regional transportation networks, the property is ideally suited for companies seeking strategic expansion in a thriving industrial market.

Property Highlights

- 176.5 ± acres of development-ready industrial land
- Exceptional visibility with extensive I-75 frontage
- Zoned **M2 – Industrial**, allowing a wide range of industrial uses
- **Water and sewer available on site**
- Newly constructed municipal **water tower** directly adjacent to the property
- Large, contiguous acreage — increasingly rare along major interstate corridors

\$80,000/acre

Strategic Location

The property offers outstanding regional access with **two convenient I-75 interchanges**—**Watson Boulevard to the north** and **Russell Parkway to the south**—providing efficient routing for industrial and distribution users. Located on Vietnam Veteran's Parkway with direct connection to **Robins International Boulevard** and Highway 41, the site sits within a rapidly growing industrial corridor anchored by **Pratt Industries, Local Bounti, and Pure Flavor**.

Oliver C. Bateman, III
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The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

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Key Facts 5 mile Radius

KEY FACTS

59,371

Population



Average
Household Size

36.5

Median Age

\$65,594

Median Household
Income

EDUCATION

8%

No High
School
Diploma



25%
High School
Graduate



37%
Some College



30%
Bachelor's/Grad/Prof
Degree

BUSINESS



1,685

Total Businesses



16,908

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

22%



Services

13%

3.2%

Unemployment
Rate

INCOME



\$65,594

Median Household
Income



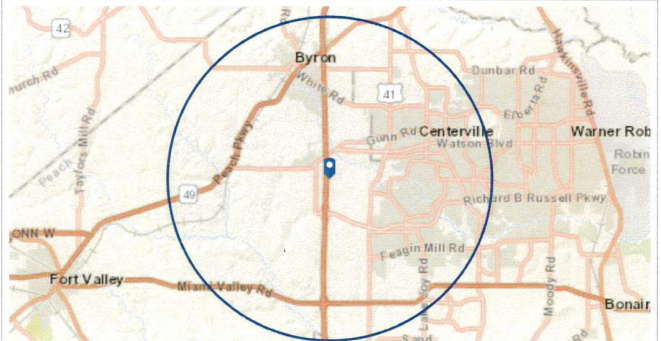
\$31,017

Per Capita Income



\$119,898

Median Net Worth



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