

**NEW
IMPROVED
PRICE**

2 ACRE COMMERCIAL DEVELOPMENT SITE
1850 RUSSELL PKWY, WARNER ROBINS, HOUSTON COUNTY, GA 31088



REDUCED SALES PRICE:
~~\$950,000~~ **\$874,900**

LOCATION OVERVIEW

- Located adjacent to Georgia Bob's BBQ; between Carl Vinson Parkway and Houston Lake Road
- Easy access to shopping, eateries, banks, schools and churches
- 5 miles from Interstate 75
- 6 miles from Robins Air Force Base
- 4 miles from Houston Medical Center
- 2 miles from Elementary & Middle Schools
- 2 miles from Warner Robins High School
- Neighbors: Georgia Bob's BBQ, Raceway, Thai Pepper, Flint Energies, Shadowood Apartments

PROPERTY OVERVIEW

- 2± Acre Commercial Development Site
 - Two (2) access easements to Houston Lake Road with a signalized light at Russell Parkway. (See Survey Page 3)
- 247.4'± Frontage on Russell Parkway
- Great visibility with an easement access to Houston Lake Road
- 29,000± AVG VPD on Russell Parkway (2023 GDOT)
- 32,000± AVG VPD on Houston Lake Road (2023 GDOT)
- Topography: Level, at road grade
- All utilities available to the site
- Zoned C2

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COMMERCIAL**
EBERHARDT & BARRY

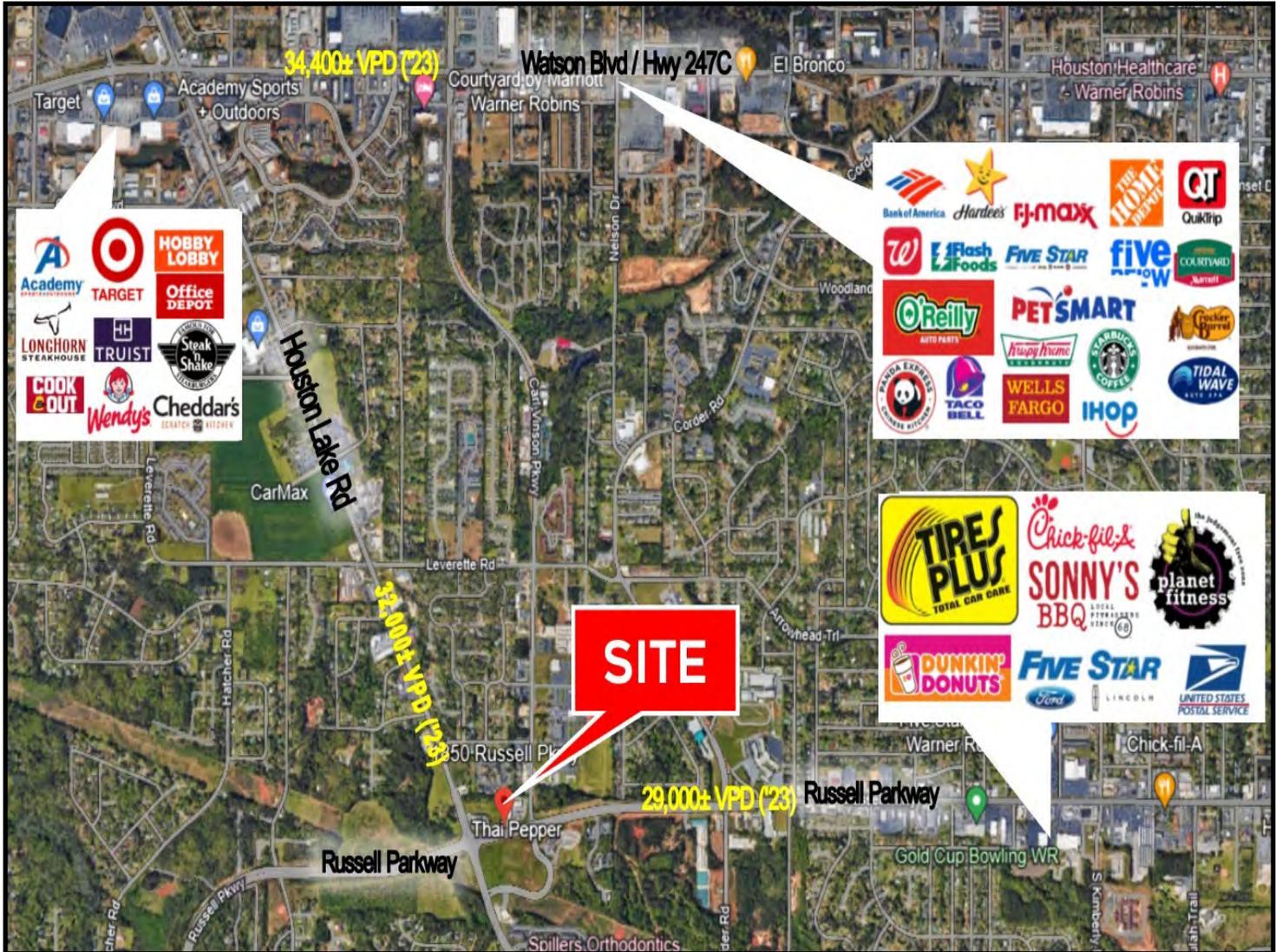
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Revised 03/18/25

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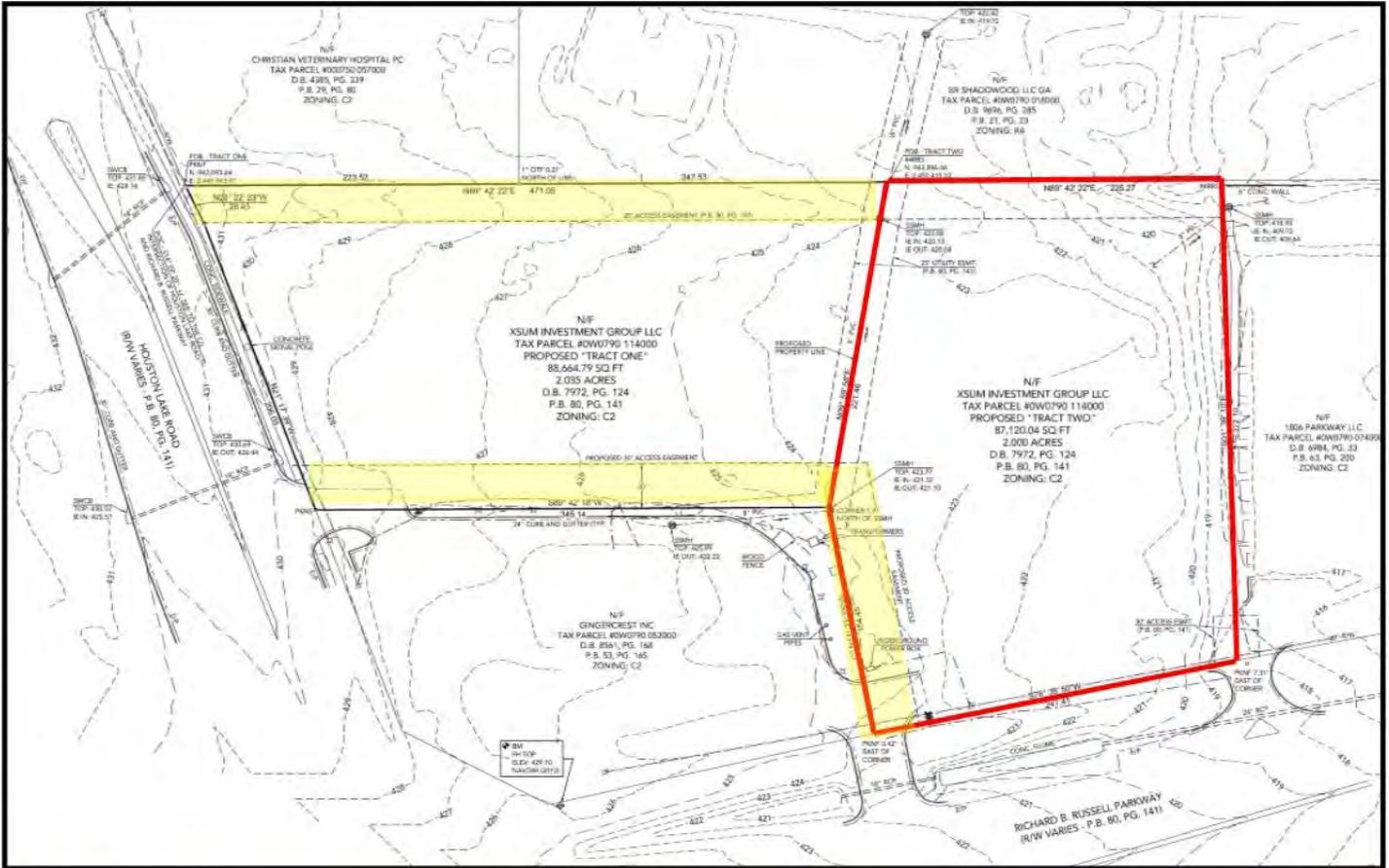
LOCATION MAP



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PROPERTY SURVEY



TWO (2) ACCESS EASEMENTS TO HOUSTON LAKE ROAD WITH A SIGNALIZED LIGHT AT RUSSELL PARKWAY.

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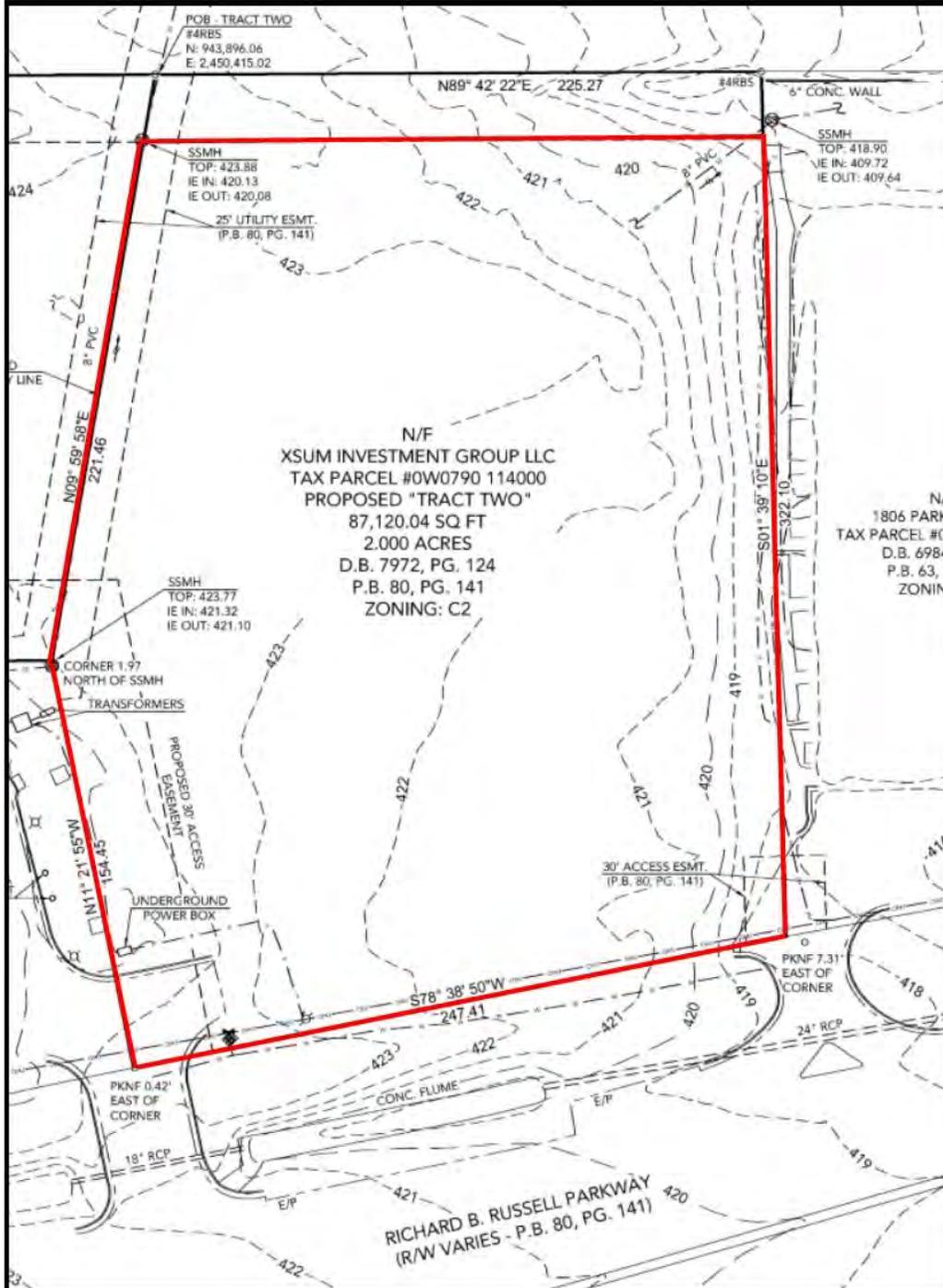
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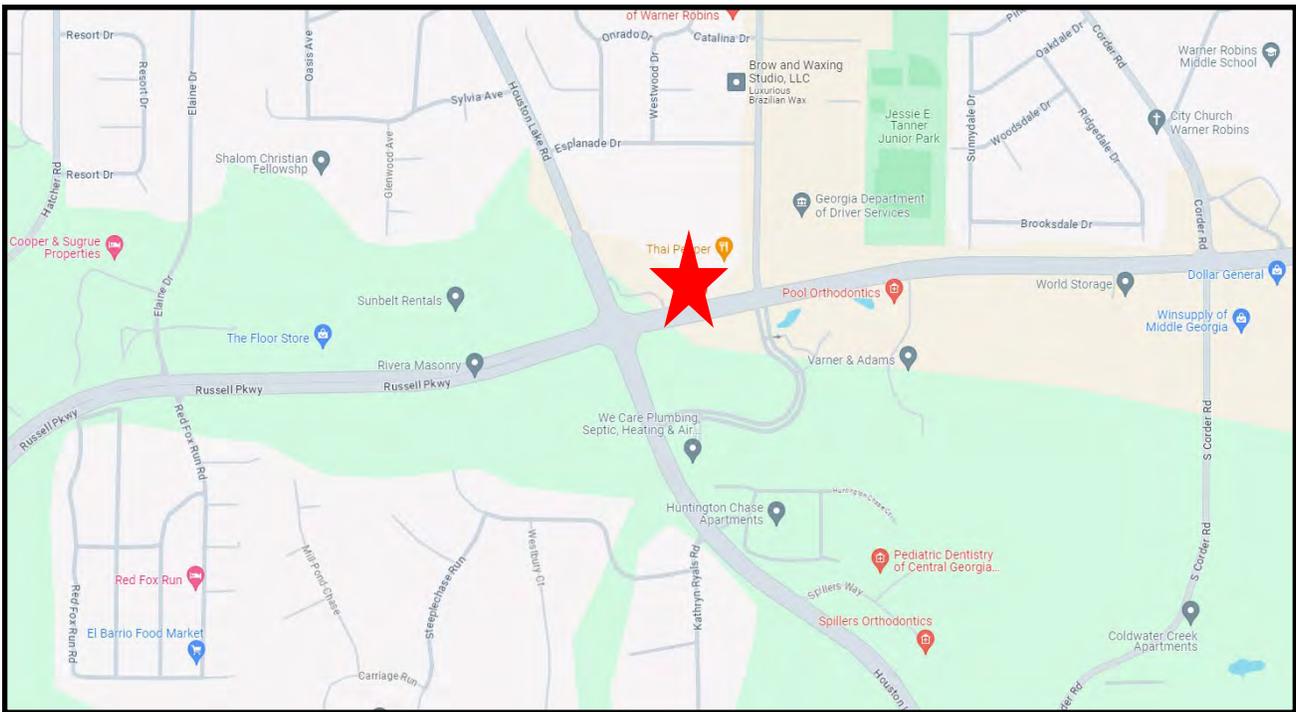
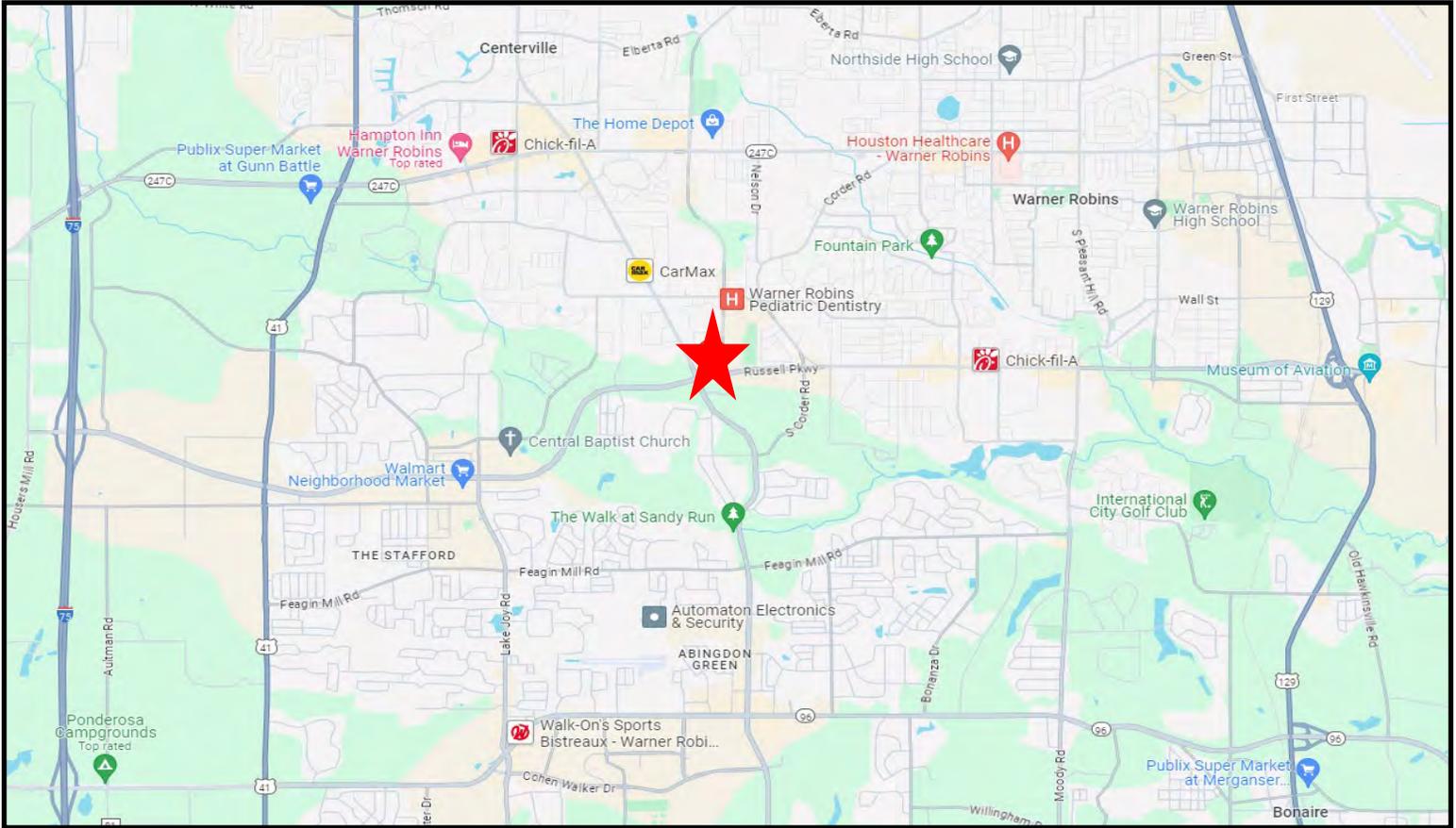
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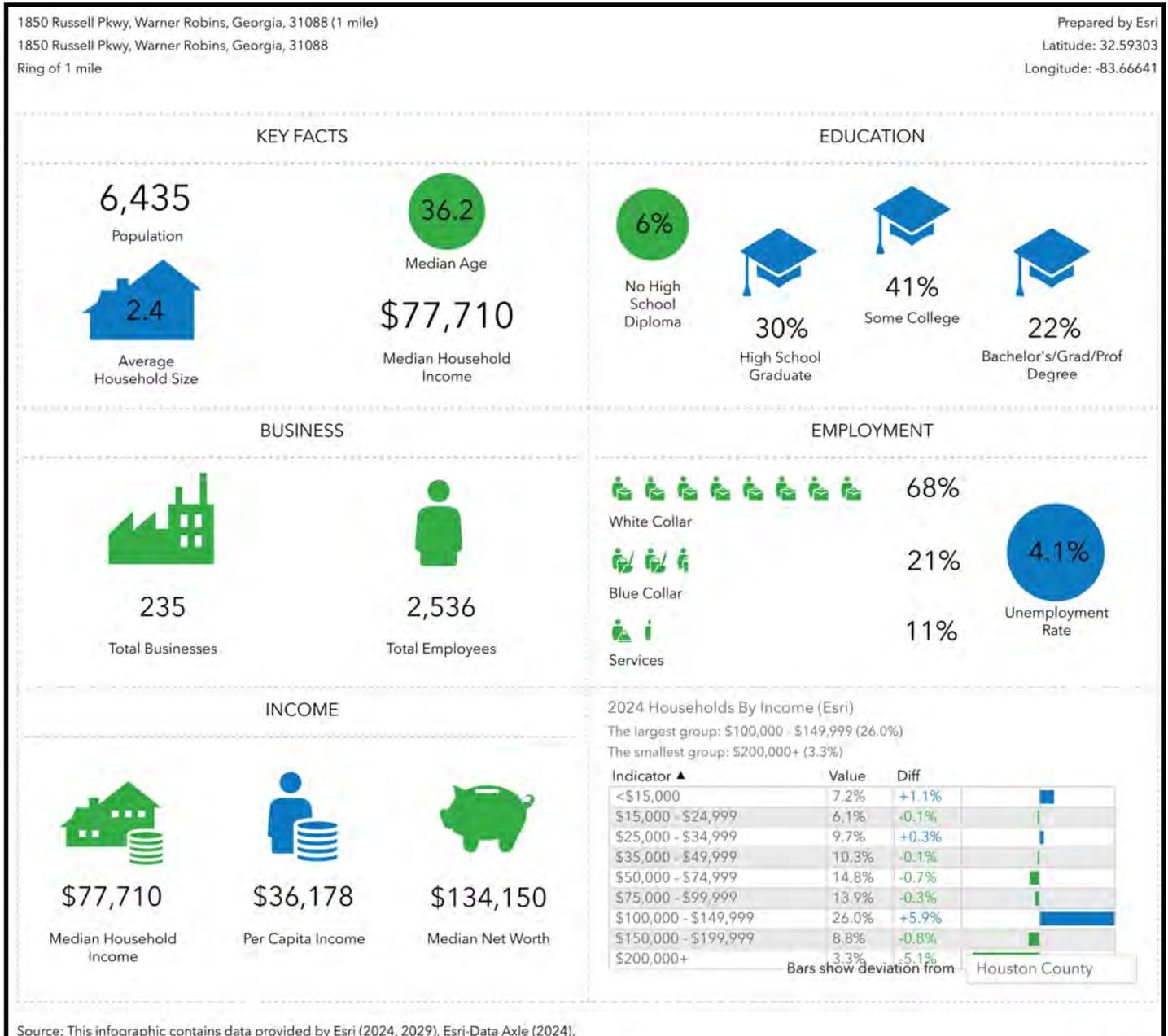


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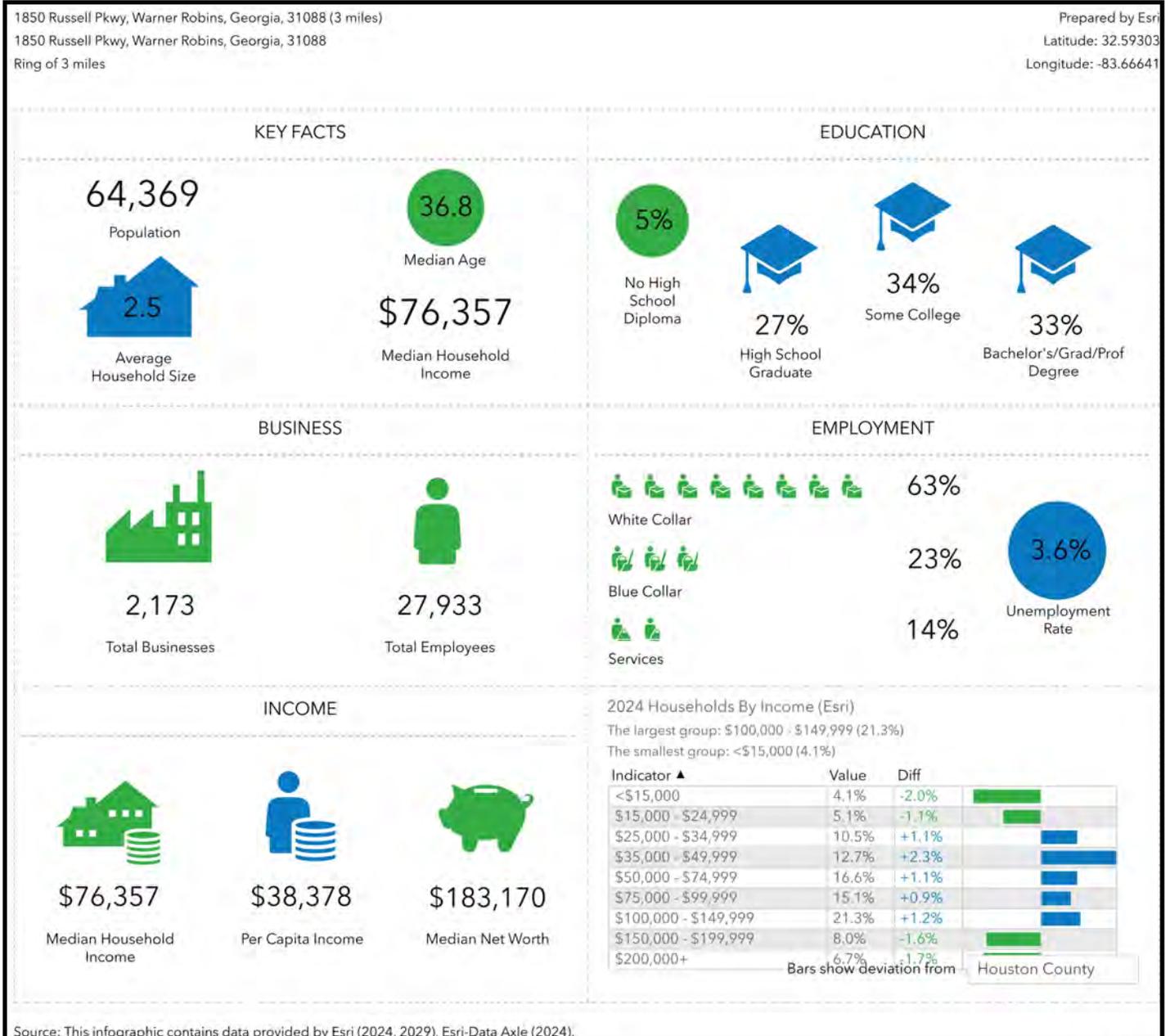
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

1850 Russell Pkwy, Warner Robins, Georgia, 31088 (5 miles)
1850 Russell Pkwy, Warner Robins, Georgia, 31088
Ring of 5 miles

Prepared by Esri
Latitude: 32.59303
Longitude: -83.66641

KEY FACTS

125,247

Population



Average Household Size

36.9

Median Age

\$74,620

Median Household Income

EDUCATION

6%

No High School Diploma



29%
High School Graduate



33%
Some College



32%
Bachelor's/Grad/Prof Degree

BUSINESS



3,416

Total Businesses



58,264

Total Employees

EMPLOYMENT



62%

White Collar



23%

Blue Collar



15%

Services

4.0%

Unemployment Rate

INCOME



\$74,620

Median Household Income



\$37,444

Per Capita Income



\$178,699

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (20.3%)

The smallest group: <\$15,000 (6.1%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	0	
\$15,000 - \$24,999	6.3%	+0.1%	
\$25,000 - \$34,999	10.3%	+0.9%	
\$35,000 - \$49,999	11.4%	+1.0%	
\$50,000 - \$74,999	16.2%	+0.7%	
\$75,000 - \$99,999	14.0%	-0.2%	
\$100,000 - \$149,999	20.3%	+0.2%	
\$150,000 - \$199,999	8.1%	-1.5%	
\$200,000+	7.4%	-1.0%	

Bars show deviation from Houston County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).