

# LAND FOR SALE IN WARNER ROBINS

HIGHWAY 247 &  
EDGARTON WAY  
BONAIRE, GA 31005  
HOUSTON COUNTY

±39.3 ACRES

ASKING PRICE:  
**\$850,000**



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## PROPERTY INFORMATION

- Two (2) Parcels totaling +/-39.3 Acres
  - Lot 1: +/-21.36 Acres
  - Lot 2: +/-17.92 Acres
- Approximately 1,000 FT of frontage on Highway 247 - ideal for retail, office, warehouse/flex, or mixed-use development
- Zoned: R1 & R2
- Sewer available via the adjacent Edgerton Way lot
- Water located in the right-of-way, making future development more convenient
- High exposure location perfect for investors and developers



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## DEMOGRAPHICS

### Highway 247 & Edgarton Way - Bonaire, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	2,011	26,895	75,705
2030 ESTIMATED POPULATION	2,145	28,930	80,204
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	762	10,026	28,524
2030 HOUSEHOLD ESTIMATES	813	10,810	30,294
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$146,041	\$108,210	\$98,050
2030 HH INCOME ESTIMATE	\$161,779	\$118,270	\$107,695

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$108,210**



**26,895**



**10,026**



**3.8%**



**13,319**

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