

SALE

3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ACROSS FROM ROBINS AIR FORCE BASE

93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088



SALES PRICE: \$350,000

PROPERTY OVERVIEW

- 3.184± Acre Development Site
- 630± Feet of Frontage on Highway 247
- Zoned C-2 (General Commercial)
- All utilities available to the site
- 25' & 20' Utility Easements Granted as shown on survey
- Suitable for retail, service, office, restaurant, automotive, medical, or mixed commercial development

LOCATION OVERVIEW

- Strategically positioned on Highway 247, one of Warner Robins' primary commercial corridors
- Located across from the region's largest employer, Robins Air Force Base, supporting a substantial workforce and consumer base
- Excellent connectivity to Interstate 75 via nearby major thoroughfares
- Minutes from major retail destinations, restaurants, healthcare providers, and service businesses
- Strong daytime population generated by military, aerospace, healthcare, education, and professional employment sectors
- Houston County continues to experience residential expansion, creating sustained demand for commercial services and retail development

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**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

BRAD BLOODWORTH

478.951.3712

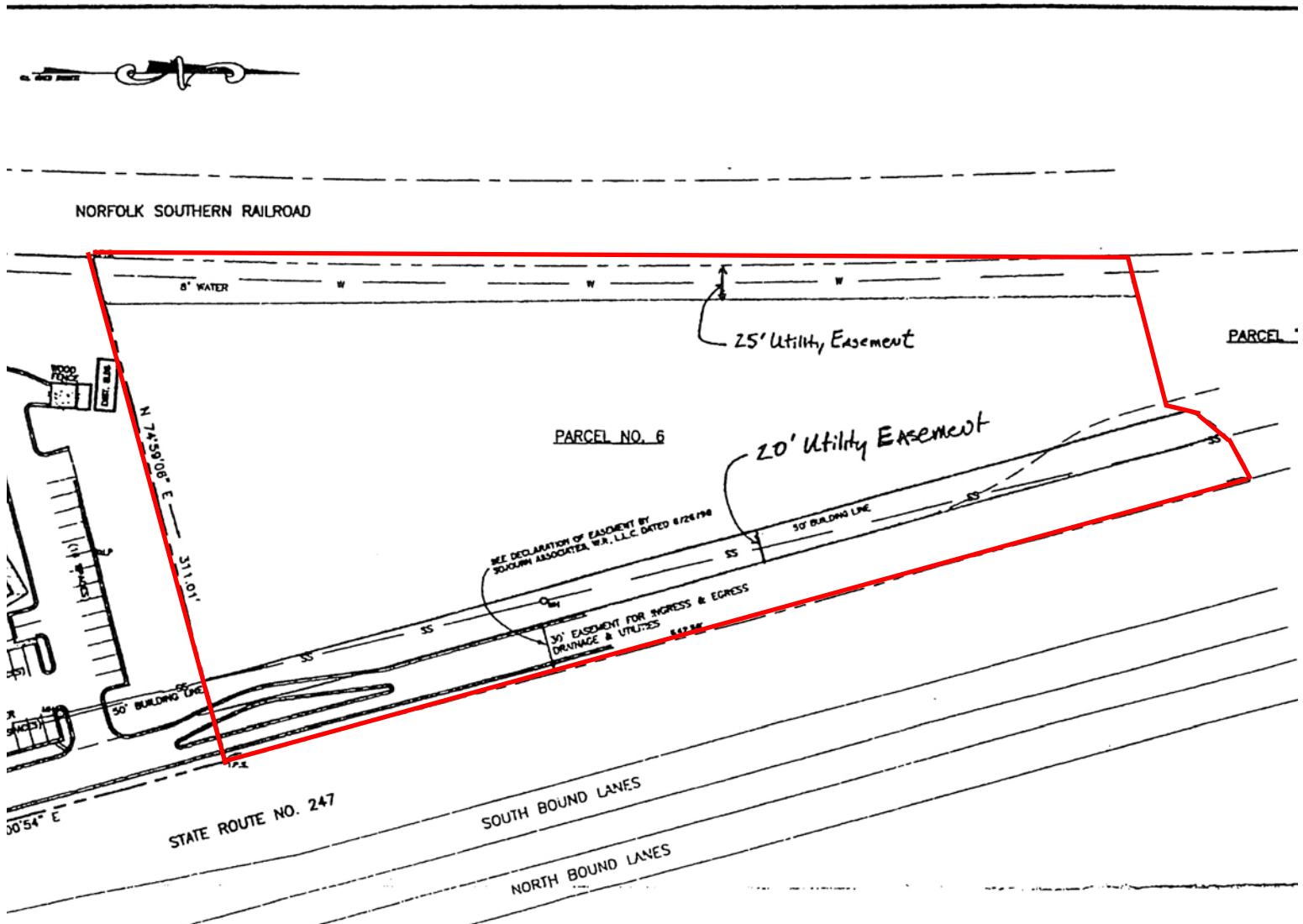
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PROPERTY SURVEY



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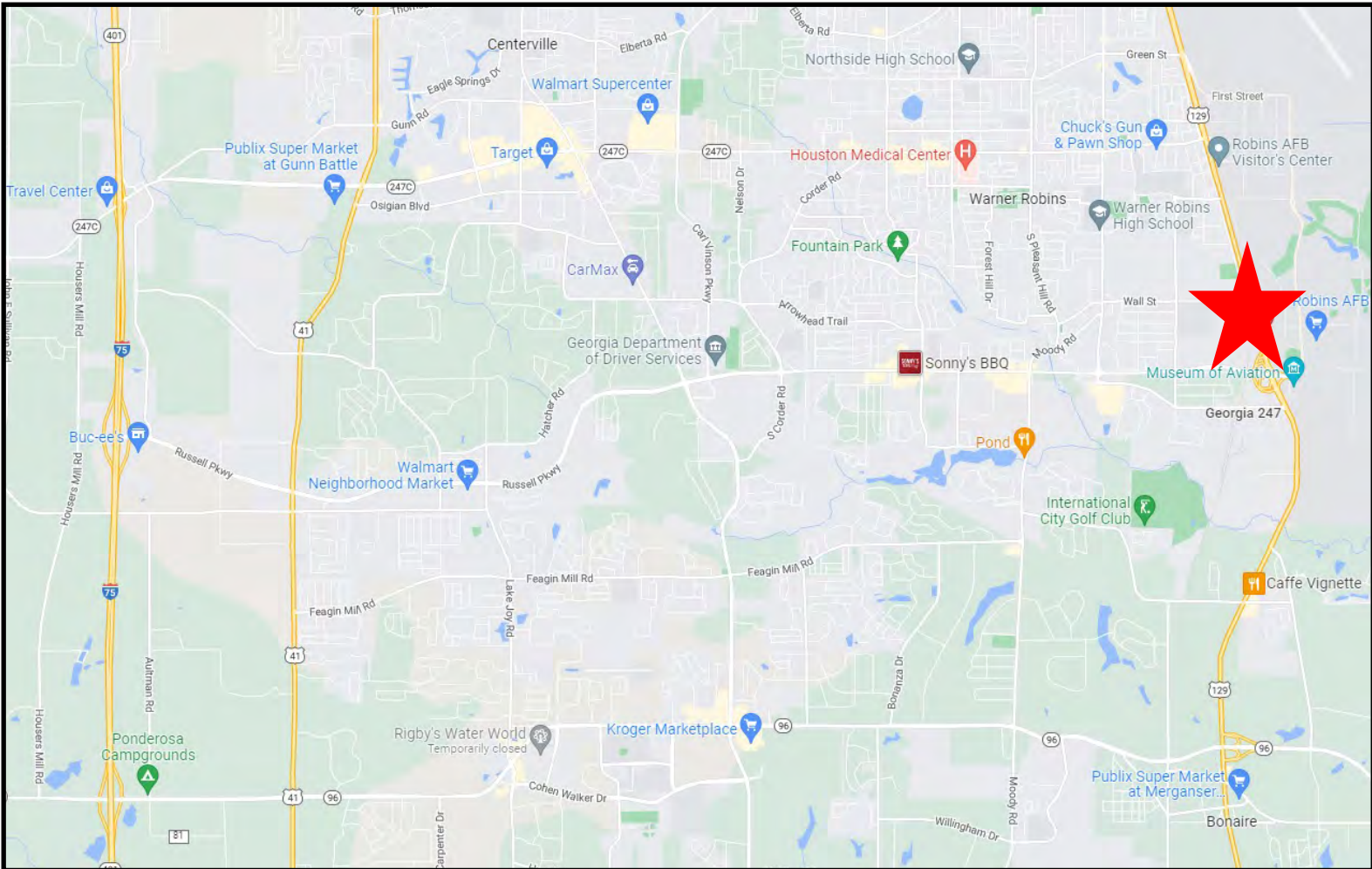
AERIAL MAP



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	THREE MILE	FIVE MILE
2025 HOUSEHOLDS	9,759	30,512
DAYTIME POPULATION	48,036	92,017
AVG HOUSEHOLD INCOME	\$88,158	\$87,100

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