

COMMERCIAL DEVELOPMENT OFFERING

18.34 ACRES

Russell Parkway at Sullivan Road, Warner Robins, Georgia

\$3,950,000

\$215,376 per acre | \$4.94 per square foot

FRONTAGE

1,198 FT

ZONING

C-2 COMMERCIAL

I-75, 1 MI WEST

78,500 AADT

TOPOGRAPHY

LEVEL

LISTED BY

REAL BROKER, LLC

Office (855) 450-0442

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THE OFFERING

OFFERING SUMMARY

The property consists of 18.34 acres of level, cleared commercial land at the northwest quadrant of Russell Parkway and Sullivan Road in Warner Robins, Georgia. The site carries 1,198 feet of frontage on Russell Parkway, the principal east and west arterial connecting Interstate 75, Robins Air Force Base, and the established retail districts of Warner Robins.

The Interstate 75 interchange at Exit 144 lies approximately one mile west of the property. That interchange serves a travel and industrial node that includes a Buc-ee's travel center, the Pure Flavor distribution facility, and the Robins International Industrial Park.

Parcel depth increases from 437 feet at the west property line to approximately 799 feet at Sullivan Road. The resulting geometry accommodates frontage pad development along Russell Parkway together with larger format development in the deeper eastern portion of the site.

Interstate 75 carries approximately 78,500 vehicles per day at the segment nearest the property, and Russell Parkway carries 15,100 vehicles per day at the site. A topographic survey has been completed and is summarized in the Survey and Site Engineering section.

MARKET INDICATORS

- Robins Air Force Base employs approximately 23,000 military and civilian personnel and is the largest employer in Middle Georgia
- 80,945 residents and a daytime population of 64,704 within five miles, with 2,120 businesses reporting \$3.00 billion in annual sales (Esri)
- Median household income of \$105,711 within three miles, 29.5 percent above the United States median (Esri)

OFFERING PRICE

\$3,950,000

PRICE PER ACRE

\$215,376

TOTAL ACREAGE

18.34 AC

RUSSELL PKWY FRONTAGE

1,198 FT

ZONING

C-2 Commercial

TRAFFIC AT SITE

15,100 AADT

I-75 TRAFFIC, 1 MI WEST

78,500 AADT

POPULATION, 5 MILE

80,945

MEDIAN HH INCOME, 3 MILE

\$105,711

SITE DETAIL

PROPERTY FACTS

Russell Parkway at Sullivan Road, Warner Robins, Peach County, Georgia

TOTAL ACREAGE	18.34 acres (798,890 SF)
OFFERING PRICE	\$3,950,000 \$215,376/AC \$4.94/SF
ZONING	C-2 Commercial, City of Warner Robins
PARCEL ID	060-042A, Land Lots 64 and 65, 10th Land District
COUNTY	Peach County, Georgia
FRONTAGE	1,198 feet on Russell Parkway
DEPTH	437 feet at the west line to 799 feet at Sullivan Road
TRAFFIC AT SITE	15,100 AADT on Russell Parkway (2025)
INTERSTATE 75 TRAFFIC	78,500 AADT, approximately 1 mile west (2025)
SECONDARY ROAD	1,880 AADT, Sullivan Road at Lakeview Road (2025)
ACCESS	Russell Parkway frontage and Sullivan Road
TOPOGRAPHY	Level, with approximately 6 feet of grade change
PRIOR USE	Cropland
UTILITIES	Water and sanitary sewer at the frontage (see page 8)
INTERSTATE ACCESS	1 mile to I-75 at Exit 144, Russell Parkway
2025 TAXES	\$23,677 (city, county and school combined)
DIVISION	Seller will consider division of the tract

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer and buyer's representatives are advised to independently verify all data, including acreage, zoning, utilities, traffic counts, access, and development feasibility.



The tract looking north, with Russell Parkway at right.



DUE DILIGENCE MATERIALS

Topographic survey, tax and assessment records, traffic count data, and utility mapping are available for review upon request and subject to owner approval.

LOCATION

LOCATION AND ACCESS

Position within the Russell Parkway corridor

Russell Parkway is the principal east and west arterial serving Warner Robins. West of the property it runs approximately one mile to Interstate 75 at Exit 144, where 2025 traffic counts record 78,500 vehicles per day. East of the property it carries traffic past US Highway 41, through the Houston Lake Road retail node, and on to Robins Air Force Base.

The property occupies the transition between the interstate node to the west and the established commercial development to the east. Frontage, utilities, and level topography are in place at the site today.

APPROXIMATE DISTANCES

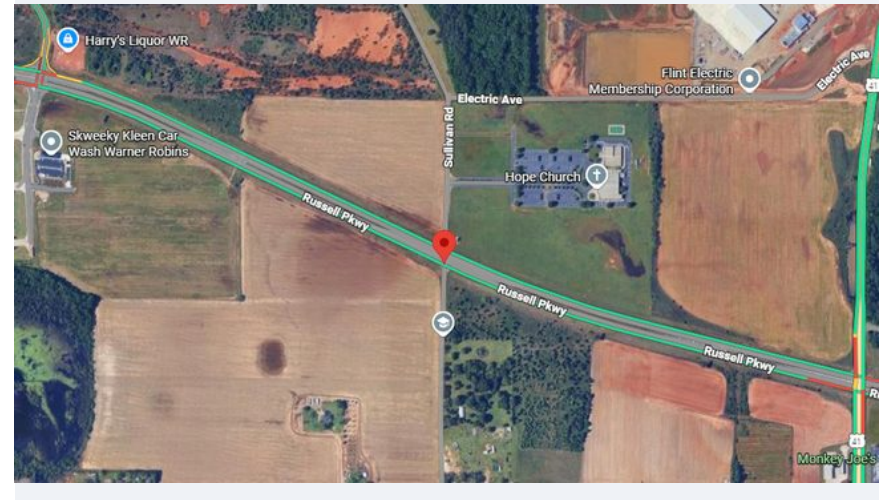
I-75 at Exit 144, Russell Parkway	1 mi
I-75 daily traffic volume	78,500
Buc-ee's travel center	0.6 mi
Houston Lake Road retail node	8 min
Robins Air Force Base	15 min
Byron and Peach County	10 min
Macon	25 min

ACCESS AND CIRCULATION

- 1,198 feet of continuous Russell Parkway frontage, supporting multiple curb cuts subject to GDOT and City of Warner Robins approval
- Sullivan Road forms the eastern boundary and provides a secondary access point
- A proposed right of way is shown along the Russell Parkway and Sullivan Road frontage. Final alignment should be confirmed with GDOT
- Parcel depth allows interior drive aisles and cross access between building areas



Satellite view of the subject tract.



Russell Parkway at Sullivan Road.



AREA CONTEXT

AREA DEVELOPMENT ACTIVITY

Publicly reported projects along Russell Parkway and at the Interstate 75 node

INTERSTATE 75 AT EXIT 144

The Russell Parkway interchange approximately one mile west of the property serves a Buc-ee's travel center, the Pure Flavor distribution facility, and the Robins International Industrial Park.

SPROUTS FARMERS MARKET

A 23,273 square foot specialty grocery store with 13,600 square feet of in line retail is planned for Russell Parkway at South Houston Lake Road, following the rezoning of 12.65 acres.

ADDITIONAL ANNOUNCEMENTS

Sky Zone has been reported for Russell Parkway and Dutch Bros for Watson Boulevard, both within the Warner Robins trade area.

LOFTS AT FLINT STATION

A reported \$48 million mixed use development of 229 residential lofts plus retail is under construction at Russell Parkway and Houston Lake Road, where combined traffic counts are reported to exceed 61,000 vehicles per day.

SHOPS AT ARIA

Phase 1 of the multi tenant center at 3151 Russell Parkway has been reported to include a 3,700 square foot craft beer concept and a 4,125 square foot pizza restaurant.

ROBINS AIR FORCE BASE

The installation employs approximately 23,000 military and civilian personnel and is the largest single economic driver in Middle Georgia.

SOURCES

Published local reporting and public records, 2025 and 2026. Project details, timelines, and tenancy are subject to change and are not guaranteed. Buyer to verify independently.

PERMITTED USE AND DEVELOPMENT OPTIONS

Uses commonly developed under C-2 zoning within this corridor

The categories below are illustrative. Buyers should confirm permitted uses, setbacks, and site requirements with the City of Warner Robins.

RETAIL AND GROCERY

- Neighborhood or grocery anchored center
- Value and specialty retail
- Daily needs retail serving the western corridor

RESTAURANT AND OUTPARCEL

- Drive through restaurant and beverage users
- Fuel and convenience with EV charging
- Automotive service, car wash, and quick lube

HOSPITALITY

- Select service lodging
- Extended stay lodging
- Travel oriented demand from Interstate 75

MEDICAL AND PROFESSIONAL

- Urgent care, dental, and imaging
- Multi suite medical office
- Veterinary and wellness

AUTOMOTIVE AND LARGE FORMAT

- Dealership and showroom development
- Equipment sales and service
- Flex office and light service

RESIDENTIAL ADJACENT AND MIXED USE

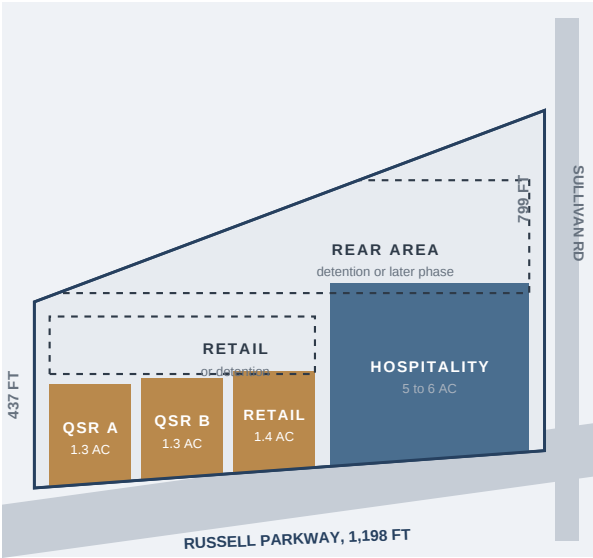
- Assisted living and memory care
- Multifamily or build to rent, rezoning required
- Retail combined with medical, lodging, or flex office

SITE CONFIGURATION CONCEPTS

Three illustrative arrangements based on the recorded parcel geometry

CONCEPT A

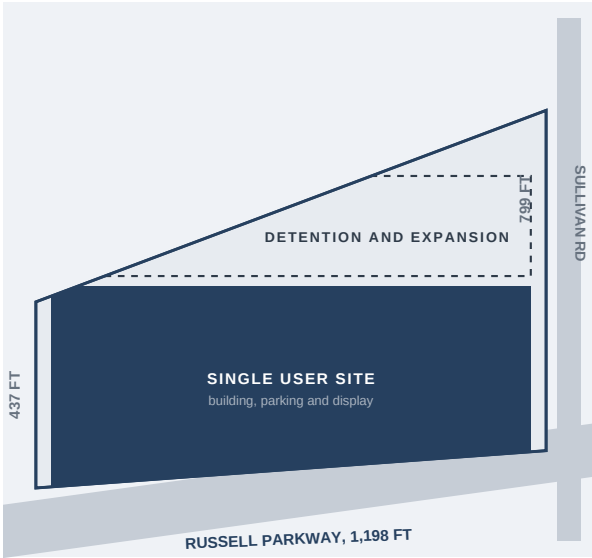
QSR, RETAIL PADS AND HOSPITALITY



Three drive through or retail pad positions along the Russell Parkway frontage, with a hotel parcel set in the deeper eastern portion of the tract adjacent to Sullivan Road. Detention and additional building area are held to the rear.

CONCEPT B

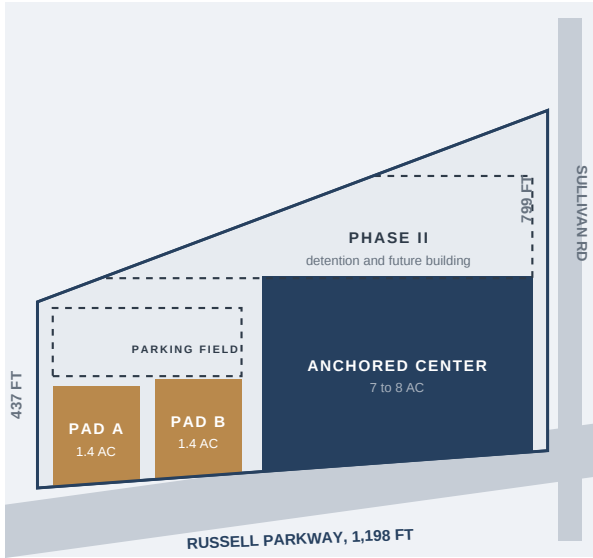
SINGLE USER, FULL SITE



One user occupying the entire tract, with frontage available for display, building, and parking, and the rear of the site used for detention. Suited to automotive, large format retail, distribution adjacent service, or a corporate campus.

CONCEPT C

ANCHORED CENTER WITH OUTPARCELS



An anchored or multi tenant retail center positioned on the deeper eastern half of the tract, with two outparcels retained at the Russell Parkway frontage and the western rear portion reserved for a second phase.

Illustrative only. Parcel shape shown per tax records. These are not surveys or approved site plans. Any configuration is subject to boundary survey, the proposed right of way, GDOT access permitting, stormwater design, and City of Warner Robins approval. Acreages shown are approximate.

ACQUISITION STRUCTURES

Whole tract, 18.34 AC
\$3,950,000

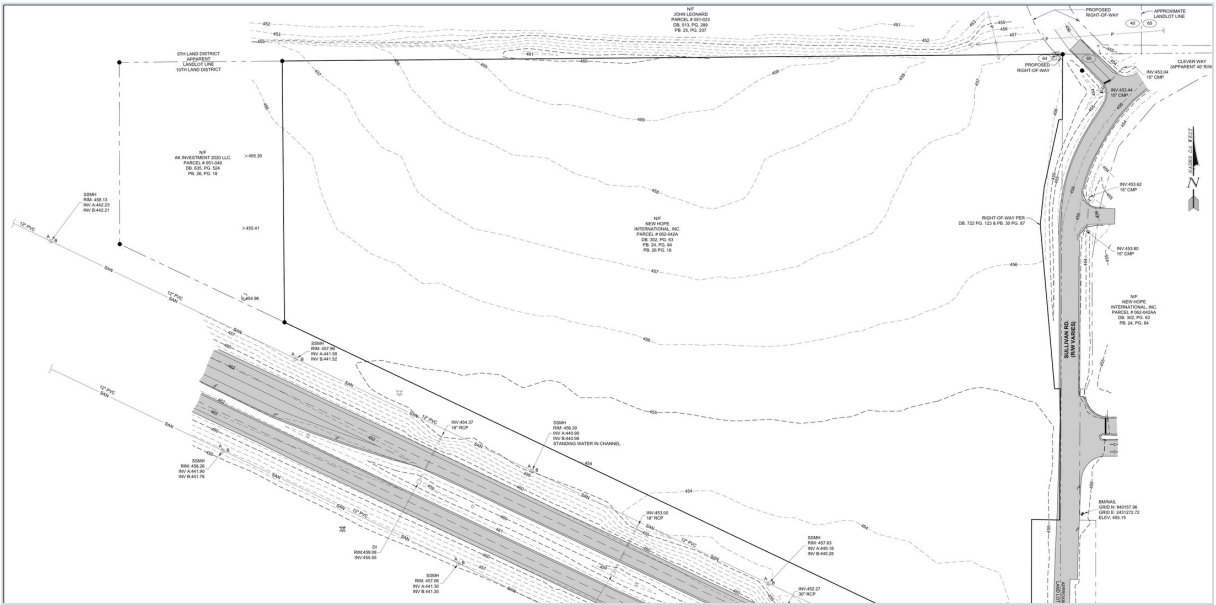
Division of the tract
Will consider

Frontage pad sites
Will consider

Phased take down
Will consider

SURVEY AND SITE ENGINEERING

Topographic survey by Surveying and Mapping, LLC, dated March 5, 2026



Topographic survey only. This drawing is not a boundary survey and is not to be used to convey property.

SURVEY DATE	PROJECT NO.	SCALE	DATUM	CONTOURS
March 5, 2026	1026108005	1 inch = 60 feet	NAVD 88	1 foot

Parcel 060-042A, Land Lots 64 and 65, 10th Land District. Full size sheet available on request.

SURVEY FINDINGS

- One foot contours across the tract, with site grades ranging from approximately 454 feet to 460 feet
- Flood Zone X per FIRM panels 13153C0080E and 13225C0130C, outside the 100 year floodplain
- Sanitary sewer along the Russell Parkway frontage, with manhole rims at 456 to 458 and inverts at 439 to 441
- A 12 inch water main along the frontage, with hydrants in place
- Existing storm drainage of 15 inch to 30 inch pipe, with mapped inlets and outfalls
- Elevations referenced to NAVD 88 with a benchmark set on site

PROPOSED RIGHT OF WAY

The survey depicts a proposed right of way along the Russell Parkway and Sullivan Road frontage. Final alignment, any acquisition, and the resulting access and setback conditions should be confirmed with GDOT and the City of Warner Robins.

SUBSURFACE CONDITIONS

Findings reported from a preliminary subsurface exploration of the property, March 2026

Ten soil test borings were advanced on the property in March 2026 to depths of 10 to 20 feet below existing grade, with Standard Penetration Testing performed at selected intervals. The conditions reported are summarized below.

- The property was reported as generally suitable for commercial construction from a geotechnical standpoint
- No rock or partially weathered rock was encountered to the depths drilled
- No groundwater was encountered to the depths drilled
- Soils were classified as Coastal Plain fine sandy clay and clayey fine sand of moderate consistency, with Standard Penetration Test results typically 10 to 15 blows per foot
- Conventional shallow foundations were reported as suitable, using a net allowable bearing pressure of up to 2,500 pounds per square foot
- Floor slabs may be soil supported, and crushed stone was reported as not needed to support slab loads
- On site soils were reported as visually suitable for reuse as structural fill
- Excavation to the depths explored can be accomplished with conventional heavy earthmoving equipment

The underlying report was prepared for a third party and is not available for distribution. The summary above is provided for general information only. Any buyer should commission an independent geotechnical investigation for design purposes.



The tract looking west toward the Interstate 75 node.

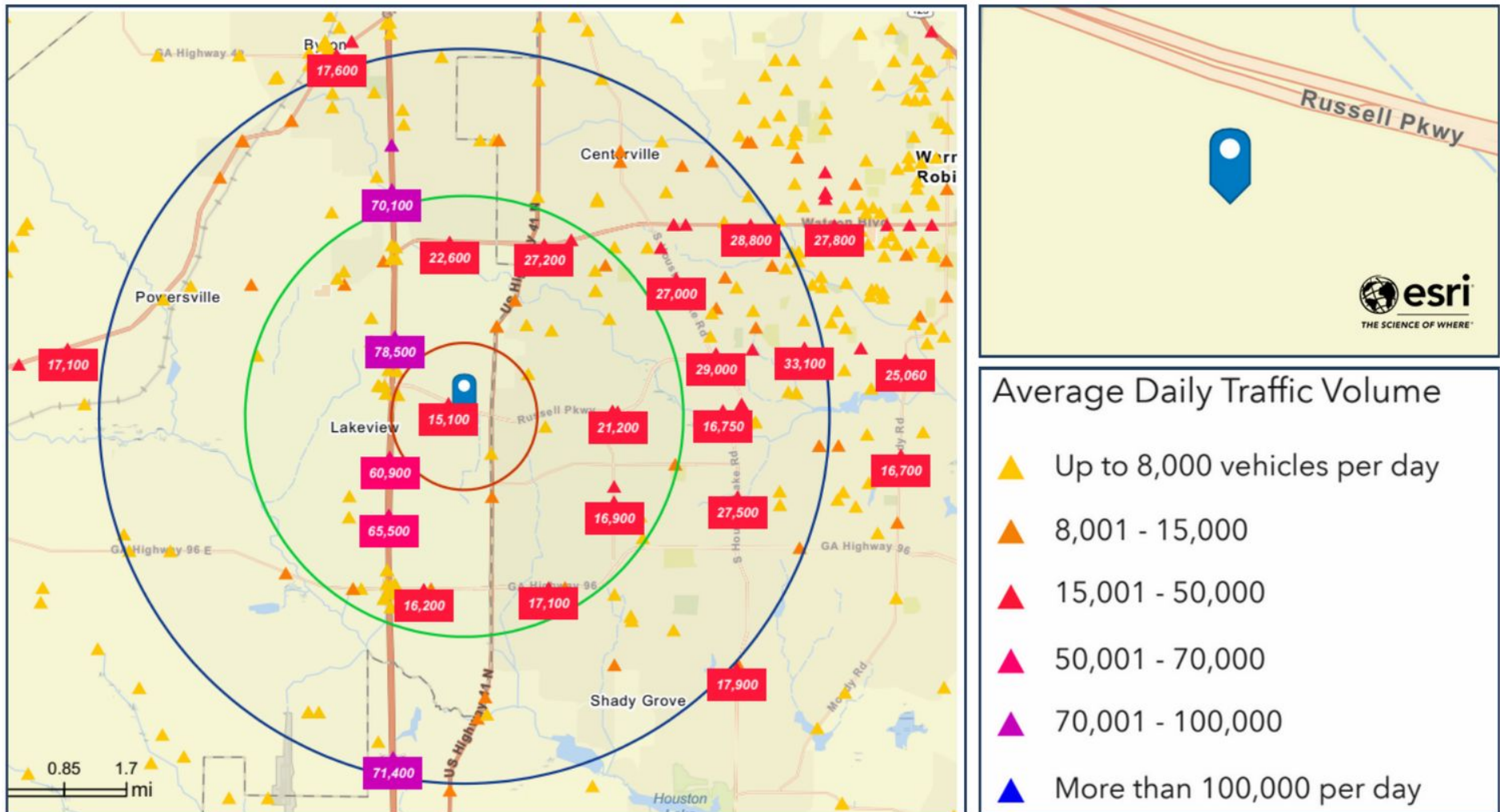
RELEVANCE TO SITE COSTS

Absence of rock, absence of groundwater within the depths explored, a 2,500 pound per square foot allowable bearing pressure, and soil supported slabs are conditions that reduce foundation and earthwork cost relative to sites requiring undercut, dewatering, or deep foundations. On site soils were also reported as suitable for reuse as fill, which limits import and export volumes.

TRAFFIC

TRAFFIC VOLUME, REGIONAL

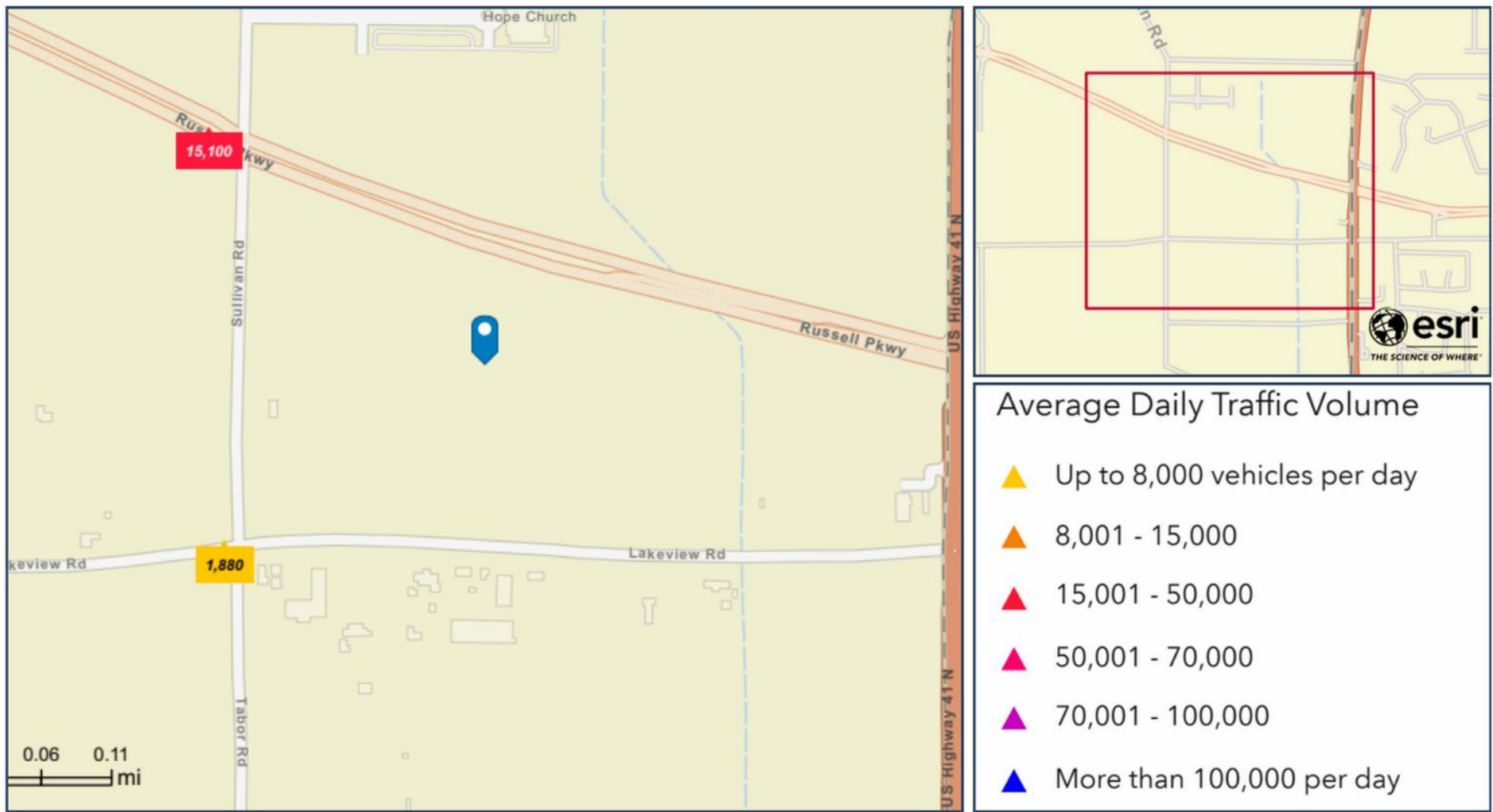
2025 average daily traffic within the 1, 3, and 5 mile rings



Source: Esri (2025, 2030), Esri and U.S. BLS (2025), ACS (2019 to 2023). Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer and buyer's representatives are advised to independently verify all data, including

TRAFFIC VOLUME, SITE DETAIL

2025 average daily traffic, Russell Parkway at Sullivan Road

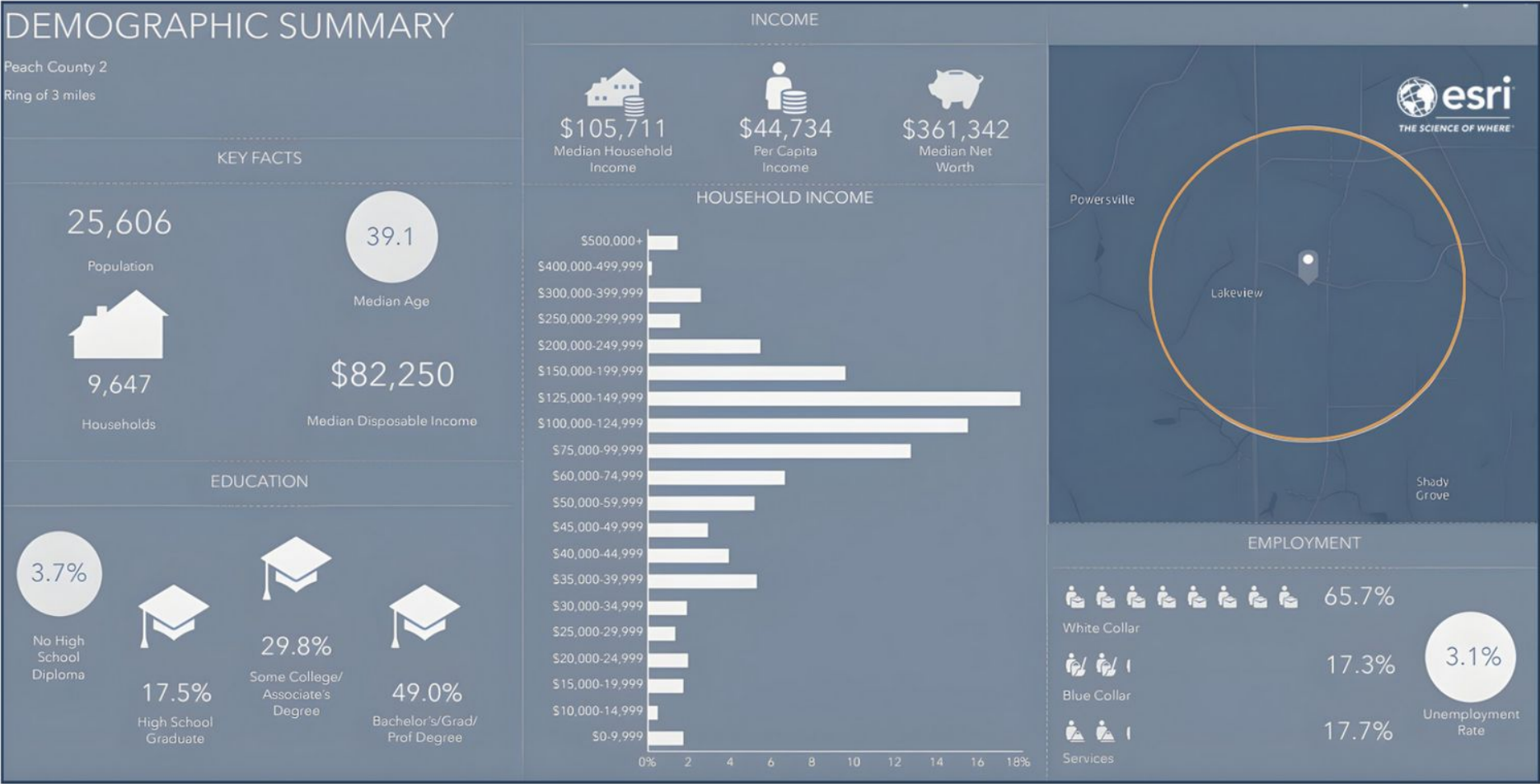


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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY, 3 MILE

Population, income, education, and employment

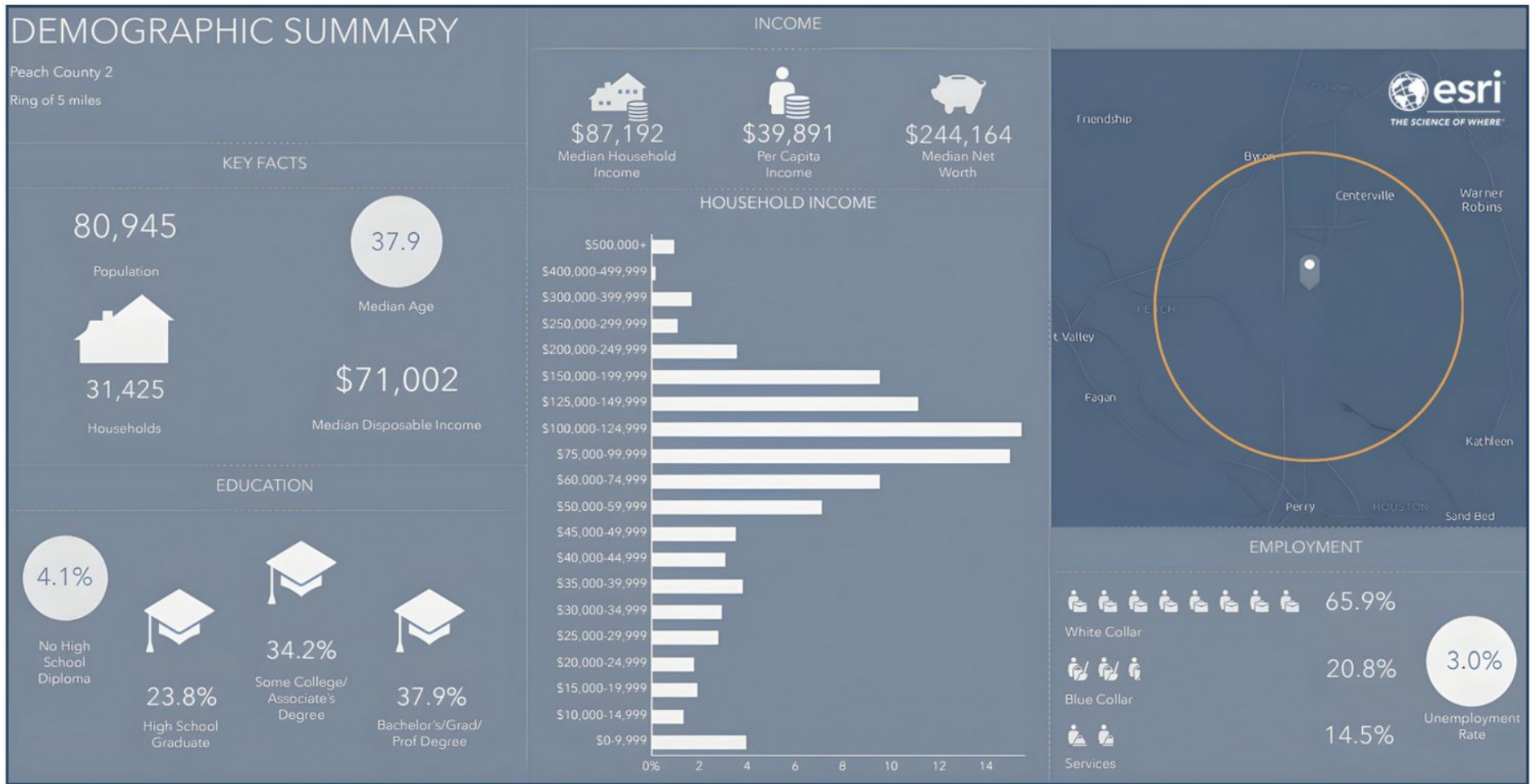


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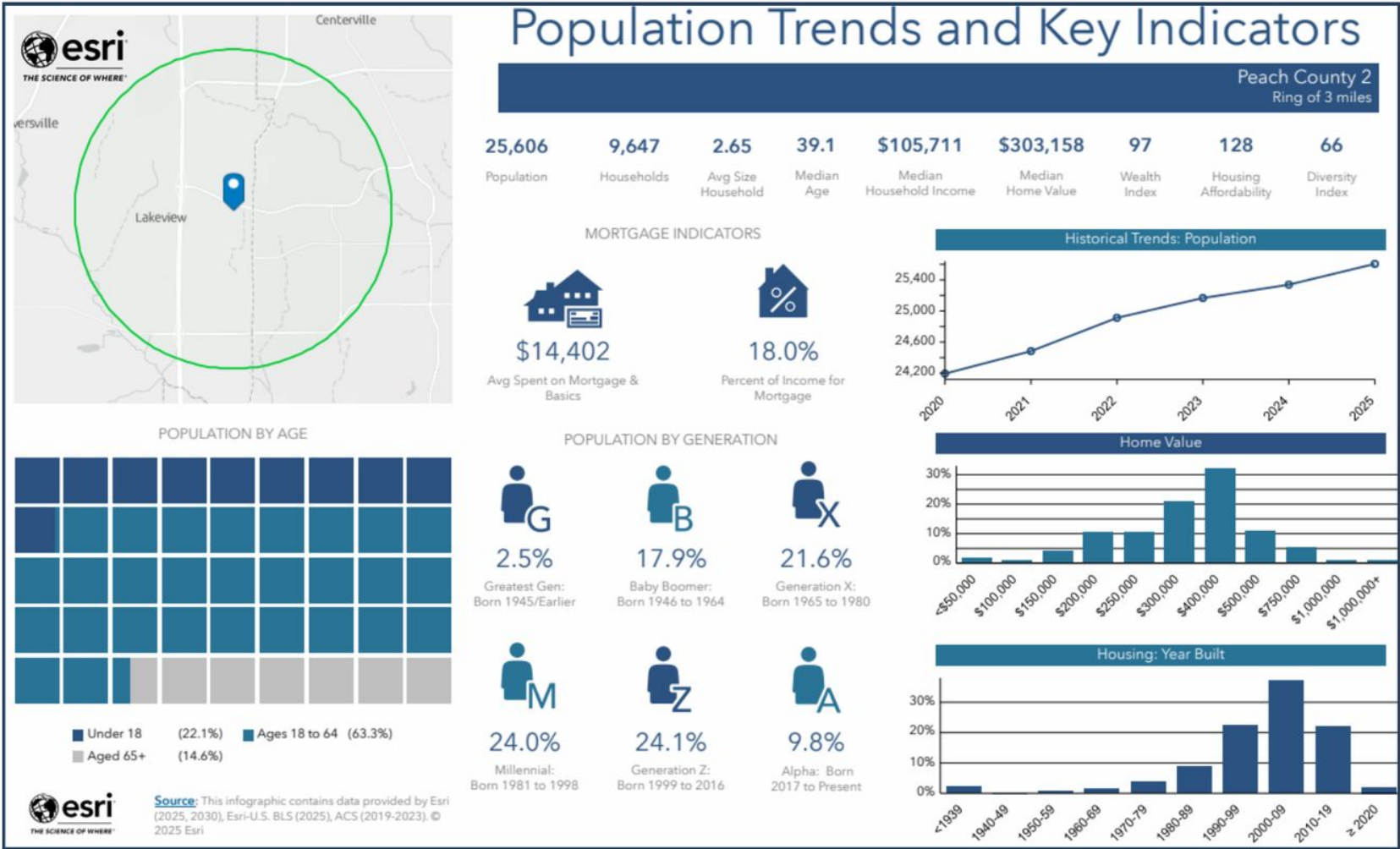
DEMOGRAPHIC SUMMARY, 5 MILE

Population, income, education, and employment



POPULATION TRENDS, 3 MILE

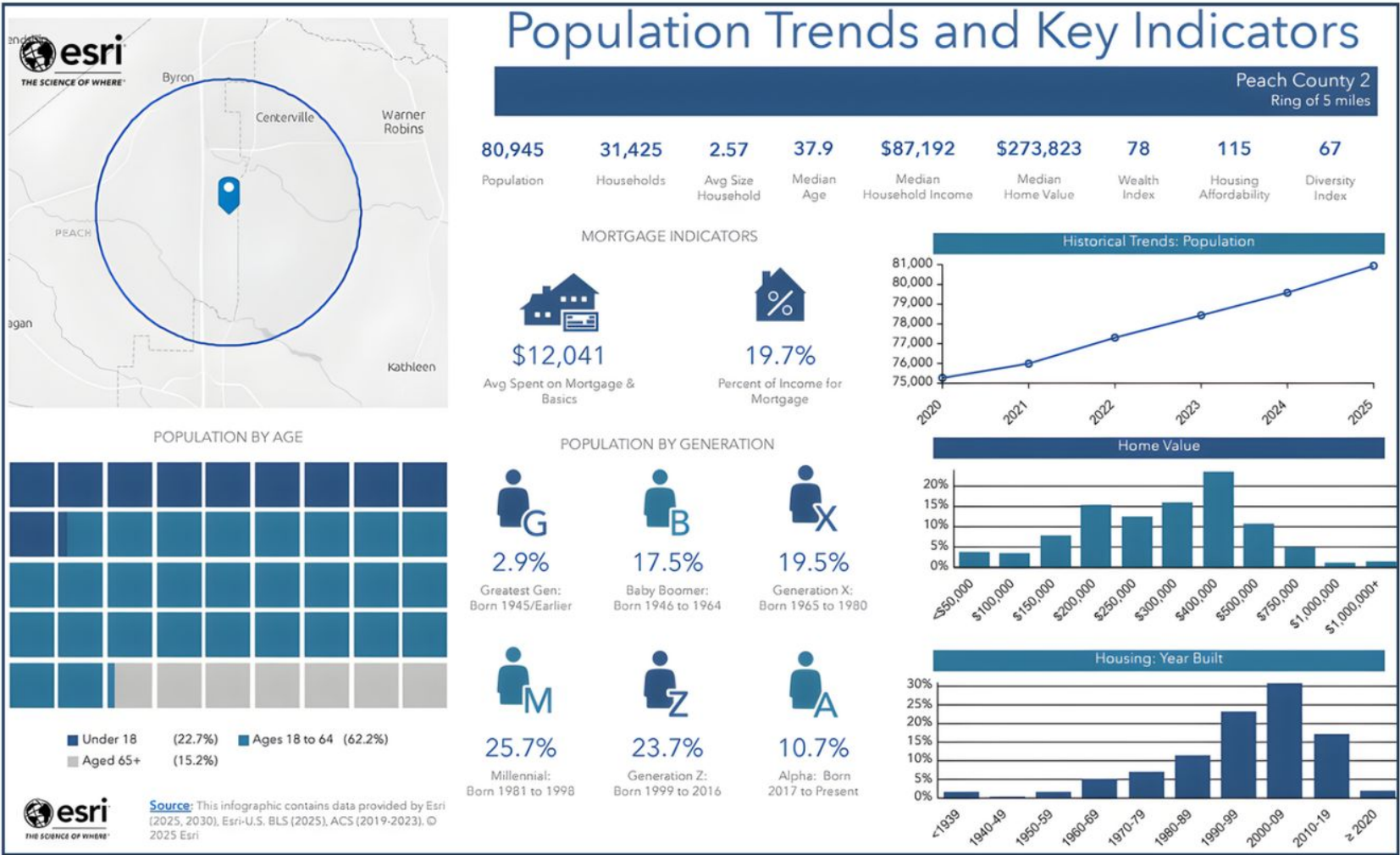
Growth, generations, home value, and housing stock



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POPULATION TRENDS, 5 MILE

Growth, generations, home value, and housing stock

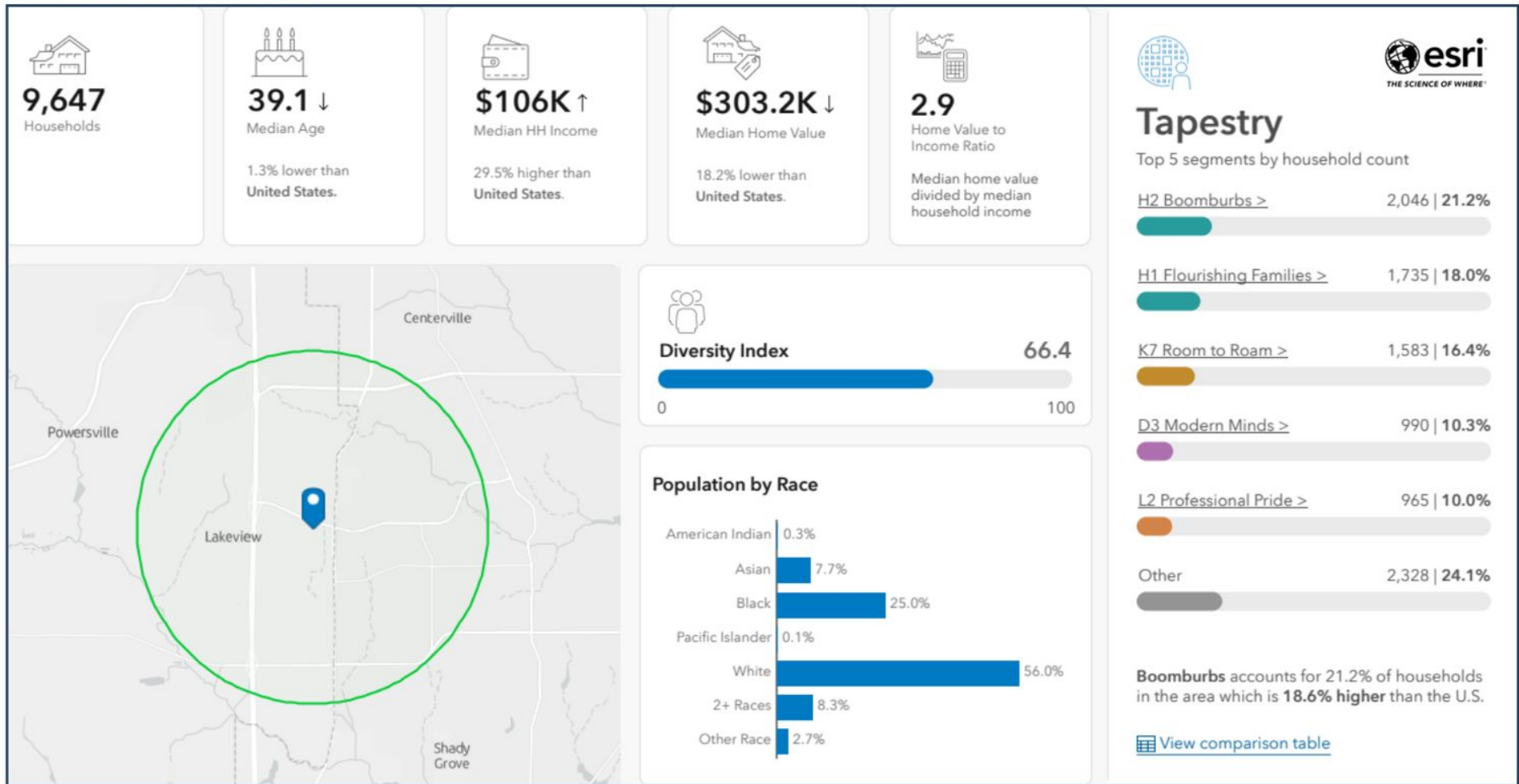


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CONSUMER PROFILE, 3 MILE

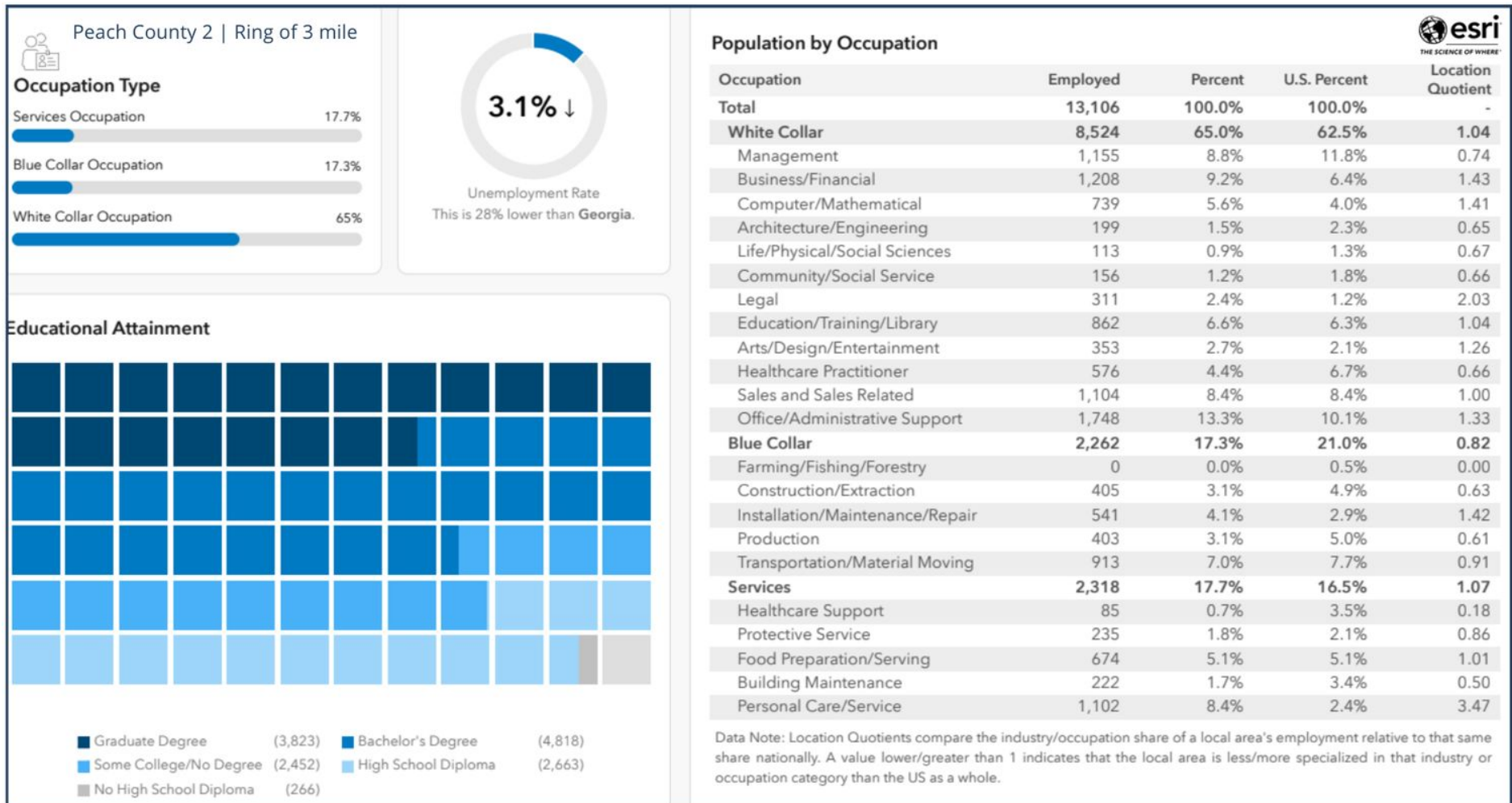
Tapestry segmentation and household composition

Peach County 2 | Ring of 3 mile



OCCUPATION PROFILE, 3 MILE

Workforce composition and location quotients

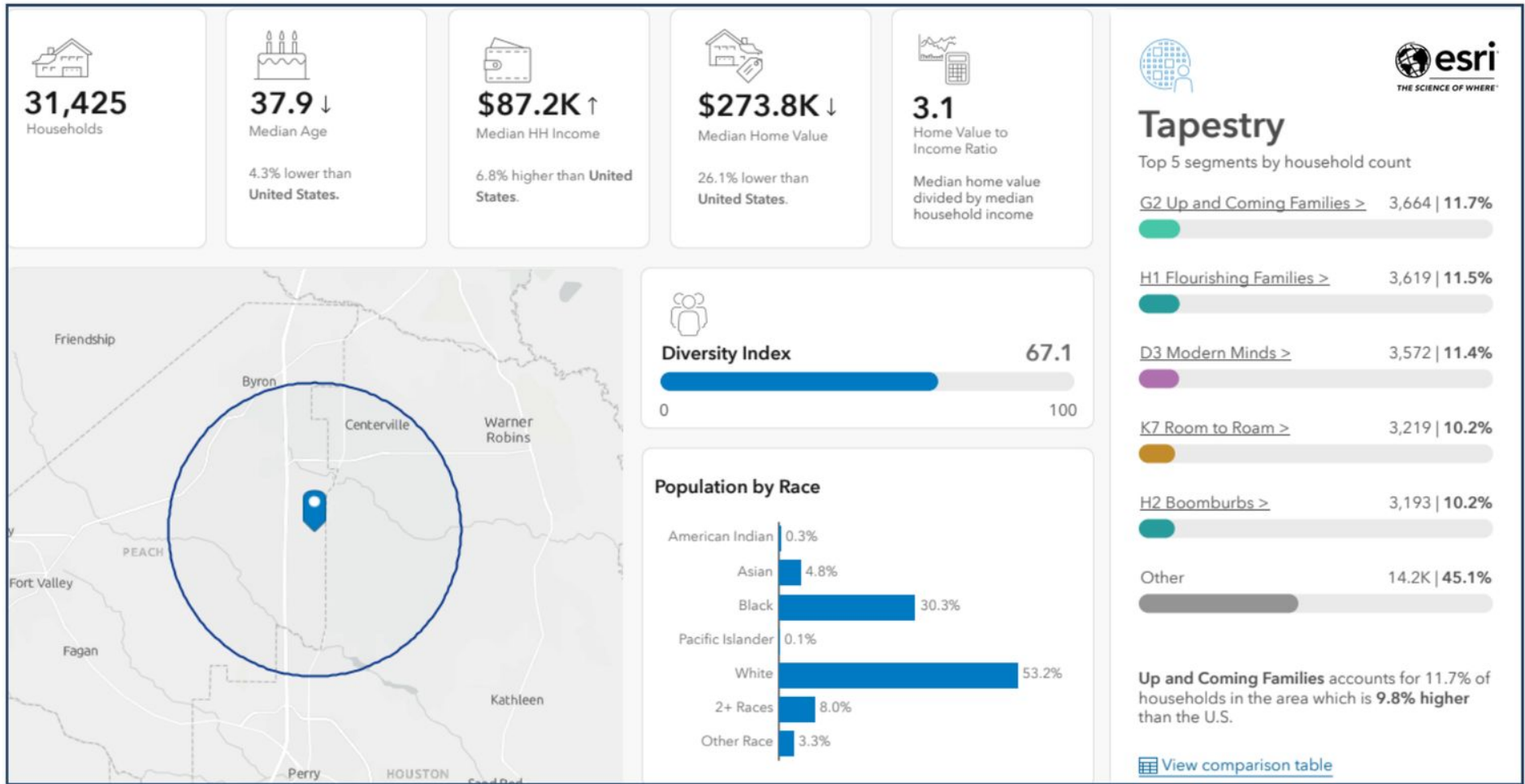


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CONSUMER PROFILE, 5 MILE

Tapestry segmentation and household composition

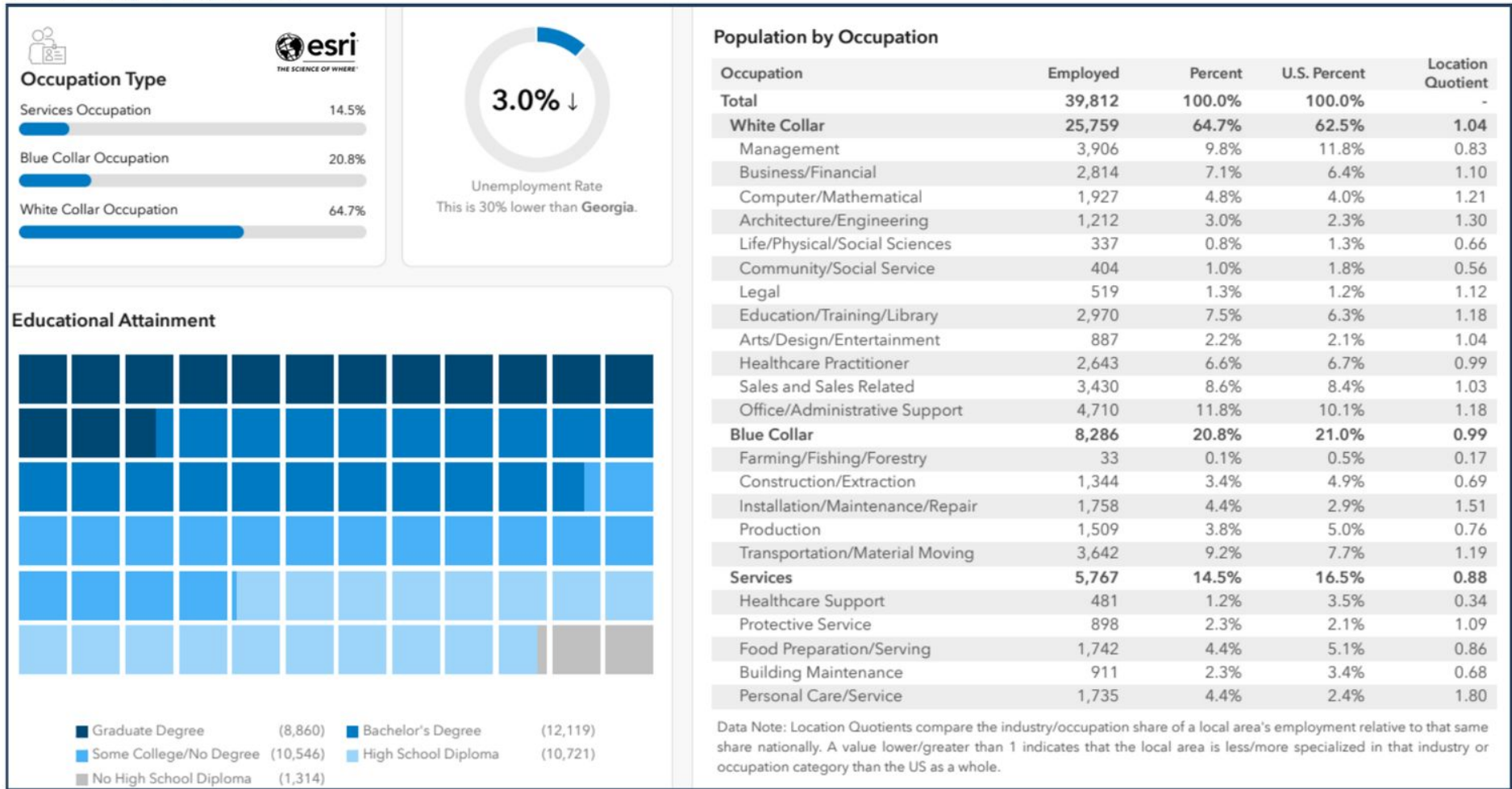
Peach County 2 | Ring of 5 mile



OCCUPATION PROFILE, 5 MILE

Workforce composition and location quotients

Peach County 2 | Ring of 5 mile



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OFFERING SUMMARY

18.34 ACRES ON RUSSELL PARKWAY

Russell Parkway at Sullivan Road, Warner Robins, Peach County, Georgia

OFFERING PRICE	\$3,950,000, or \$215,376 per acre
LAND AREA	18.34 acres, level and cleared
FRONTAGE	1,198 feet on Russell Parkway at 15,100 AADT
INTERSTATE 75	78,500 AADT approximately one mile west
ZONING	C-2 Commercial, City of Warner Robins
INTERSTATE ACCESS	One mile to Interstate 75 at Exit 144
UTILITIES	Water and sanitary sewer at the frontage
FLOOD ZONE	Zone X, outside the 100 year floodplain
SUBSURFACE	No rock or groundwater encountered; 2,500 psf allowable bearing
STRUCTURES	Whole tract, division, and phased take down will be considered

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer and buyer's representatives are advised to independently verify all data, including acreage, zoning, utilities, traffic counts, access, and development feasibility.

LISTING BROKERAGE

real

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