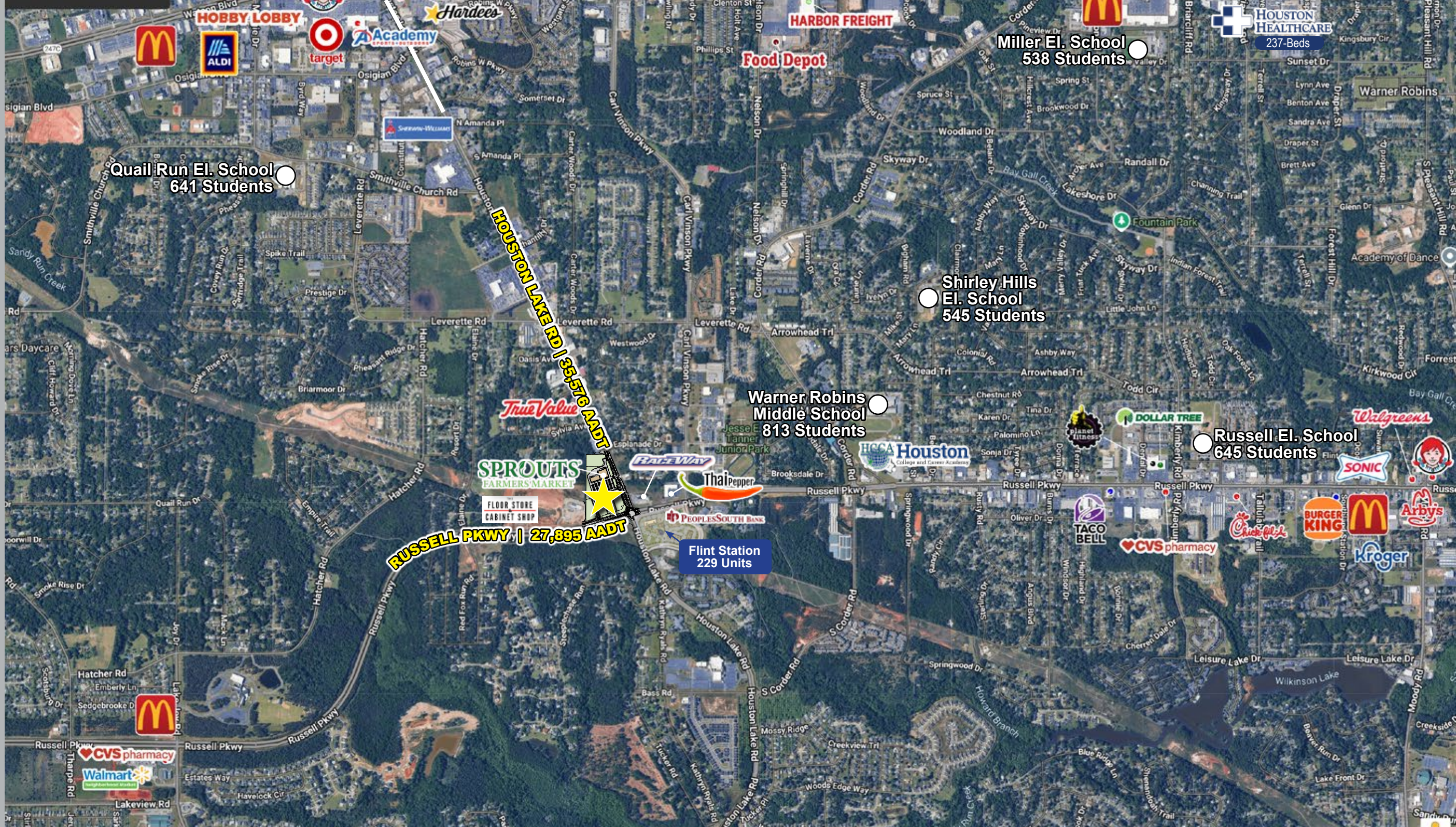


HOUSTON LAKE CROSSINGS WARNER ROBINS, GA



SITE DESCRIPTION

RUSSELL PARKWAY
& HOUSTON LAKE ROAD
± 13.16 ACRES | 36,899 SF

35,576 AADT ON HOUSTON LAKE ROAD
27,895 AADT ON RUSSELL PKWY

Prime Location & Connectivity: Positioned at the nexus of I-75 and Robins Air Force Base, our site benefits from a strategic location with heavy commuter and residential traffic, ensuring maximum visibility and access.

Anchored by Sprouts Farmers Market: Located within a robust commercial hub, the site is surrounded by major national retailers and restaurants, including Walmart, Target, Academy Sports + Outdoors, Chick-fil-A, and Aldi, drawing significant consumer traffic to the area.

Robust & Growing Economic Engine: Warner Robins is a key logistics hub on the I-75 corridor and one of Georgia's fastest-growing cities. The local economy is driven by Robins Air Force Base, which boasts a stable workforce of over 23,000 personnel and an annual economic impact exceeding \$3 billion. This economic stability, along with a strong corporate presence from major employers like Northrop Grumman, Boeing, and Frito-Lay, makes the region highly attractive for new commercial investment.



NUMBERS

HOUSTON LAKE CROSSINGS
WARNER ROBINS, GA

POPULATION

2 MILE	28,426
4 MILE	98,971
6 MILE	139,497

HOUSEHOLDS

2 MILE	11,649
4 MILE	39,319
6 MILE	54,376

AVG. HH INCOME

2 MILE	\$ 95,166
4 MILE	\$ 97,551
6 MILE	\$100,596

MED. HH INCOME

2 MILE	\$ 77,814
4 MILE	\$ 79,204
6 MILE	\$ 83,303

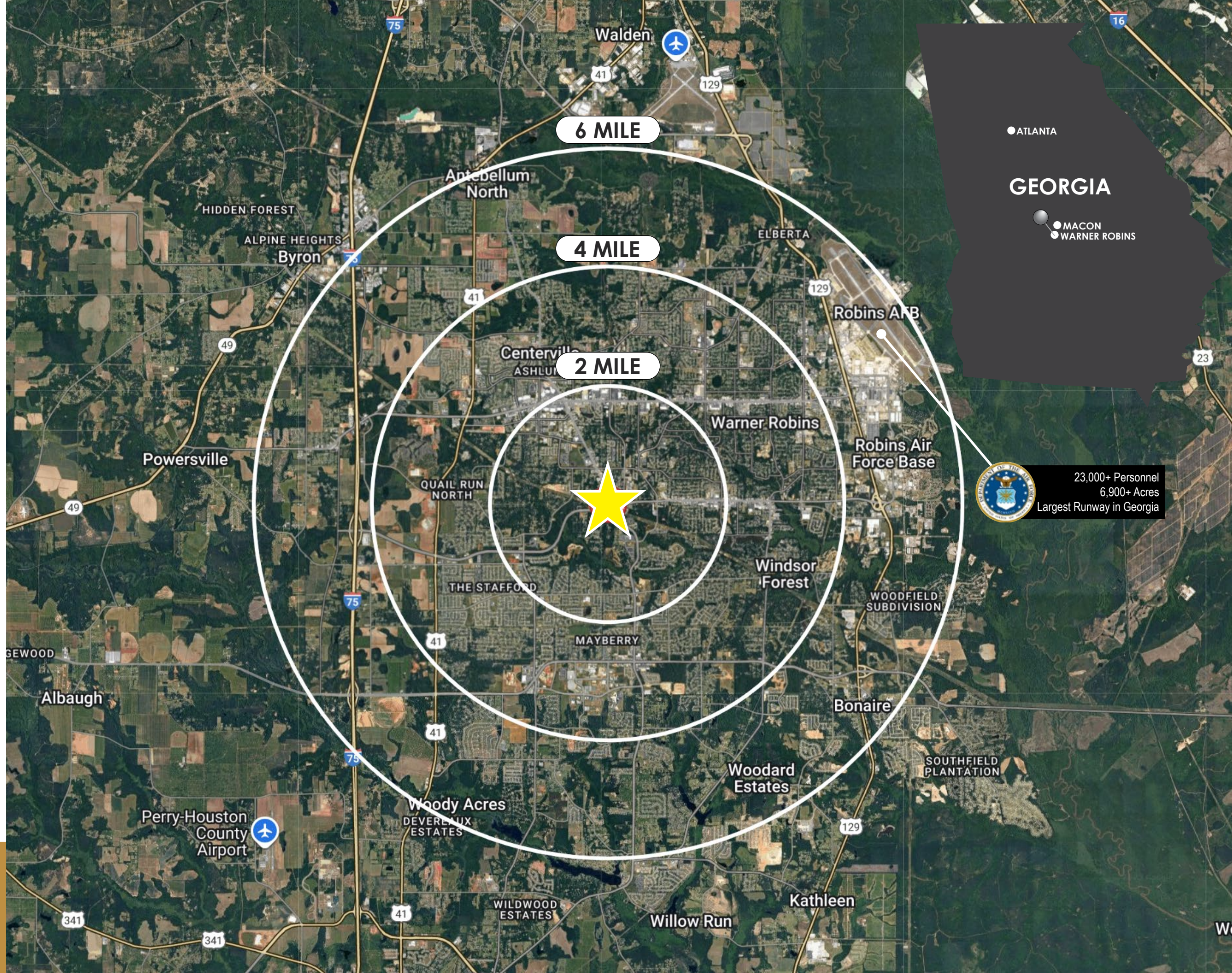
3 MILE - OTHER

Retail Exp/Yr	\$1.31 B
College/Higher	68.4%
White Collar	64%
Median Age	35

LEASING:

Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com





Gregory Dr

Houston County Offices

Shadowwood Apartment Homes

OUTPARCEL 5
± 1.5 AC

SPROUTS
FARMERS MARKET
23,299 SF

SHOPS
13,600 SF

HOUSTON LAKE RD | 33,370 AADT

Carl Vinson Pkwy

ThaiPepper

RACEWAY

OUTPARCEL 1
± 1.25 AC

OUTPARCEL 2
± 1.28 AC

OUTPARCEL 3
± 1.25 AC

OUTPARCEL 4
± 1.23 AC

Russell Pkwy

THE FLOOR STORE
CABINET SHOP

RUSSELL PKWY | 27,895 AADT

PEOPLESOUTH BANK

Flint Station
229 Units

Russell Pkwy

Juston Lake Rd

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SITE AERIAL

HOUSTON LAKE CROSSINGS | WARNER ROBINS, GA

SITE PLAN

HOUSTON LAKE CROSSINGS
WARNER ROBINS, GA

TOTALS

LAND AREA: ± 13.16 AC
PROPOSED AREA: 36,899 SF
PARKING: 216 SPACES
PARKING RATIO: 5.85/1000

OUTPARCELS

1: ± 1.25 AC
2: ± 1.28 AC
3: ± 1.25 AC
4: ± 1.23 AC
5: ± 1.50 AC



LEASING:

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WARNER ROBINS

Middle Georgia's \$4B economic anchor.



Population surge of nearly 30% since 2010, and a steady increase thereafter.



Primary commercial hub for a seven-county trade area, capturing a massive regional reach of over 416,000 residents.



Warner Robins is a high-yield retail frontier powered by a recession-proof federal payroll and a median age of 32t.



Warner Robins is executing a \$180M master plan, headlined by the 'downtown redevelopment' and a \$650M surge in industrial infrastructure.

\$4.26 BILLION

ANNUAL ECONOMIC IMPACT BY THE ROBINS AIR FORCE BASE

\$1.74 BILLION

ROBINS AFB PAYROLL

\$6.7 BILLION

IN CONTRACTS AS OF EARLY 2026

Fueled by a 3.8% military pay raise and Georgia's largest aerospace cluster, our young-professional demographic provides a high-ceiling for premium retail—pairing a 27% under-18 family base with the 24/7 spending of 22,000+ high-wage personnel.

50 MILE

TRADE RADIUS WITH WARNER ROBINS AT THE VERY CENTER

7-COUNTY

PREMIER DESTINATION CHOICE

I-75 CORRIDOR

CAPTURING OVER 86,000+ LOCAL RESIDENTS & TRAVELERS FROM ATLANTA TO FLORIDA COAST

Strategically positioned on the I-75 corridor, Warner Robins offers rapid 90-minute access to Hartsfield-Jackson International Airport and a 2.5-hour direct link to the Port of Savannah via the I-16 interchange. This premier logistics positioning is bolstered by Norfolk Southern rail access and a 50-mile intercept radius, solidifying the city as Middle Georgia's primary hub for regional and global commerce.

24,000+

DEFENSE PROFESSIONALS HELPS TO GUARANTEE THE LOCAL ECONOMY

\$2 BILLION

ANNUAL RETAIL SPENDING ENGINE

24/7 SPENDING

FUELED BY YOUNG PROFESSIONALS AND A 27% UNDER 18 FAMILY DYNAMIC

National retailers are capitalizing on Warner Robins' rapid maturation. Supported by a \$180M city budget, current investments include major I-75 corridor capacity upgrades and a \$3M phase-one park revitalization, securing the infrastructure necessary for sustained long-term commercial growth.