

FOR SALE: 6.77 +/- acres  
 Russell Pkwy  
 Warner Robins, GA

**The Bateman Group LLC.**  
 Commercial Real Estate  
 Oliver C. Bateman III, Broker



Commercially Zoned Land located along Russell Pkwy, one of Warner Robins' most heavily traveled and well-established retail corridors. The site benefits from exceptional frontage, strong traffic counts, and immediate proximity to national retailers and new residential development.

**Size:** 6.77 +/- ac with 945' ft frontage, 300ft depth

**Zoning:** Commercial

**Utilities:** Available on site

Ideal for retail, restaurant, medical, service, or mixed commercial uses. \$325,000 per acre for acquisition of the entire parcel. Pricing may increase with subdivision.

	1 mile	3 miles	5 miles
Population	6,839	42,473	99,638
Median Household Income	\$101,959	\$96,746	\$82,281

**\$325,000/acre**

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 2885 Walden Road  
 Macon, GA 31216



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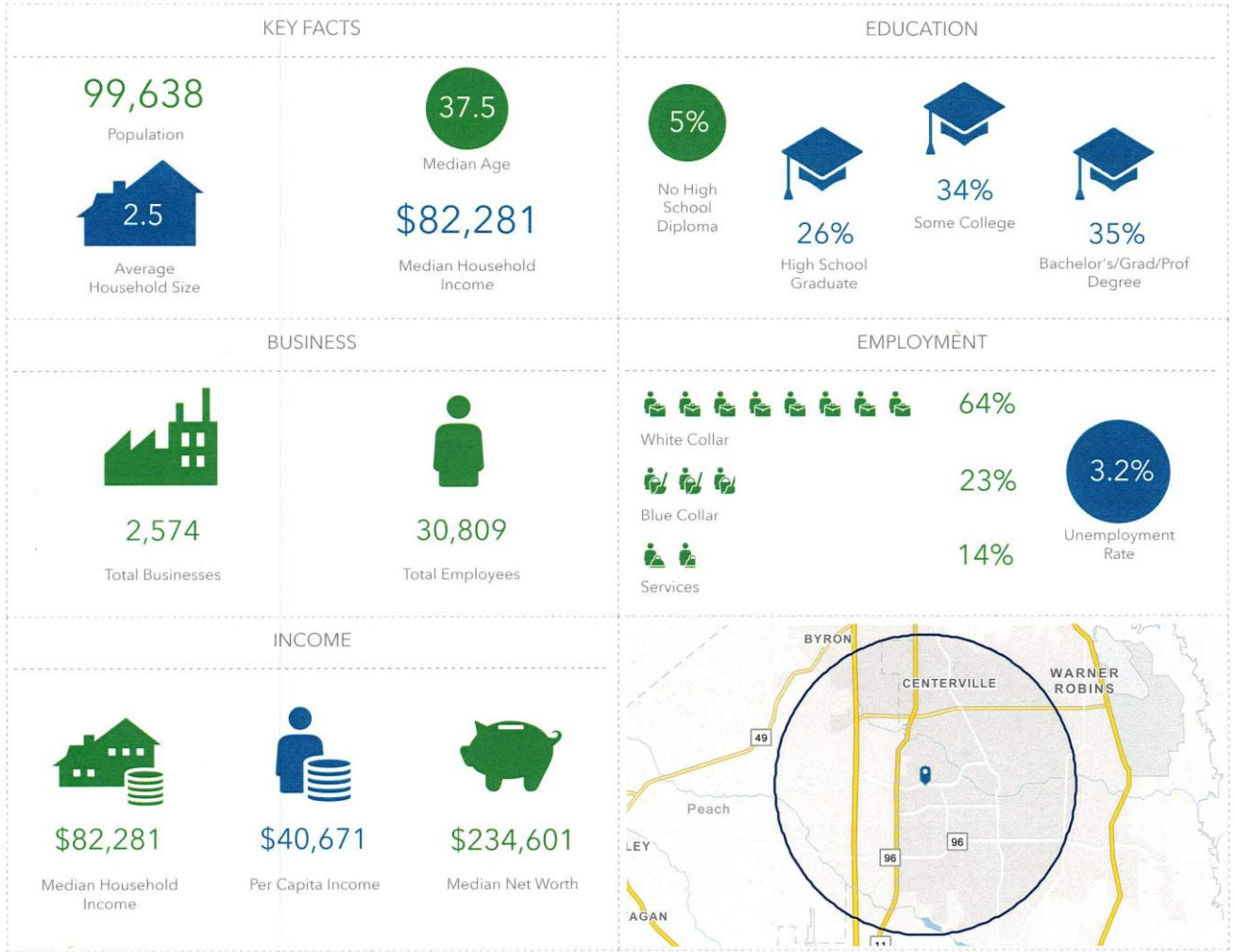
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### 5 mile Radius Key Facts



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