

FOR SALE

COMMERCIAL
Development Opportunity | 18.54 Acres

Russell Parkway at Sullivan Road | Warner Robins, GA

CENTURY 21[®]
Homes & Investments

CENTURY 21 Homes & Investments
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WD
REALTY



EXECUTIVE SUMMARY

This **18.54-acre commercial development tract** represents one of the strongest large-acreage offerings along the **Russell Parkway commercial corridor**, a region experiencing continued expansion driven by population growth, rising household incomes, and sustained investment from both national and regional commercial users.

Situated along one of Warner Robins' most active east-west arterials, the property features **±1,200 feet of direct frontage**, high visibility, and GDOT-projected daily traffic counts of **21,100 vehicles**. Russell Parkway serves as a vital connector between Interstate 75, Robins Air Force Base, Warner Robins' primary retail districts, and high-growth residential communities in Bonaire, Kathleen, and Peach County.

Demographic analytics from ESRI demonstrate strong and steady consumer demand within the 1-, 3-, and 5-mile radii. Population continues to rise, supported by the economic influence of **Robins Air Force Base**, which employs approximately 23,000 military and civilian personnel. Income trends, household formation, and retail spending power all support commercial development opportunities across multiple categories, including grocery, medical services, hospitality, QSR, and mixed-use projects.

ESRI's Business Summary and Tapestry Segmentation indicate a diversified workforce, stable employment base, and consumer profiles aligned with national retail and service brands. Combined with high roadway exposure, strong residential expansion, and limited remaining commercial parcels of this scale, this site offers a rare opportunity to control a premier development location with long-term market viability.

Commercial Development Opportunity | 18.54 Acres

Russell Parkway at Sullivan Road | Warner Robins, GA

PROPERTY HIGHLIGHTS

- Total Acreage: 18.54 acres
- Zoning: C-2 Commercial
- Frontage: ±1,200 FT along Russell Parkway
- Traffic Counts: GDOT AADT 21,100 (2024 projection)
- Intersection AADT: 15,100 (Russell Pkwy); 1,880 (secondary road)
- Utilities: Water, sewer, electricity, and fiber available (buyer to verify)
- Topography: Flat, cleared, and development-ready
- Access: Multiple ingress/egress options including Sullivan Road
- Proximity: 2.8 miles to Interstate 75; minutes to Robins AFB
- Area Growth: Expanding rooftops, strong new construction demand
- Commercial Suitability: Retail, QSR, grocery, medical, hotel, automotive, mixed-use



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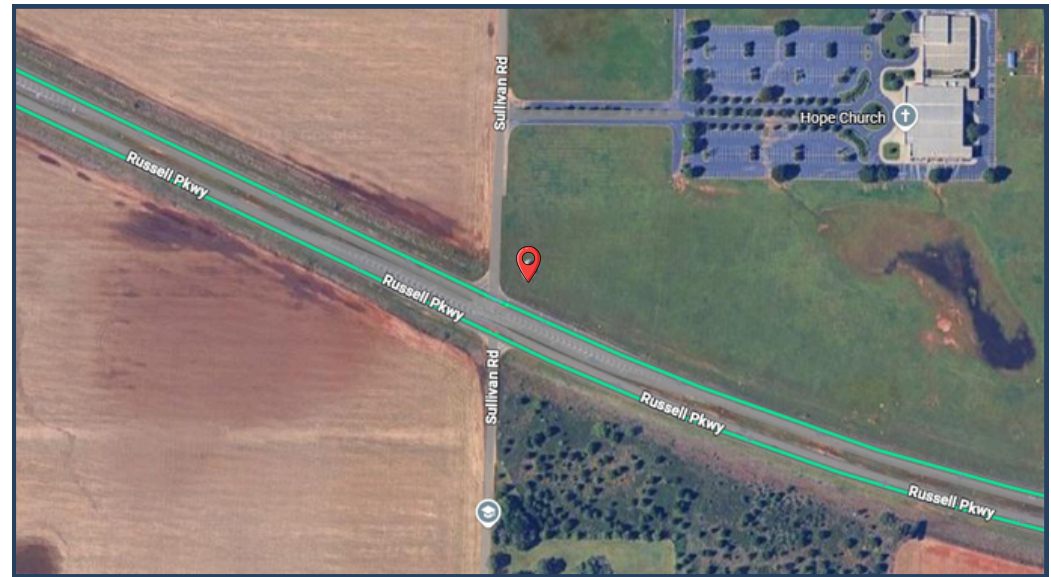
LOCATION OVERVIEW

The subject property is positioned along Russell Parkway, a rapidly growing commercial and commuter corridor linking Peach County, Warner Robins, and neighboring residential districts. Russell Parkway serves as a primary east-west arterial providing direct access to Interstate 75, major employers, and key retail nodes.

The corridor benefits from:

- Growing residential density in every surrounding direction
- Strong commuter flow between Warner Robins, I-75, Perry, and Bonaire
- A diversified business ecosystem including retail, medical, hospitality, and services
- Proximity to Robins Air Force Base, the region's largest economic driver
- Rising traffic counts and continued retail absorption

With increasing demand for daily-needs retail, medical services, hospitality, and food & beverage concepts, Russell Parkway remains one of the most attractive corridors for commercial development in Middle Georgia.



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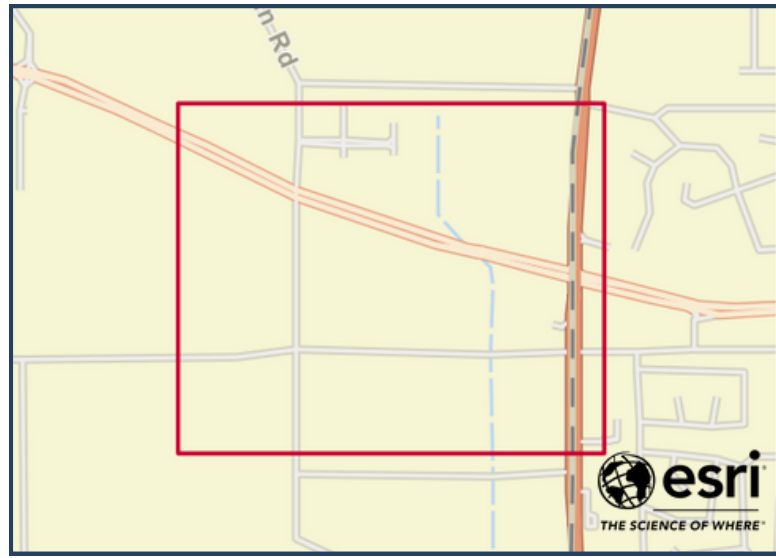
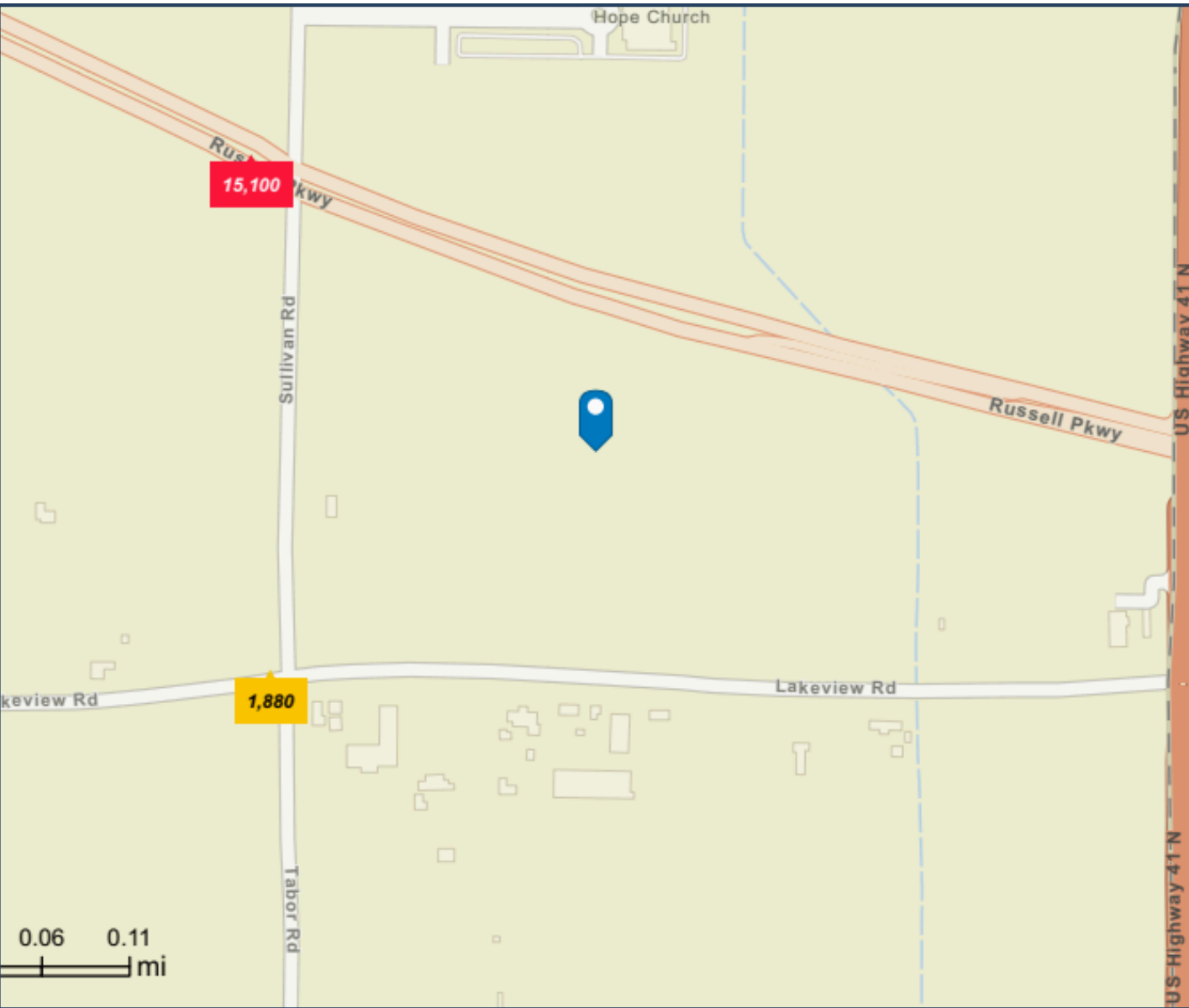
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

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DEMOGRAPHIC SUMMARY

Peach County 2
Ring of 3 miles

KEY FACTS

25,606

Population



9,647

Households

39.1

Median Age

\$82,250

Median Disposable Income

EDUCATION

3.7%

No High School Diploma



17.5%

High School Graduate



29.8%

Some College/
Associate's Degree



49.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,711

Median Household Income



\$44,734

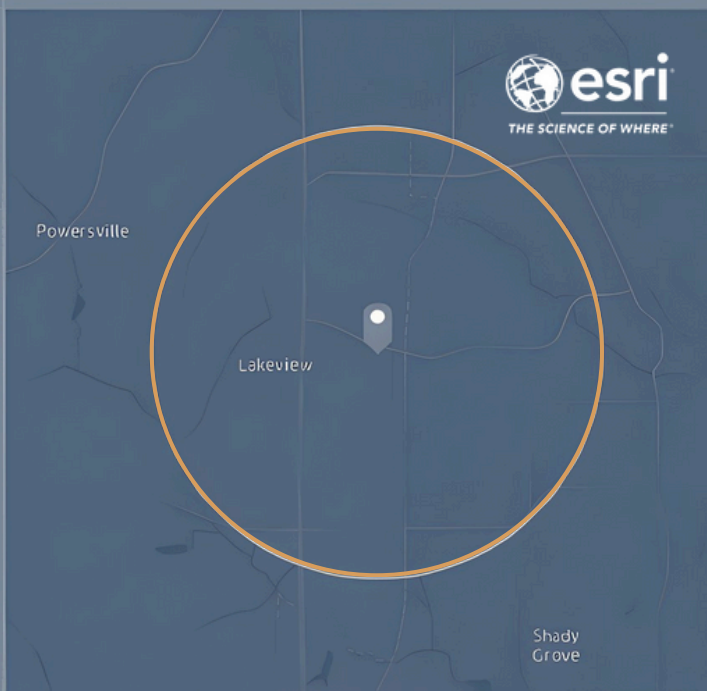
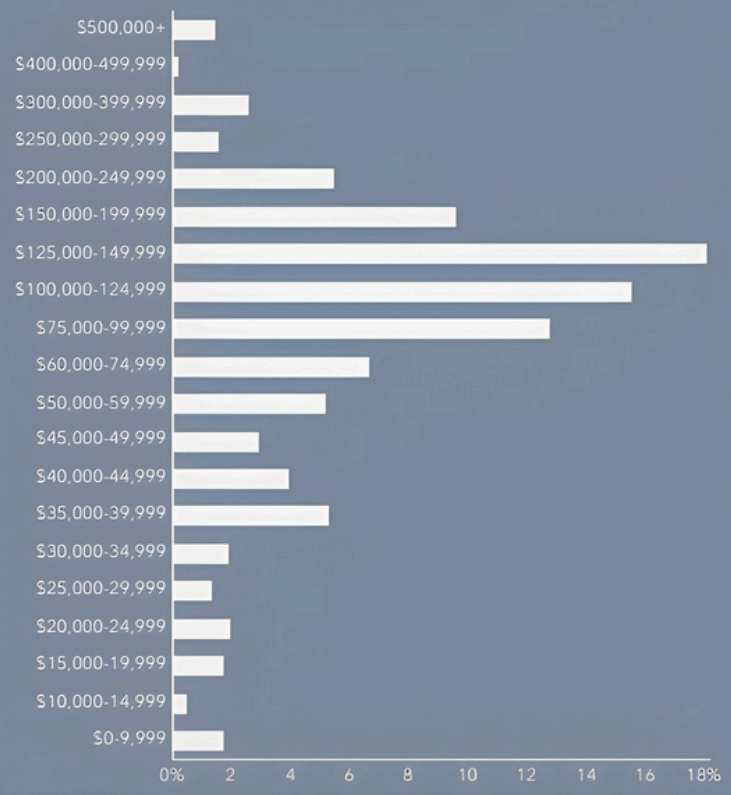
Per Capita Income



\$361,342

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

65.7%



Blue Collar

17.3%



Services

17.7%

3.1%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

Peach County 2
Ring of 5 miles

KEY FACTS

80,945
Population

31,425
Households

37.9
Median Age

\$71,002
Median Disposable Income

EDUCATION

4.1%
No High School Diploma

23.8%
High School Graduate

34.2%
Some College/ Associate's Degree

37.9%
Bachelor's/Grad/ Prof Degree

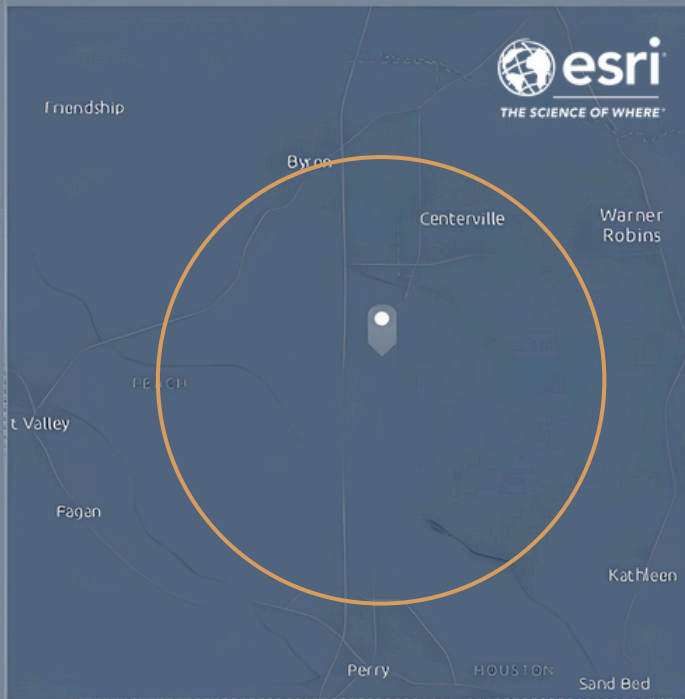
INCOME

\$87,192
Median Household Income

\$39,891
Per Capita Income

\$244,164
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

65.9%
White Collar

20.8%
Blue Collar

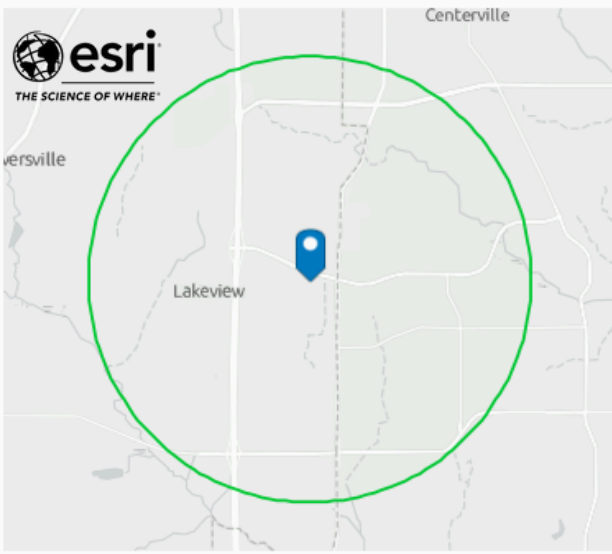
14.5%
Services

3.0%
Unemployment Rate

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Population Trends and Key Indicators

Peach County 2
Ring of 3 miles

25,606	9,647	2.65	39.1	\$105,711	\$303,158	97	128	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



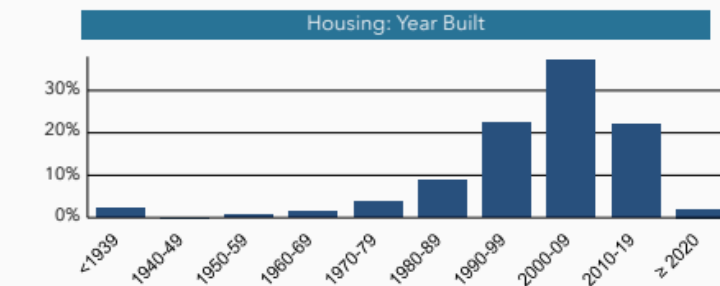
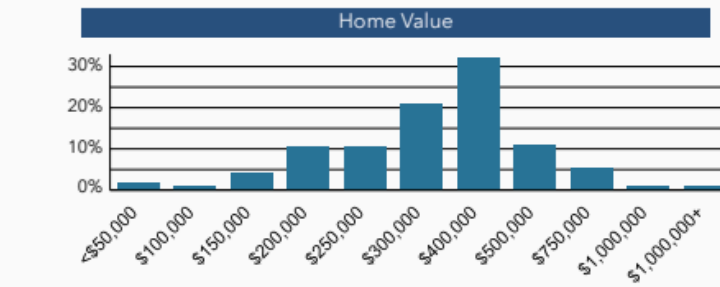
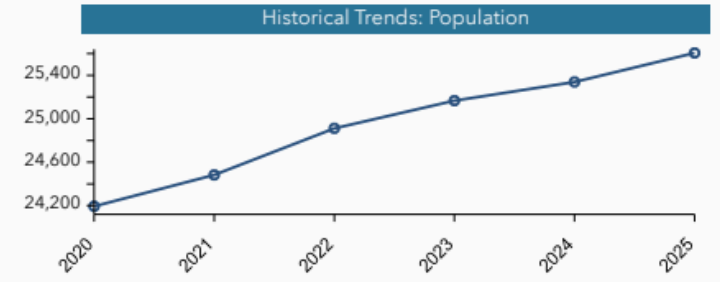
\$14,402

Avg Spent on Mortgage & Basics



18.0%

Percent of Income for Mortgage

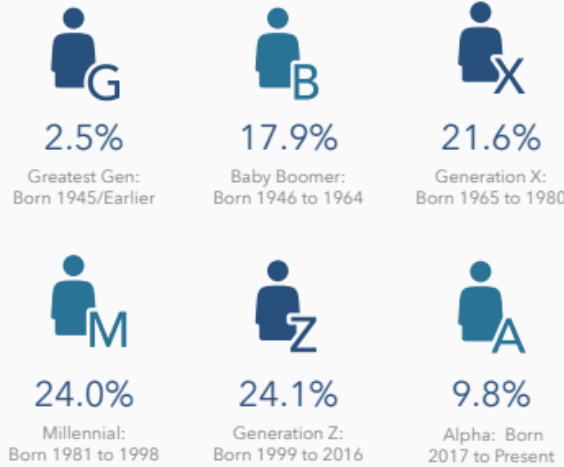


POPULATION BY AGE



Under 18 (22.1%)
Ages 18 to 64 (63.3%)
Aged 65+ (14.6%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

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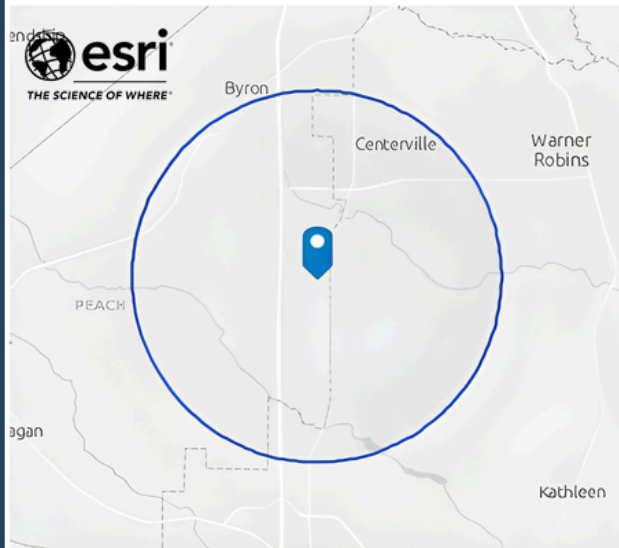
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Population Trends and Key Indicators

Peach County 2
Ring of 5 miles

80,945	31,425	2.57	37.9	\$87,192	\$273,823	78	115	67
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



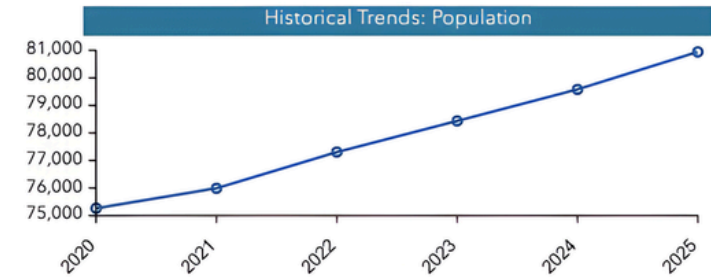
\$12,041

Avg Spent on Mortgage & Basics



19.7%

Percent of Income for Mortgage

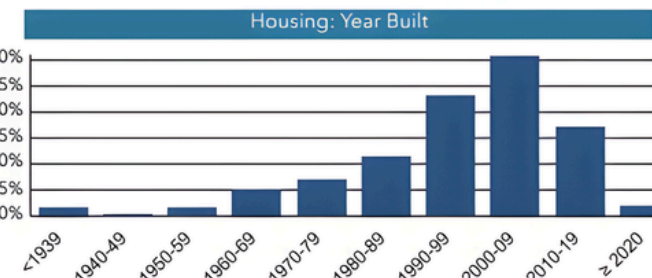
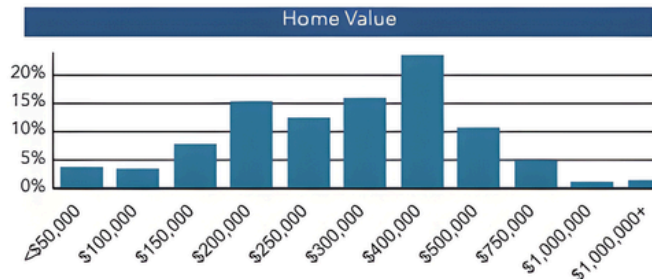
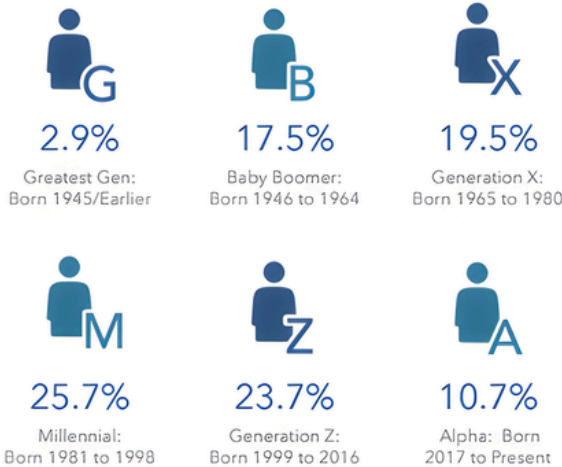


POPULATION BY AGE



■ Under 18 (22.7%)
 ■ Ages 18 to 64 (62.2%)
 ■ Aged 65+ (15.2%)

POPULATION BY GENERATION



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Business Key Facts Peach County 2 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics 5 miles

2,120

Total Businesses

24.3K

Total Employees

\$3.00B

Total Sales

3.0%

Unemployment Rate

Daytime Population 5 miles



80,945

Total Population



64,704

Total Daytime Population

Ratio of daytime to total population:

0.80

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type 5 miles



12.2

Avg Number of Employees



27.0 ↑

Total Business Per Sq Mi
This is 334.8% higher than Peach County 5 miles

Top 25 Largest Businesses in Area



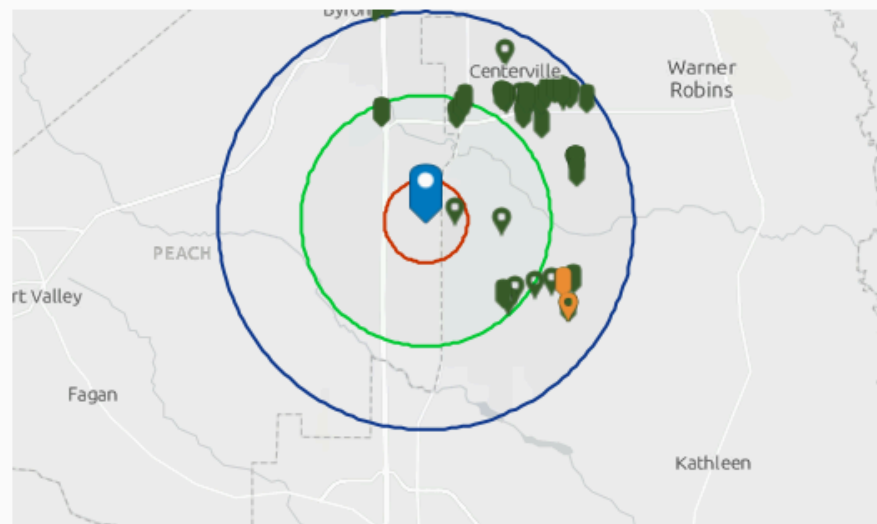
25*

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Flint Energies

Branch

\$148M

Most Employees

Central GA Technical College Child

Independent

2,000

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9,647
Households




39.1 ↓
Median Age

1.3% lower than
United States.




\$106K ↑
Median HH Income

29.5% higher than
United States.



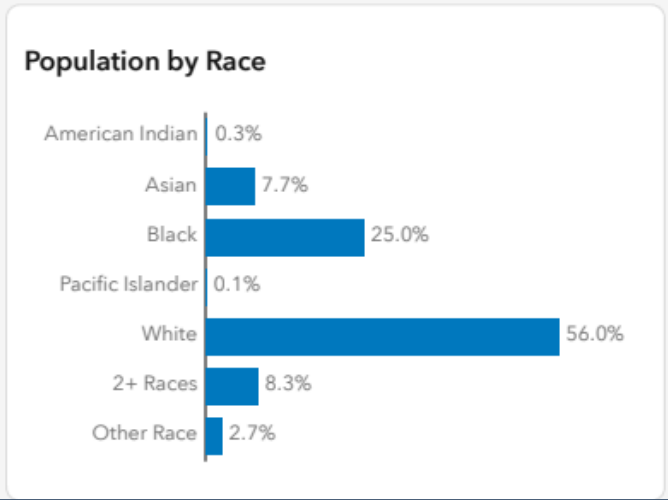
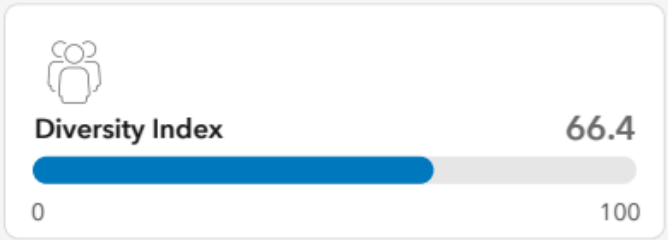
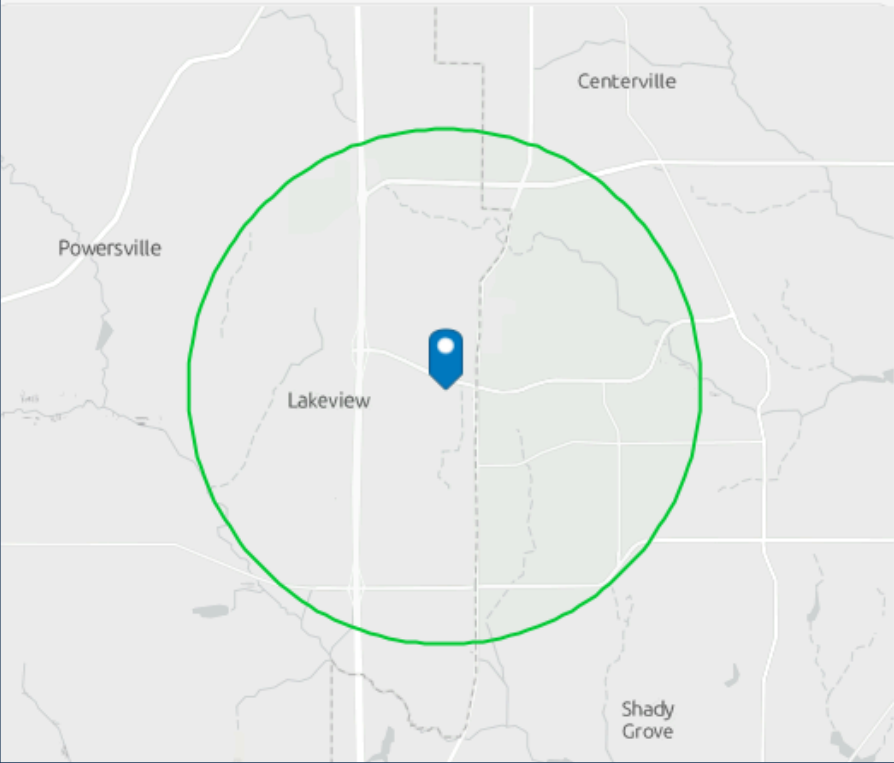
\$303.2K ↓
Median Home Value

18.2% lower than
United States.

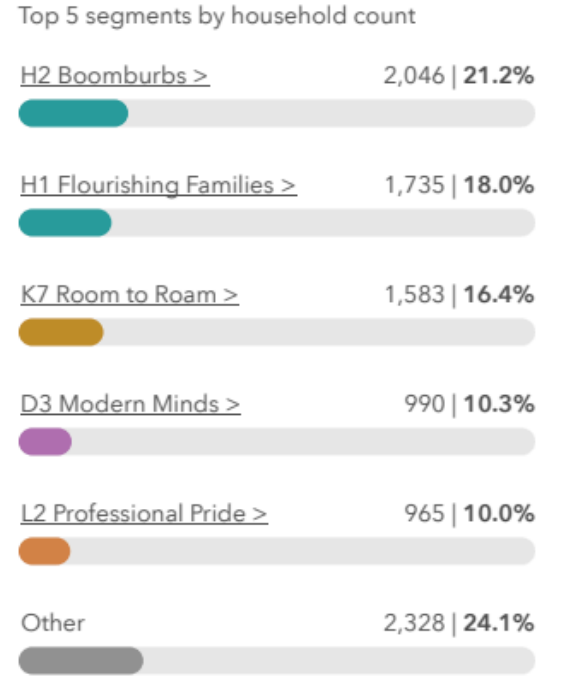


2.9
Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry



Boomburbs accounts for 21.2% of households in the area which is **18.6% higher** than the U.S.

[View comparison table](#)

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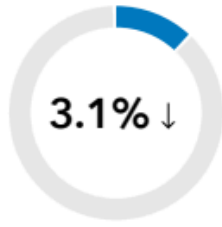
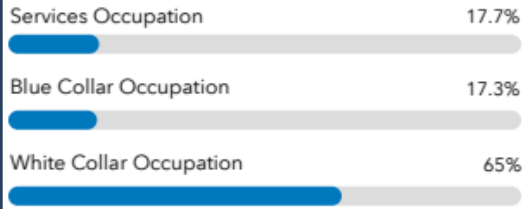


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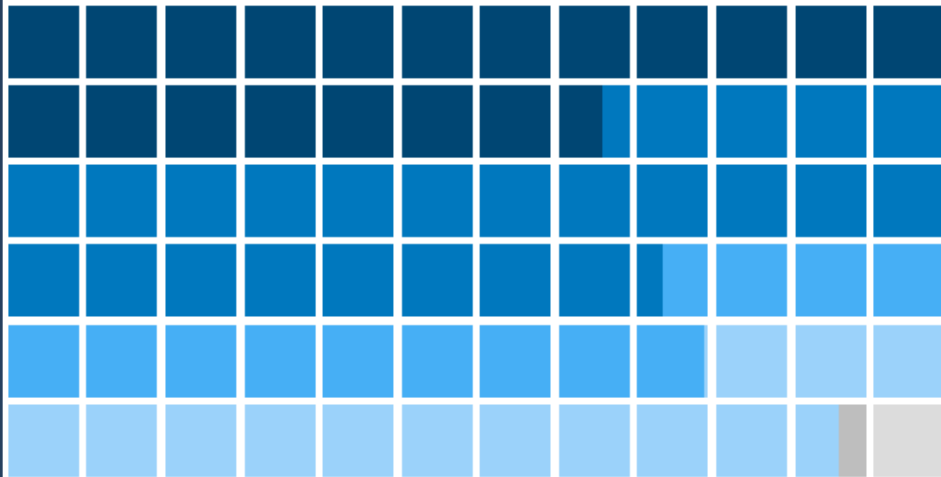
Peach County 2 | Ring of 3 mile

Occupation Type



Unemployment Rate
This is 28% lower than Georgia.

Educational Attainment



■ Graduate Degree	(3,823)	■ Bachelor's Degree	(4,818)
■ Some College/No Degree	(2,452)	■ High School Diploma	(2,663)
■ No High School Diploma	(266)		

Population by Occupation



Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	13,106	100.0%	100.0%	-
White Collar	8,524	65.0%	62.5%	1.04
Management	1,155	8.8%	11.8%	0.74
Business/Financial	1,208	9.2%	6.4%	1.43
Computer/Mathematical	739	5.6%	4.0%	1.41
Architecture/Engineering	199	1.5%	2.3%	0.65
Life/Physical/Social Sciences	113	0.9%	1.3%	0.67
Community/Social Service	156	1.2%	1.8%	0.66
Legal	311	2.4%	1.2%	2.03
Education/Training/Library	862	6.6%	6.3%	1.04
Arts/Design/Entertainment	353	2.7%	2.1%	1.26
Healthcare Practitioner	576	4.4%	6.7%	0.66
Sales and Sales Related	1,104	8.4%	8.4%	1.00
Office/Administrative Support	1,748	13.3%	10.1%	1.33
Blue Collar	2,262	17.3%	21.0%	0.82
Farming/Fishing/Forestry	0	0.0%	0.5%	0.00
Construction/Extraction	405	3.1%	4.9%	0.63
Installation/Maintenance/Repair	541	4.1%	2.9%	1.42
Production	403	3.1%	5.0%	0.61
Transportation/Material Moving	913	7.0%	7.7%	0.91
Services	2,318	17.7%	16.5%	1.07
Healthcare Support	85	0.7%	3.5%	0.18
Protective Service	235	1.8%	2.1%	0.86
Food Preparation/Serving	674	5.1%	5.1%	1.01
Building Maintenance	222	1.7%	3.4%	0.50
Personal Care/Service	1,102	8.4%	2.4%	3.47

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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31,425
Households




37.9 ↓
Median Age

4.3% lower than
United States.




\$87.2K ↑
Median HH Income

6.8% higher than **United States.**



\$273.8K ↓
Median Home Value

26.1% lower than
United States.



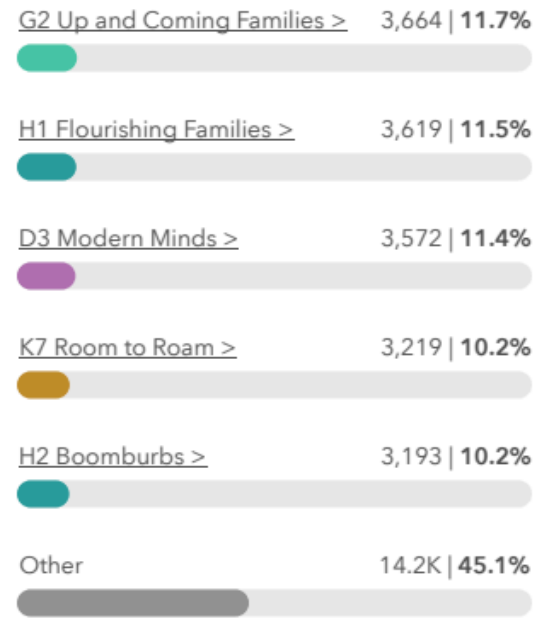
3.1
Home Value to
Income Ratio

Median home value
divided by median
household income



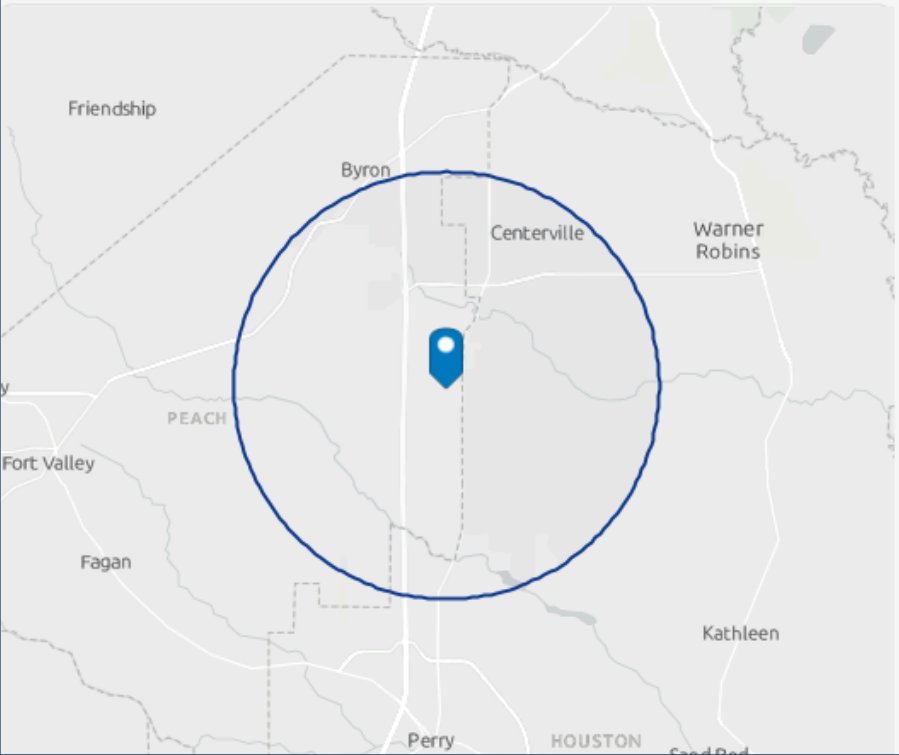

Tapestry

Top 5 segments by household count



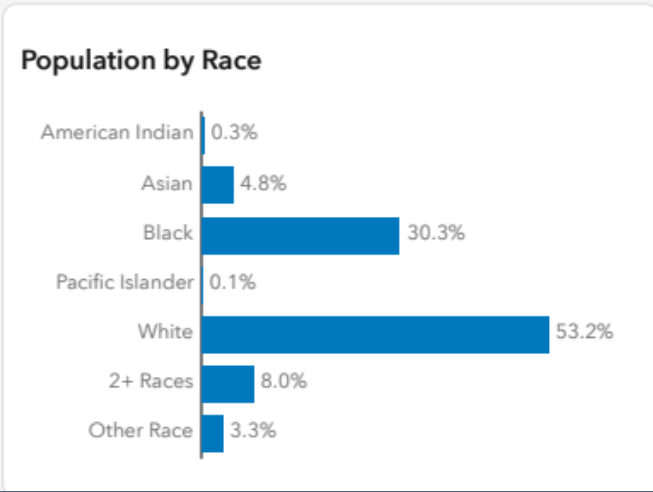
Up and Coming Families accounts for 11.7% of households in the area which is **9.8% higher** than the U.S.

[View comparison table](#)

Diversity Index **67.1**

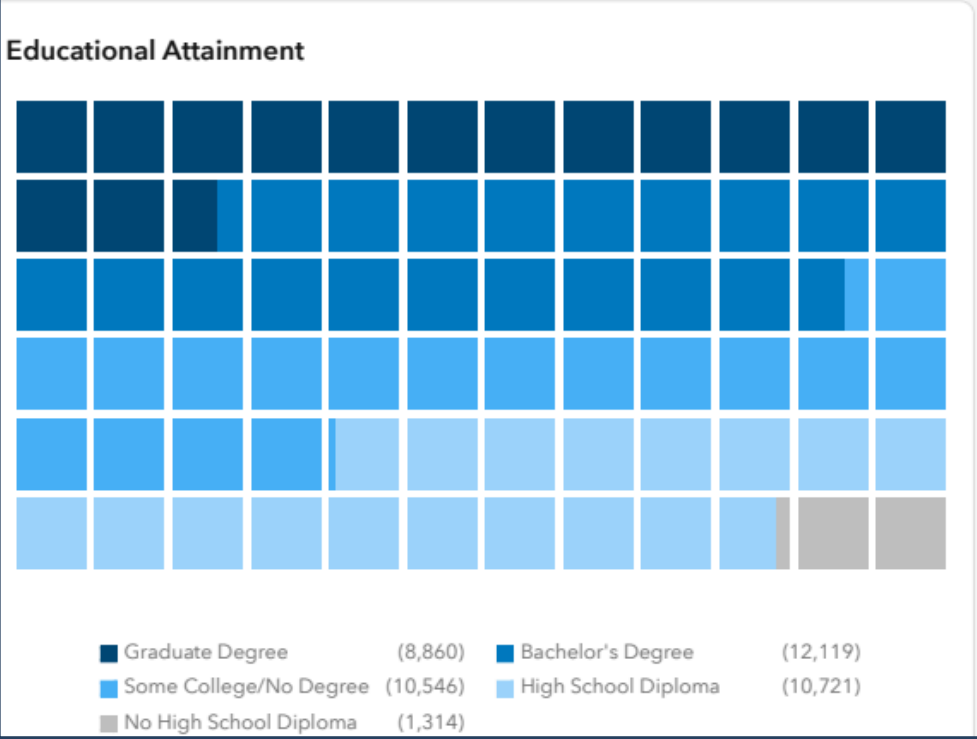
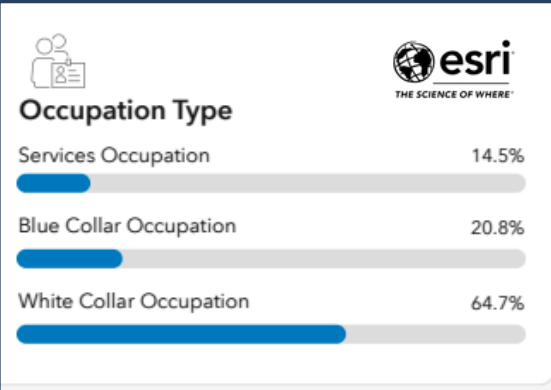
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Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	39,812	100.0%	100.0%	-
White Collar	25,759	64.7%	62.5%	1.04
Management	3,906	9.8%	11.8%	0.83
Business/Financial	2,814	7.1%	6.4%	1.10
Computer/Mathematical	1,927	4.8%	4.0%	1.21
Architecture/Engineering	1,212	3.0%	2.3%	1.30
Life/Physical/Social Sciences	337	0.8%	1.3%	0.66
Community/Social Service	404	1.0%	1.8%	0.56
Legal	519	1.3%	1.2%	1.12
Education/Training/Library	2,970	7.5%	6.3%	1.18
Arts/Design/Entertainment	887	2.2%	2.1%	1.04
Healthcare Practitioner	2,643	6.6%	6.7%	0.99
Sales and Sales Related	3,430	8.6%	8.4%	1.03
Office/Administrative Support	4,710	11.8%	10.1%	1.18
Blue Collar	8,286	20.8%	21.0%	0.99
Farming/Fishing/Forestry	33	0.1%	0.5%	0.17
Construction/Extraction	1,344	3.4%	4.9%	0.69
Installation/Maintenance/Repair	1,758	4.4%	2.9%	1.51
Production	1,509	3.8%	5.0%	0.76
Transportation/Material Moving	3,642	9.2%	7.7%	1.19
Services	5,767	14.5%	16.5%	0.88
Healthcare Support	481	1.2%	3.5%	0.34
Protective Service	898	2.3%	2.1%	1.09
Food Preparation/Serving	1,742	4.4%	5.1%	0.86
Building Maintenance	911	2.3%	3.4%	0.68
Personal Care/Service	1,735	4.4%	2.4%	1.80

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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Commercial Development Opportunity | 18.54 Acres

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HIGHEST & BEST USES

Retail & Shopping Center

- Grocery-anchored development
- Neighborhood retail center
- Specialty or value retail

QSR & Outparcel Development

- National QSR brands
- Beverage, coffee, and breakfast users
- Fuel/convenience with modern EV charging

Medical & Professional

- Urgent care, dental, imaging centers
- Multi-suite medical office development
- Specialty outpatient services

Hospitality

- Select-service hotel
- Extended-stay accommodations

Senior Living

- Assisted living
- Memory care
- Medical-adjacent senior housing

Mixed-Use

- Retail + medical
- Retail + hospitality
- Retail + flex office

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SITE OVERVIEW

Parcel Characteristics:

- 18.54 acres of usable, development-ready commercial land
- Rectangular configuration ideal for phased development
- Flat topography with minimal grading requirements
- Excellent signage and visibility from Russell Parkway
- Multiple potential access points for future circulation planning
- Strong synergy with surrounding land uses

CENTURY 21 Homes & Investments

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CENTURY 21 **WD**
Homes & Investments REALTY

Information contained herein is deemed reliable but is not guaranteed. Buyers are advised to verify all data, including zoning, utilities, traffic counts, and development feasibility.