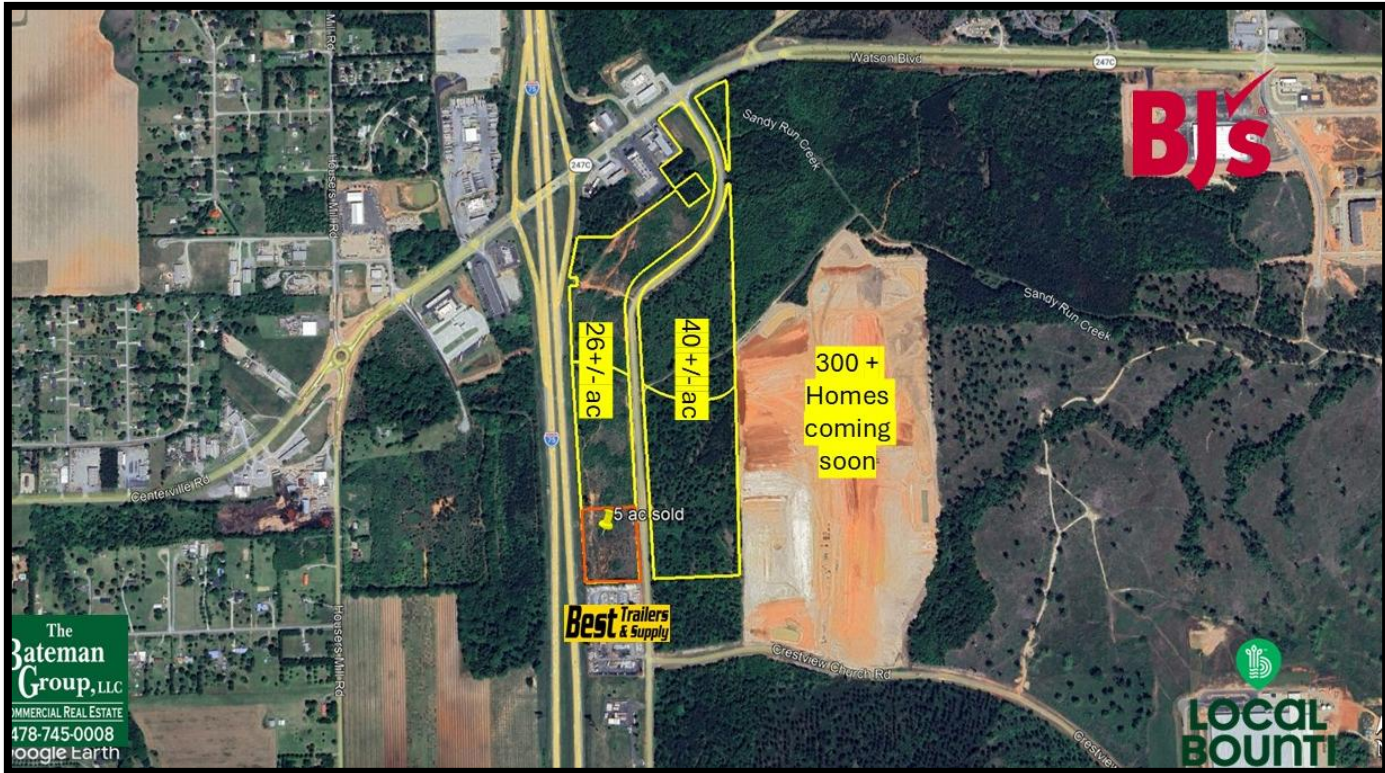


FOR SALE: 68 +/- acres
Hwy 247 Conn/Vietnam Veteran's Memorial
Pkwy
Warner Robins, GA

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



68± Acre Commercial Development Opportunity Warner Robins, Georgia

Location: Approximately **68± acres** strategically located in Warner Robins, Georgia, just off **I-75**, with convenient access to **two interstate interchanges**. The property is positioned in an area experiencing significant residential, retail, and industrial growth.

A **large residential development** is planned on the adjacent property, including a retail component along **Hwy 247C**, creating the potential for increased traffic, visibility, and demand for nearby commercial services.

The property's location and accessibility make it well suited for a variety of commercial uses, including **service-oriented businesses, neighborhood commercial development, and other users seeking convenient access to I-75.**

The nearby **Peach County industrial corridor** is also experiencing continued expansion, with established employers and industrial operations including **Local Bounty, Pratt Industries, and others** contributing to the area's growing economic base.

Call for pricing

Owner will subdivide

Oliver C. Bateman, III
Office: 478-745-0008
Fax: 478-745-0009
Cell: 478-972-6043
oliver@thebatemangroup.com
2885 Walden Road
Macon, GA 31216



www.thebatemangroup.com

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

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

FOR SALE: 68 +/- acres
Hwy 247 Conn/Vietnam Veteran's Memorial
Pkwy
Warner Robins, GA

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

5 mile Radius Key Facts

KEY FACTS

59,491

Population



Average
Household Size

36.6

Median Age

\$63,263

Median Household
Income

EDUCATION

9%

No High
School
Diploma



27%

High School
Graduate



37%

Some College



27%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,676

Total Businesses



17,167

Total Employees

EMPLOYMENT



63%

White Collar



23%

Blue Collar



14%

Services

3.7%

Unemployment
Rate

INCOME



\$63,263

Median Household
Income



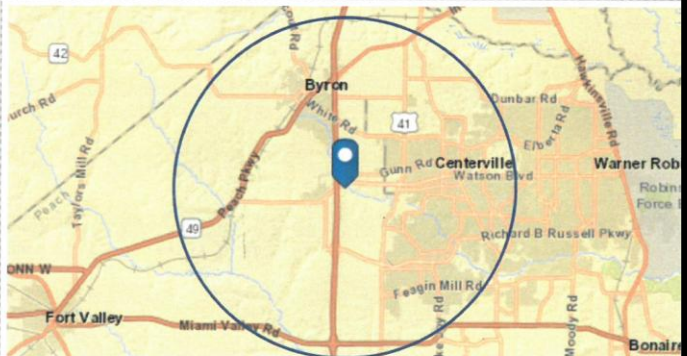
\$29,389

Per Capita Income



\$113,527

Median Net Worth



Oliver C. Bateman, III
 Office: 478-745-0008
 Fax: 478-745-0009
 Cell: 478-972-6043
 oliver@thebatemangroup.com
 2885 Walden Road
 Macon, GA 31216



www.thebatemangroup.com

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

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

FOR SALE: 68 +/- acres
Hwy 247 Conn/Vietnam Veteran's Memorial
Pkwy
Warner Robins, GA

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

Property Photos



Great visibility
On I-75



Oliver C. Bateman, III
Office: 478-745-0008
Fax: 478-745-0009
Cell: 478-972-6043
oliver@thebatemangroup.com
2885 Walden Road
Macon, GA 31216



www.thebatemangroup.com

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

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

FOR SALE: 68 +/- acres
Hwy 247 Conn/Vietnam Veteran's Memorial
Pkwy
Warner Robins, GA

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

Property Photos



Oliver C. Bateman, III
Office: 478-745-0008
Fax: 478-745-0009
Cell: 478-972-6043
oliver@thebatemangroup.com
2885 Walden Road
Macon, GA 31216



www.thebatemangroup.com

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

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.