

FOR SALE: 20.5 +/- acres
Vietnam Veteran's Pkwy
Warner Robins, GA

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



Location:

Two well-positioned parcels located just off I-75 along Vietnam Veteran's Memorial Parkway at Robins International Boulevard. The sites sit within a rapidly expanding industrial corridor anchored by **Pratt Industries, Local Bounti, and Pure Flavor**, offering strong synergy for industrial and service-based users.

Property Overview:

- Ideal for small distribution, commercial, and service-industry operations
- Excellent regional access with **two nearby I-75 interchanges**: Hwy 247 Connector and Russell Parkway
- **All utilities available**

	1 mile	3 miles	5 miles
Population	4,636	27,158	77,367
Median Household Income	\$86,545	\$80,468	\$67,234

\$170,000/ac

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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.

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Key Facts 5 mile Radius

KEY FACTS

77,367

Population



Average
Household Size

35.9

Median Age

\$67,234

Median Household
Income

EDUCATION

8%

No High
School
Diploma



26%
High School
Graduate



38%
Some College



28%
Bachelor's/Grad/Prof
Degree

BUSINESS



1,898

Total Businesses



20,471

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

22%



Services

14%

3.7%

Unemployment
Rate

INCOME



\$67,234

Median Household
Income



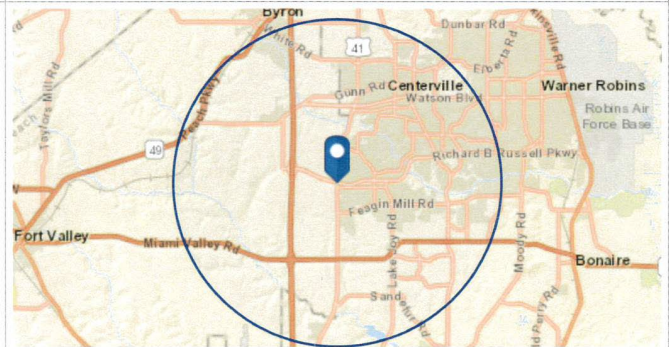
\$30,780

Per Capita Income



\$123,828

Median Net Worth



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