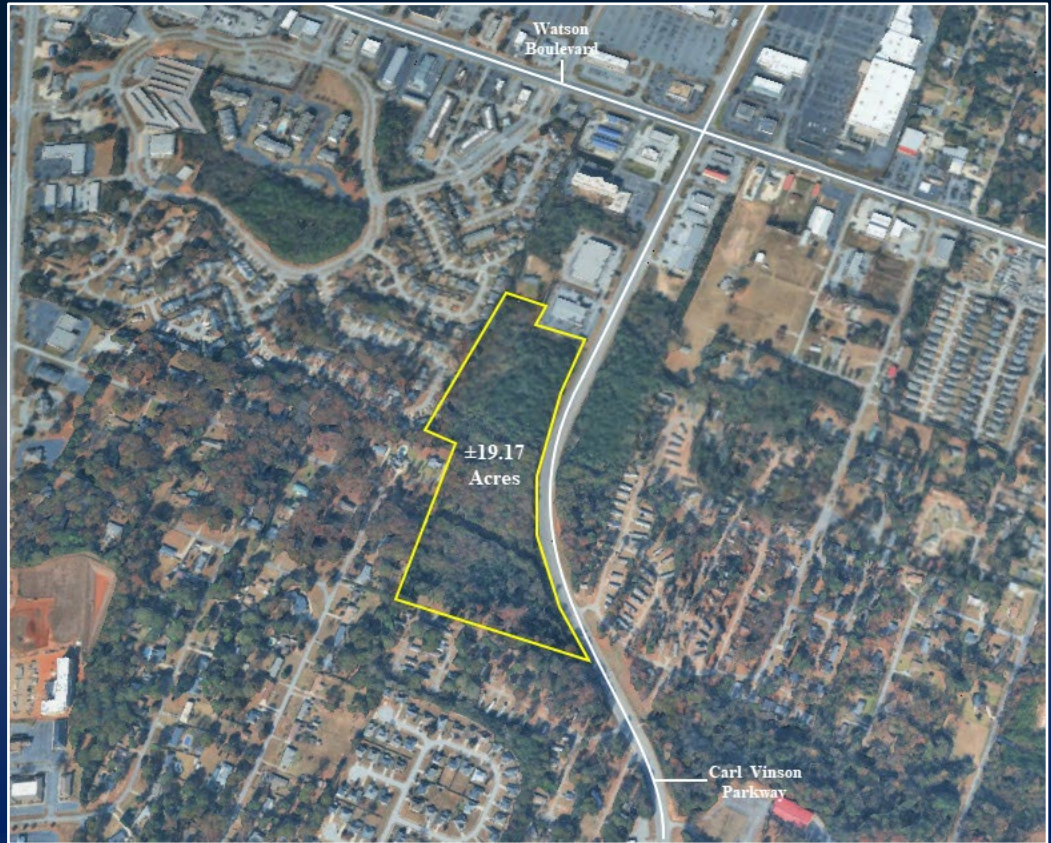


LAND FOR SALE

CARL VINSON PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±19.17 ACRES

ASKING PRICE:
\$67,500/ACRE

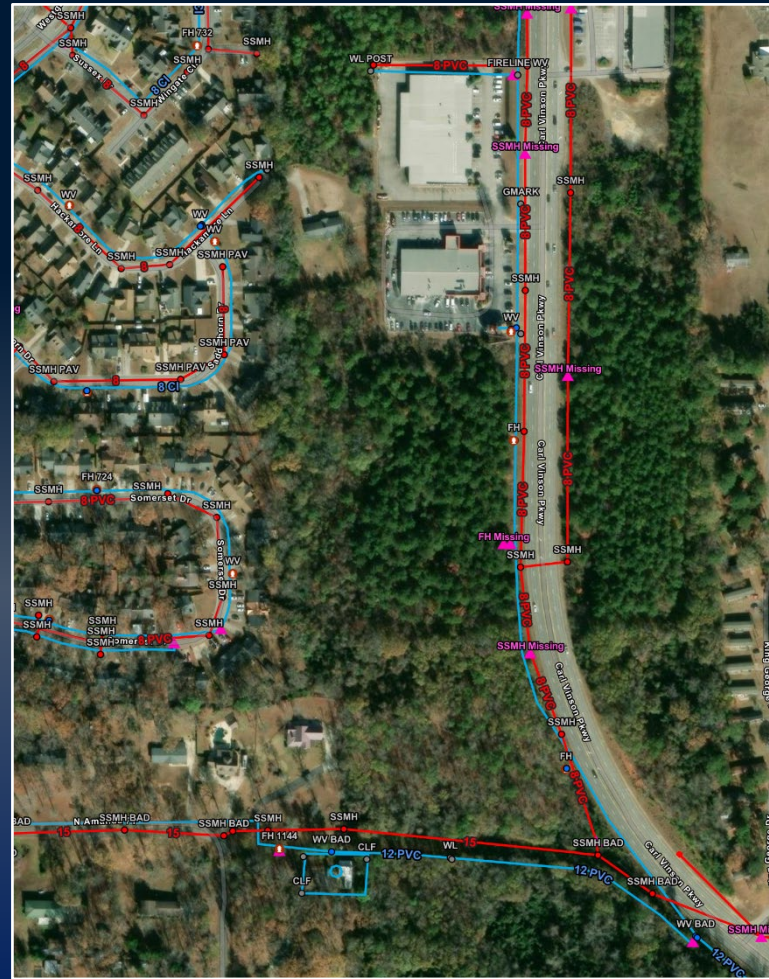


KING KEMPER C: 478.957.1920
KKEMPER@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
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PROPERTY INFORMATION

- ±19.17 acres of land
- Zoned C-2 (Commercial)
- Excellent opportunity for Commercial or Mixed-Use Development
- Approximately 1,300' of frontage along Carl Vinson Parkway
- Conveniently located just south of the high traffic intersection of Watson Boulevard and Carl Vinson Parkway and surrounded by many national tenants including Lowe's, Walmart, Starbucks, and more
- Strong regional accessibility connecting Warner Robins, Centerville, Perry, and Macon



CARL VINSON PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY



AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2025 Estimates)
Watson Boulevard - 35,000 VPD
Carl Vinson Parkway - 11,500 VPD



CARL VINSON PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY



DEMOGRAPHICS

Carl Vinson Parkway - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	66,701	131,474	194,206
2031 ESTIMATED POPULATION	70,066	138,725	205,423
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	26,979	51,254	74,708
2031 HOUSEHOLD ESTIMATES	28,492	54,332	79,312
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$97,905	\$100,960	\$103,965
2031 HH INCOME ESTIMATE	\$111,542	\$115,013	\$118,760

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$100,960



131,474



51,254



4.2%



2,597

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