

**NEW
IMPROVED
PRICE**

2 ACRE COMMERCIAL DEVELOPMENT SITE
1850 RUSSELL PKWY, WARNER ROBINS, HOUSTON COUNTY, GA 31088



REDUCED SALES PRICE:
~~\$950,000~~ **\$874,900**

LOCATION OVERVIEW

- Located adjacent to Georgia Bob's BBQ; between Carl Vinson Parkway and Houston Lake Road
- Easy access to shopping, eateries, banks, schools and churches
- 5 miles from Interstate 75
- 6 miles from Robins Air Force Base
- 4 miles from Houston Medical Center
- 2 miles from Elementary & Middle Schools
- 2 miles from Warner Robins High School
- Neighbors: Georgia Bob's BBQ, Raceway, Thai Pepper, Flint Energies, Shadowood Apartments

PROPERTY OVERVIEW

- 2± Acre Commercial Development Site
 - Two (2) access easements to Houston Lake Road with a signalized light at Russell Parkway. (See Survey Page 3)
- 247.4'± Frontage on Russell Parkway
- Great visibility with an easement access to Houston Lake Road
- 29,000± AVG VPD on Russell Parkway (2022 GDOT)
- 32,000± AVG VPD on Houston Lake Road (2022 GDOT)
- Topography: Level, at road grade
- All utilities available to the site
- Zoned C2

DEIDRA STEWART
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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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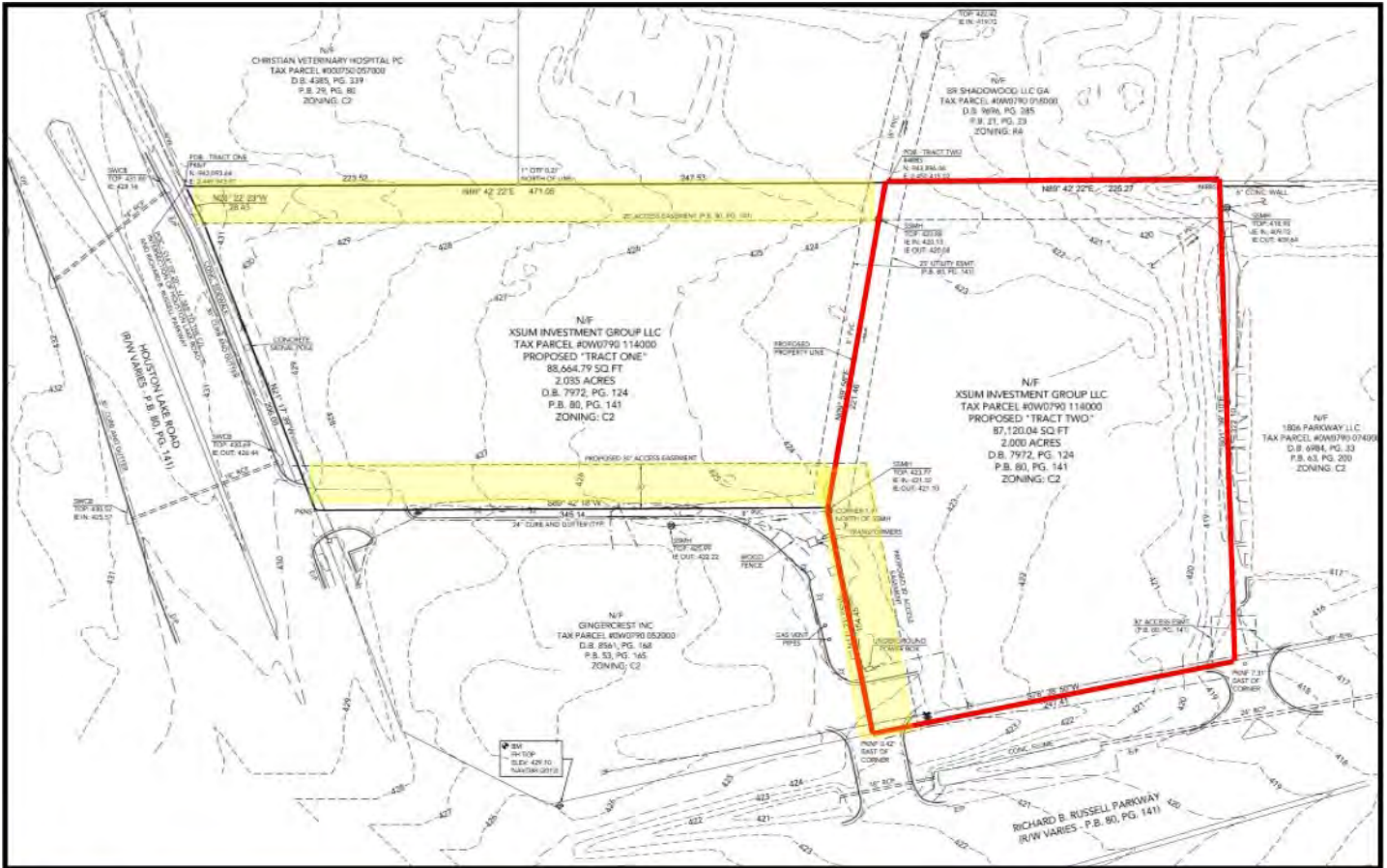
LOCATION MAP



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PROPERTY SURVEY



TWO (2) ACCESS EASEMENTS TO HOUSTON LAKE ROAD WITH A SIGNALIZED LIGHT AT RUSSELL PARKWAY.

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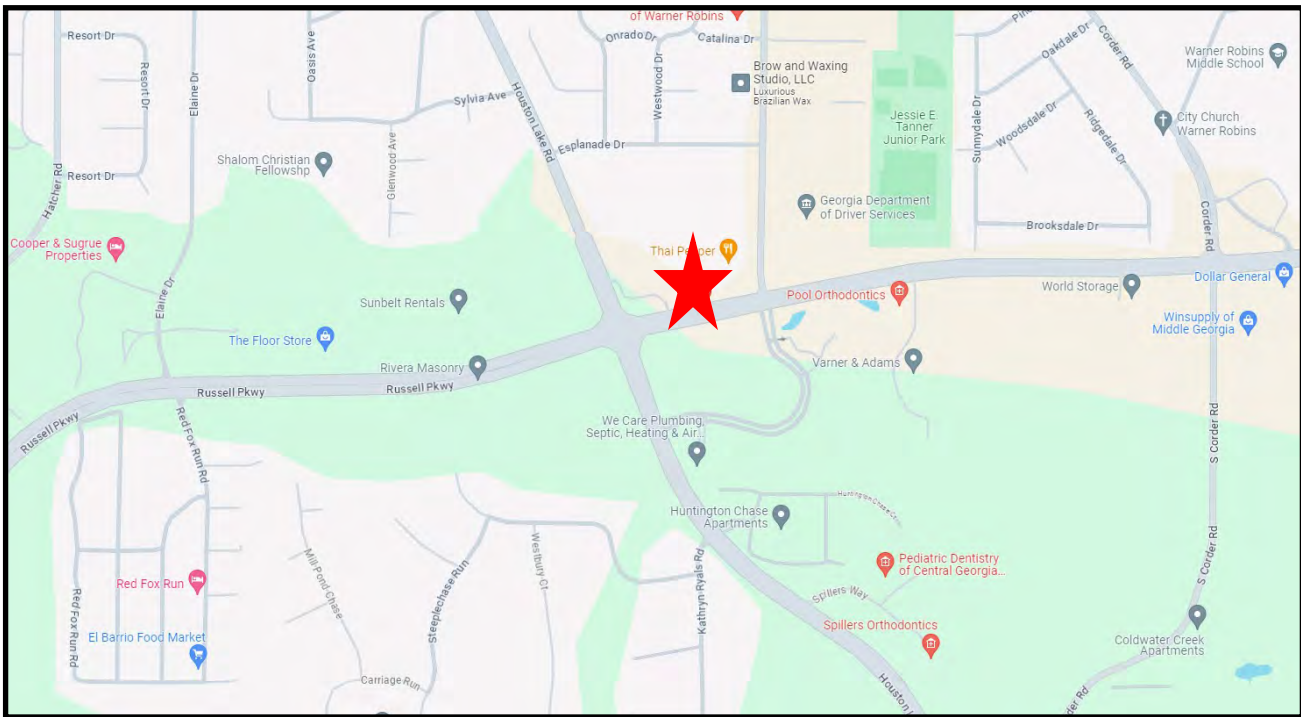
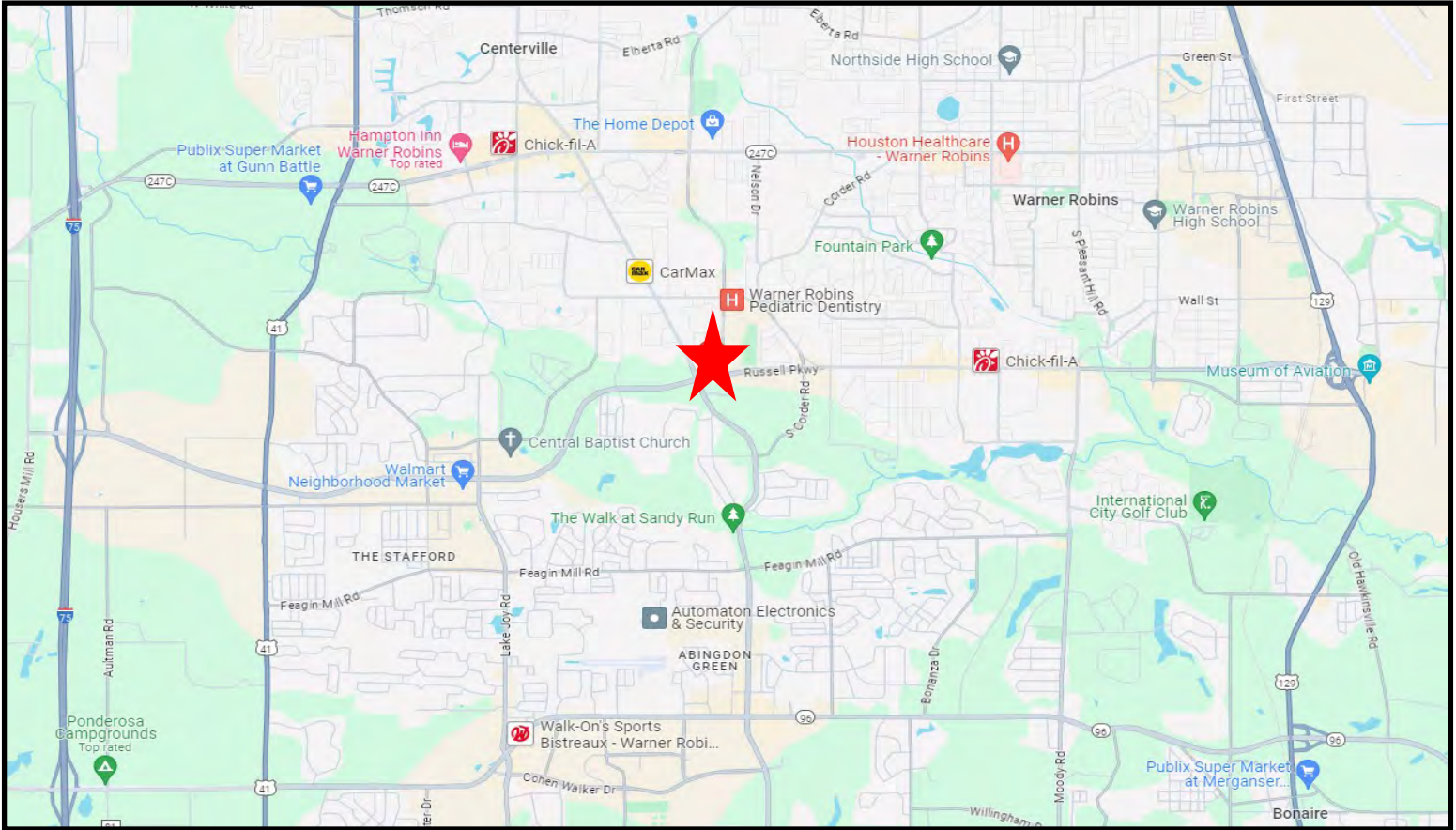
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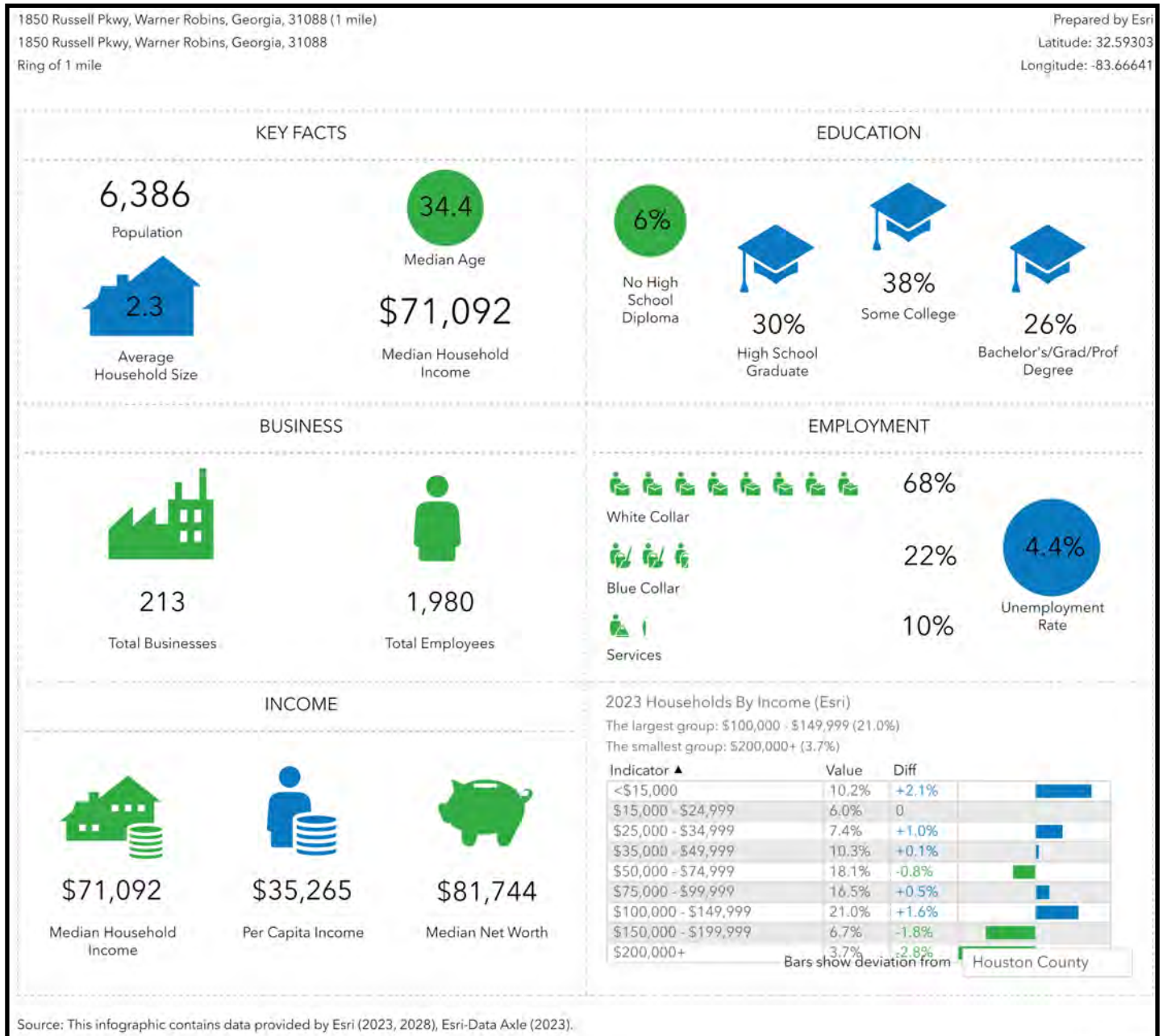


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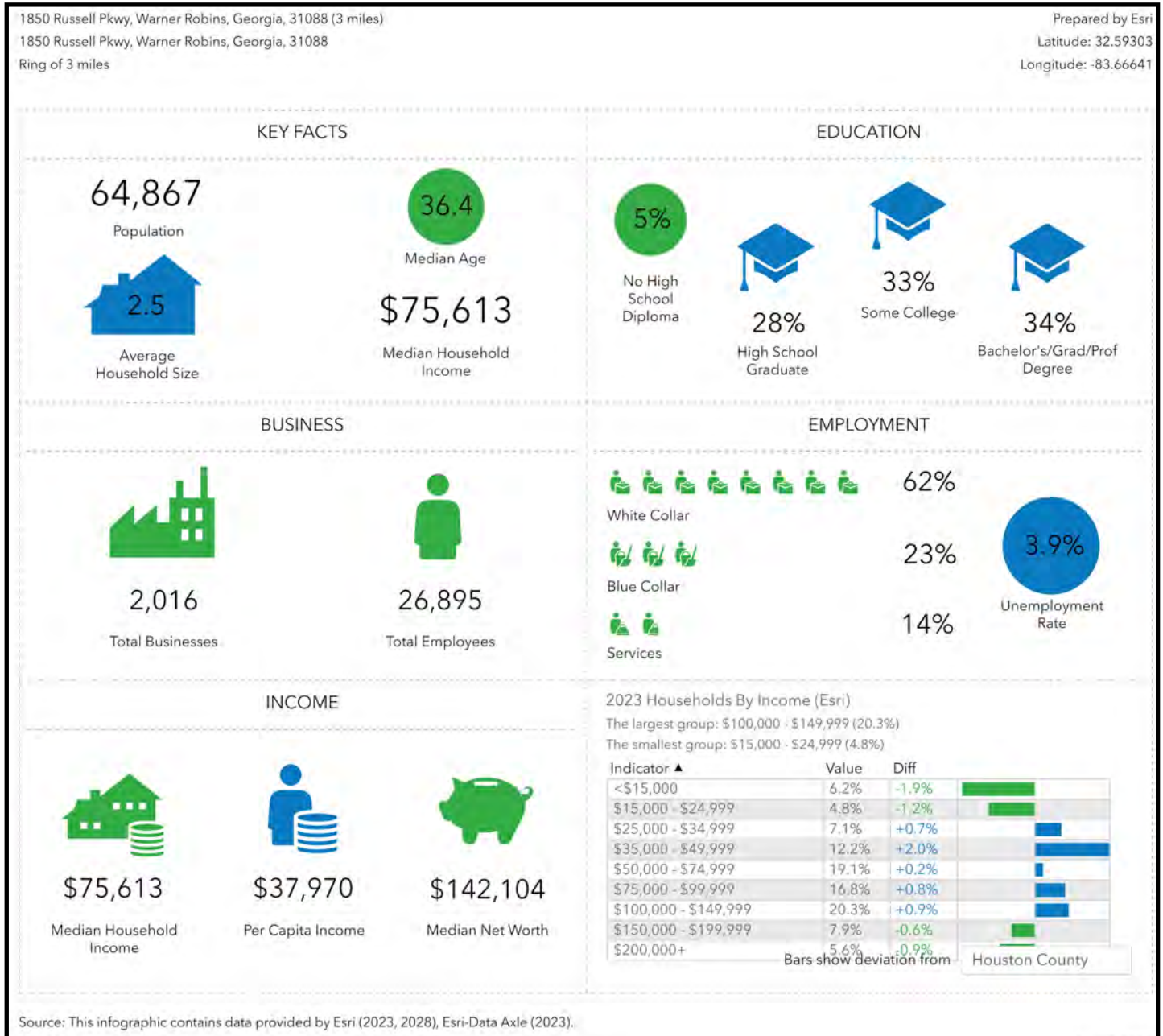
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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE



DEMOGRAPHICS - FIVE MILE

