

Multiple Commercial Parcels Available – Developing Area!

North Davis Drive, Duke Avenue,
Prince Street, & Myrtle Street
Warner Robins, GA 31093



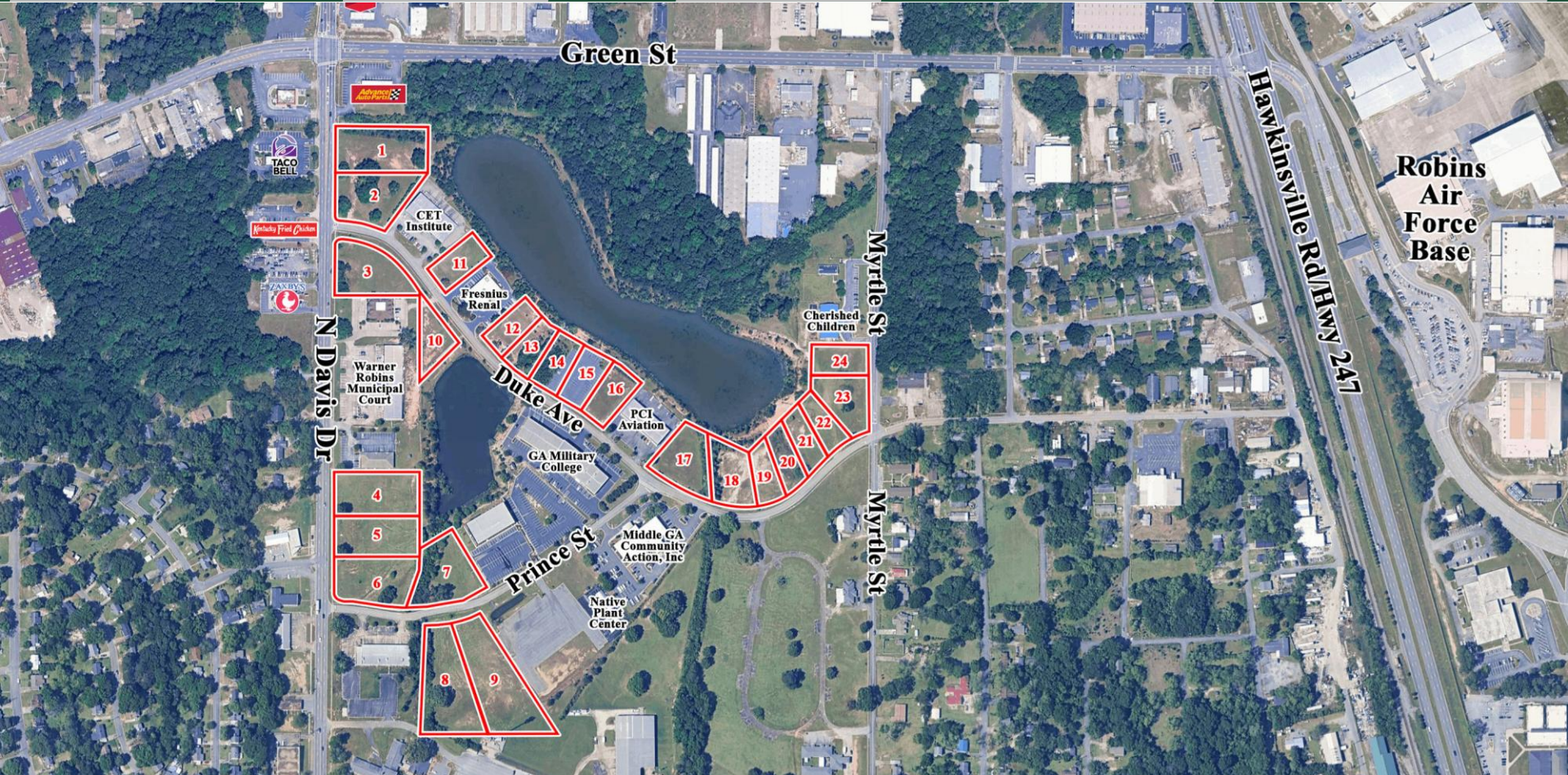
Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Addresses: North Davis Drive,
Duke Avenue,
Prince Street,
& Myrtle Street
Warner Robins, GA 31093

County: Houston

Utilities: All available to site

Traffic Count: North Davis Drive – 10,400 VPD
Watson Boulevard – 14,800 VPD

SITE

Site Size: 0.46 – 1.42 Acres

Parcel IDs: See Site Map Page

Zoning: All Parcels – C-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,598	40,142	77,086
Avg HH Income	\$49,651	\$69,557	\$83,657
Median Age	32.7	33.5	35.2

\$60,000 - \$90,000/Acre, Contact Agent for Details

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AREA INFORMATION

SITE

Welcome to Warner Robins – where small town charm meets robust opportunities! Come and be a part of an exciting cooperative redevelopment focus. 24 parcels are poised for growth in a rapidly transitioning downtown area. With the close proximity to Robins Air Force Base, these sites are located in both the Federal HUB Zone and Military Zone, and can therefore qualify for tax credits and contracting benefits from each of these programs.

LOCATION

Nearby businesses include Robins Air Force Base (approximately 2 miles away), Georgia Military College, Middle Georgia State University, Warner Robins Police Department, Perkins Park, Nola Brantley Public Library, and many professional businesses, retail stores, quick service restaurants, and churches.



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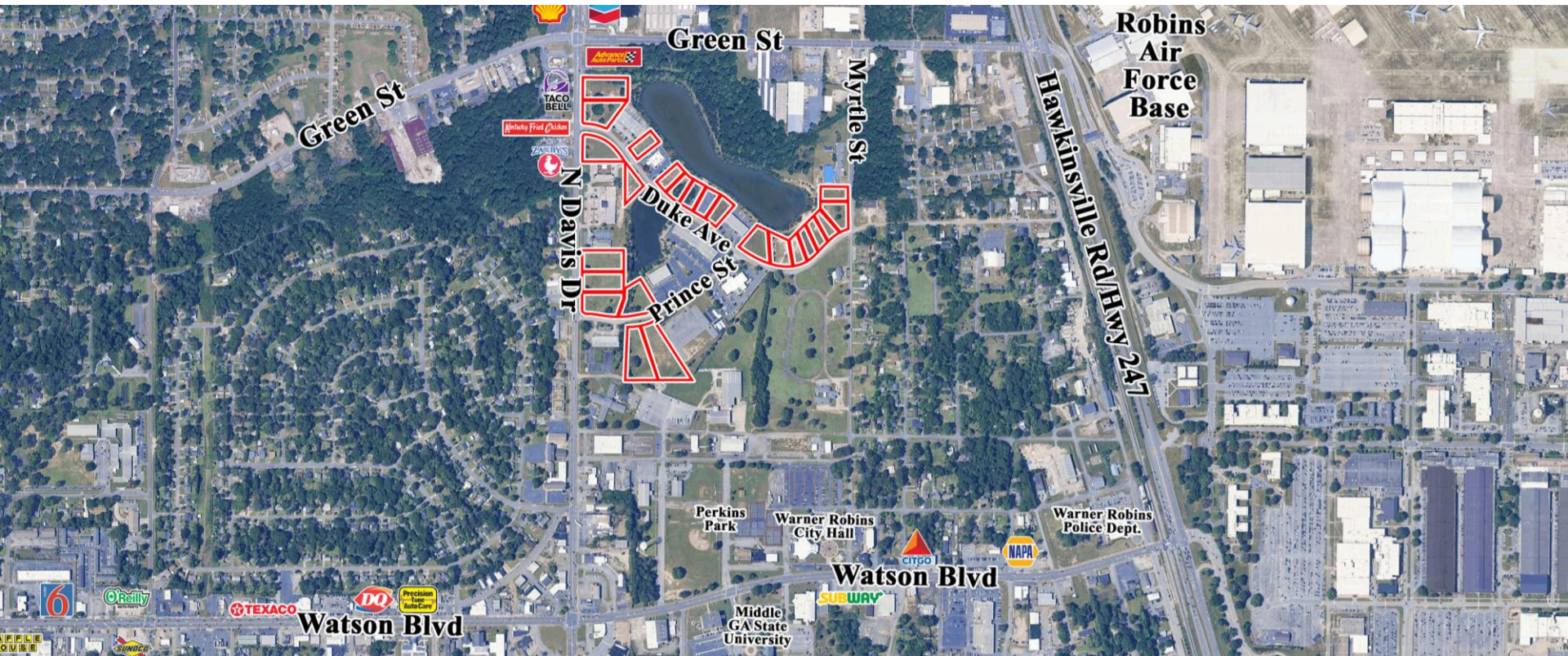
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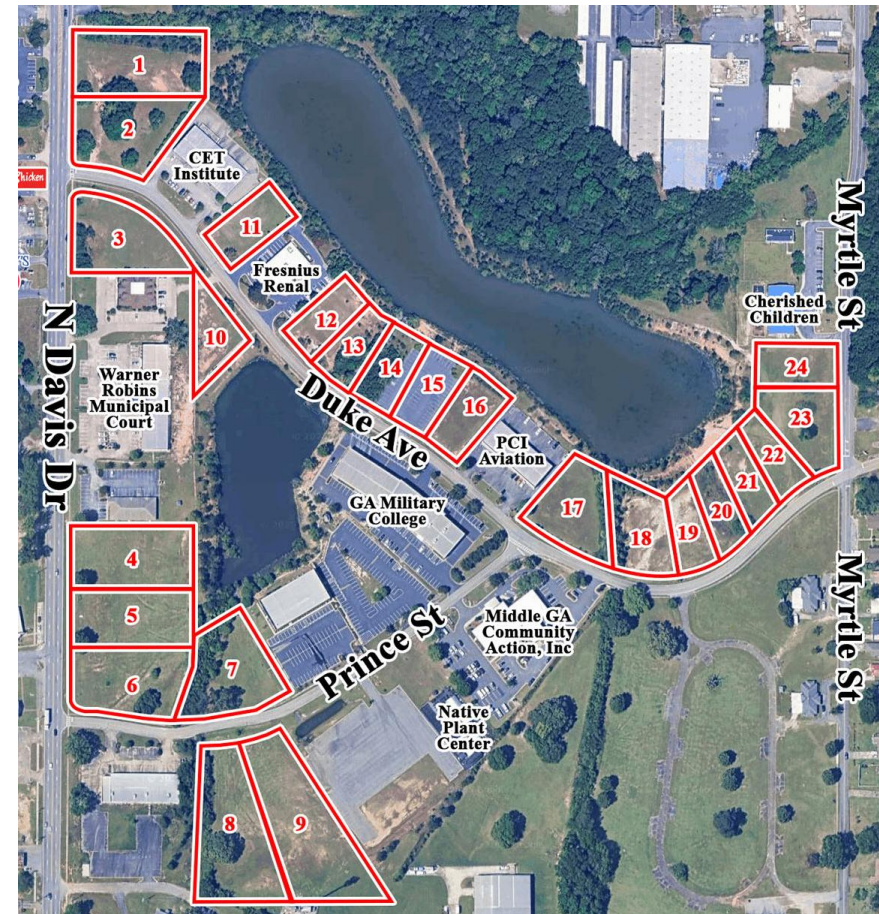
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Site #	Parcel #	Address	Acres
1	0W15AA 011000	N Davis Dr	1.14
2	0W15AA 012000	N Davis Dr	0.76
3	0W15AA 051000	N Davis Dr	1.07
4	0W15AA 046000	304 N Davis Dr	1
5	0W15AA 045000	N Davis Dr	0.94
6	0W15AA 044000	300 N Davis Dr	0.78
7	0W15AA 061000	104 Prince St	1.42
8	0W15AA 041000	105 Prince St	0.79
9	0W15AA 040000	107 Prince St	1.02
10	0W15AA 052000	Duke Ave	1.21
11	0W15AA 015000	818 Duke Ave	0.46
12	0W15AA 018000	812 Duke Ave	0.46
13	0W15AA 019000	810 Duke Ave	0.53
14	0W15AA 020000	808 Duke Ave*	0.51
15	0W15AA 021000	806 Duke Ave*	0.46
16	0W15AA 022000	804 Duke Ave*	0.46
17	0W15AA 025000	712 Duke Ave	1.22
18	0W15AA 026000	710 Duke Ave	0.76
19	0W15AA 027000	708 Duke Ave	0.46
20	0W15AA 028000	706 Duke Ave	0.49
21	0W15AA 029000	704 Duke Ave	0.48
22	0W15AA 030000	702 Duke Ave	0.52
23	0W15AA 031000	700 Duke Ave	0.79
24	0W15AA 032000	Myrtle St	0.48

*804, 806, & 808 Duke Ave have improvements on site, will be sold together



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