

0.86± AC Prime Commercial Lot with Hwy 247 Frontage

105 Assembly Lane  
Bonaire, GA 31005

**REDUCED!**



Summary

Area Info

Aerial

Site Map



**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 105 Assembly Lane  
Bonaire, GA 31005

**County:** Houston

**Utilities:** All available

**Traffic Count:** 18,300 VPD - Hwy 247  
5,080 VPD - Sandy Run Rd

**Frontage:** 206'± - Hwy 247/Hwy 129  
123'± - Assembly Ln

**Depth:** 231'±

SITE

**Site Size:** 0.86 Acres

**Parcel ID:** 0W1490 011000

**Zoning:** C2

**Taxes:** \$2,659.41 (2025 est.)

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	27,425	75,989	164,014
Avg HH Income	\$111,884	\$102,758	\$103,342
Median Age	35.0	34.9	35.8

~~SALE PRICE: \$419,000.00~~  
**REDUCED PRICE: \$359,000.00**

Ground Lease or Build-to-Suit Available - Contact Agent for Details

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## PROPERTY DESCRIPTION

- ±0.86 acres of commercially zoned land
- Excellent frontage and visibility along Hwy 247
- Located just off the corner of Hwy 247 & Sandy Run Road
- Approximately 5 miles from Robins Air Force Base (28,000–30,000 employees)
- 1.25 miles from Hwy 96 and minutes from Russell Parkway
- Surrounded by active national and local retailers
- Approximately 2 miles from Publix at Merganser Commons
- Rapidly growing trade area with strong traffic flow

## PROPERTY HIGHLIGHTS

Excellent commercial development opportunity along the booming Hwy 247 corridor! This ±0.86-acre lot offers great visibility, easy access, and strong surrounding traffic from nearby retail, restaurant, and service businesses.

Minutes from Robins AFB, Publix, and Hwy 96. Assembly Lane, which connects directly to the property, leads to Sandy Run Plaza (89 Sandy Run Road), and Landing Pointe Plaza. Nearby businesses include Hardee's, Café Vignette, and a Chevron gas station — all contributing to steady daily traffic and built-in consumer activity.

With its strong traffic counts, established neighboring brands, and proximity to key retail developments like Landings Pointe Plaza and Publix at Merganser Commons, this property is ideally suited for retail, quick-service restaurant, or other commercial development.

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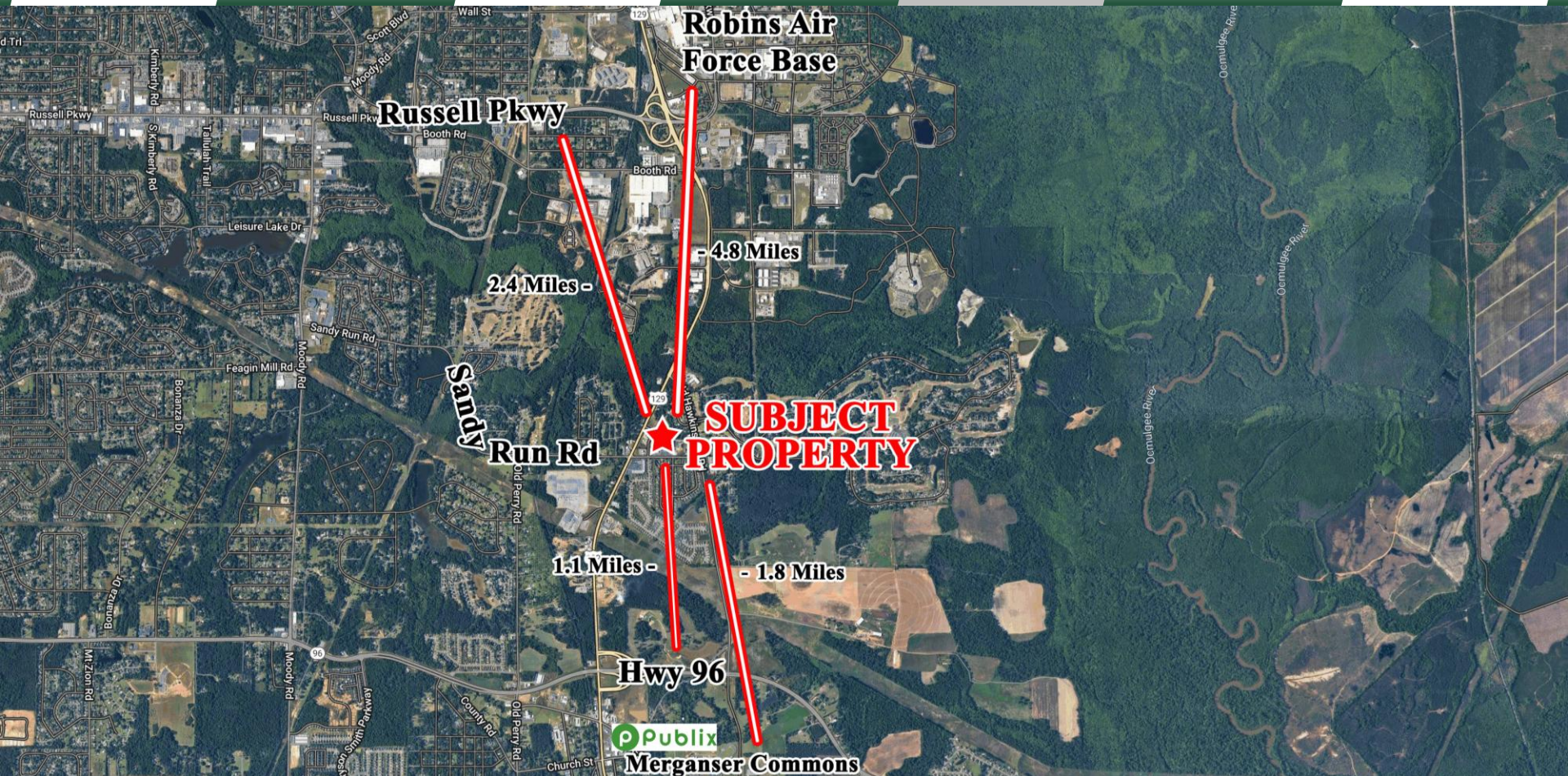


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