

33.2 Acres For Sale in Peach County

Russell Parkway Extension and Highway 41

Warner Robins, GA 31030

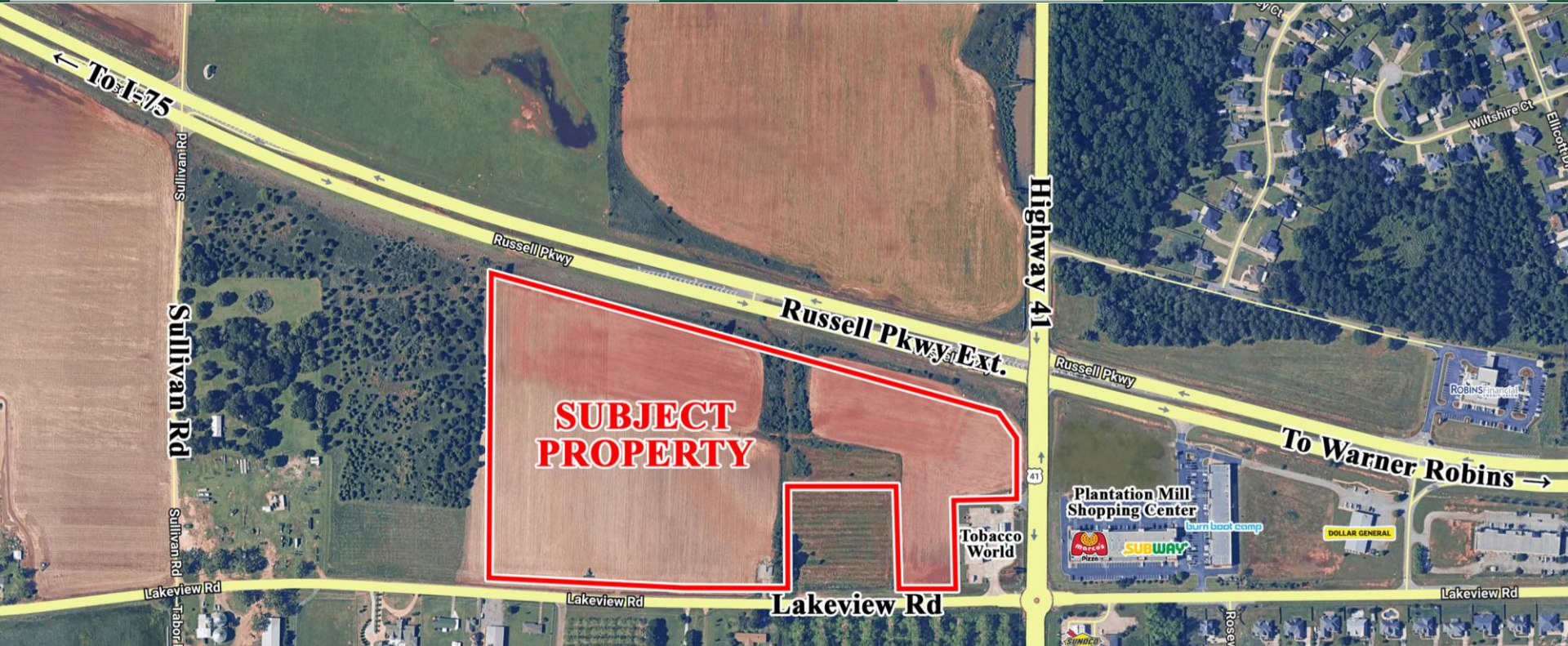


Summary

Area Info

Aerial

Site Map



SALE PRICE: \$350,000.00/Acre For Entire Tract
Contact Agent for Divided Lot Rates

CONTACT

Trip Wilhoit, CCIM, ALC
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PROPERTY INFORMATION

PROPERTY

Property Address: Russell Parkway Ext. at Highway 41
Warner Robins, GA 31030

County: Peach

Utilities: All available

Topography: Flat

Frontage: Russell Parkway Ext. – 1,855’
Highway 41 – 250’
Lakeview Road – 1,090’

Traffic Count: Russell Parkway Ext. – 15,200 VPD
Highway 41 – 11,400 VPD

SITE

Site Size: 33.2 Acres

Parcel ID: 060 032

Zoning: C-2

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,799	26,203	82,902
Avg HH Income	\$148,538	\$131,936	\$112,195
Median Age	38.8	37.7	36.5

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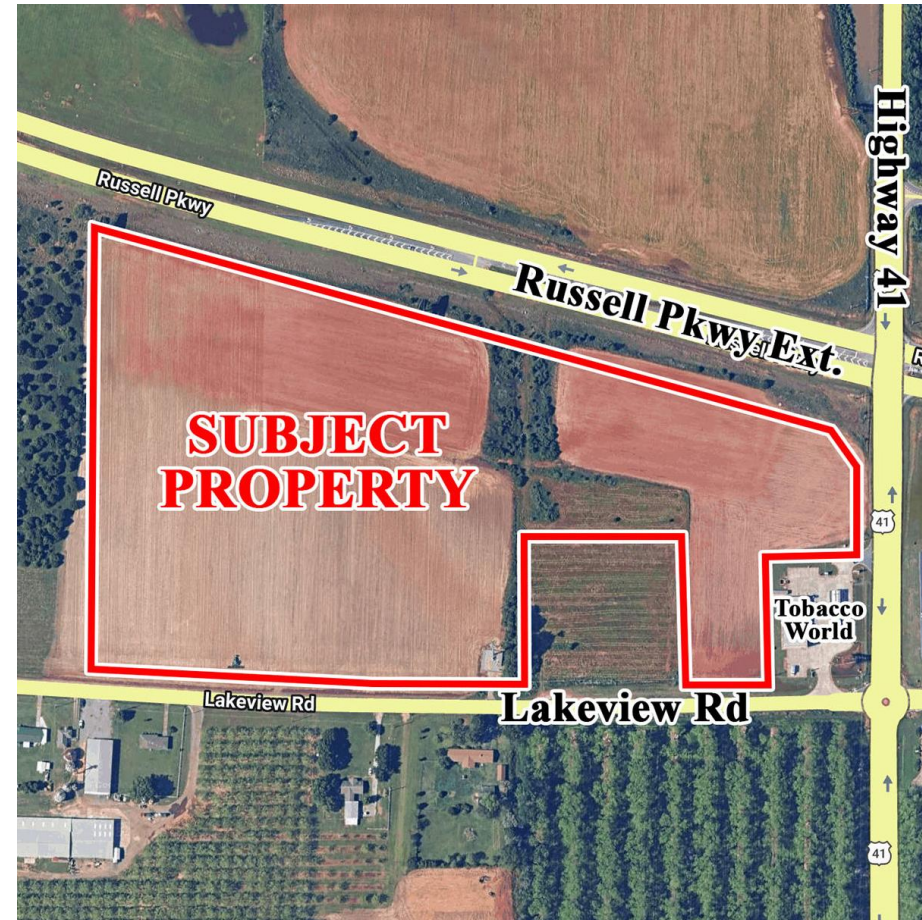
PROPERTY INFORMATION

PROPERTY

This 33.2 Acre parcel is strategically located at the corner of Russell Parkway Extension and Highway 41 in Peach County, within the city limits of Warner Robins. Property has previously been approved for one full access point on Russell Parkway Extension, as well as four Right-In, Right-Out curb cuts. See Exhibit A for curb cut locations. There is also a conceptual of outparcels along Russell Parkway Extension, see Exhibit B.

LOCATION

Parcel is situated at the corner of Russell Parkway Extension and Highway 41, just 1.3 miles from I-75. Businesses in the area include Buc-ee's, Plantation Mill Shopping Center (54,302 SF retail center), Dollar General, Robins Financial Credit Union, Buzzell Plumbing, Heating, & Air, Flint Electrical Membership Corporation, Pratt Industries, and Groome Transportation, as well as other retail and restaurant establishments.



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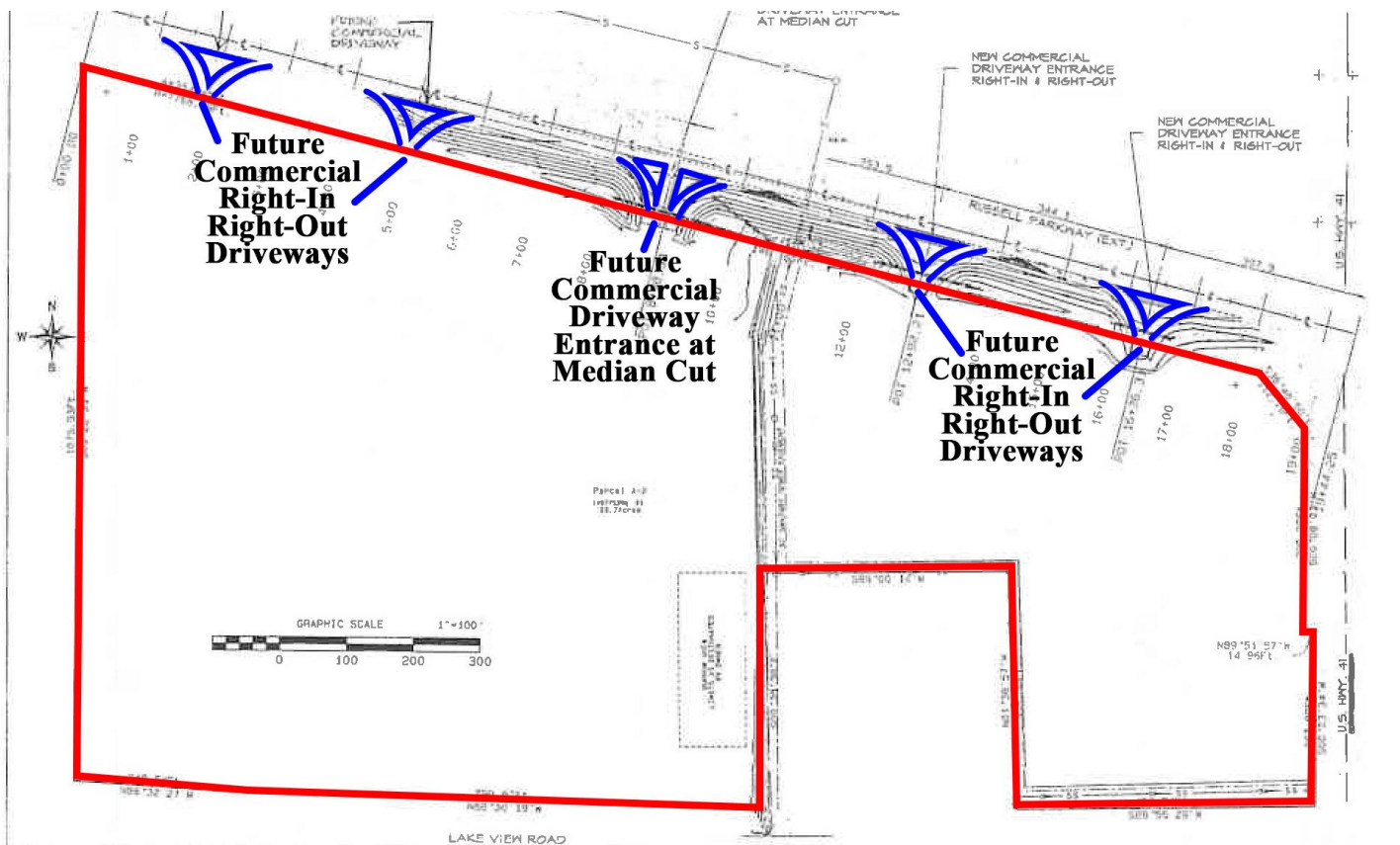
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Exhibit A - Survey with Future Access Points



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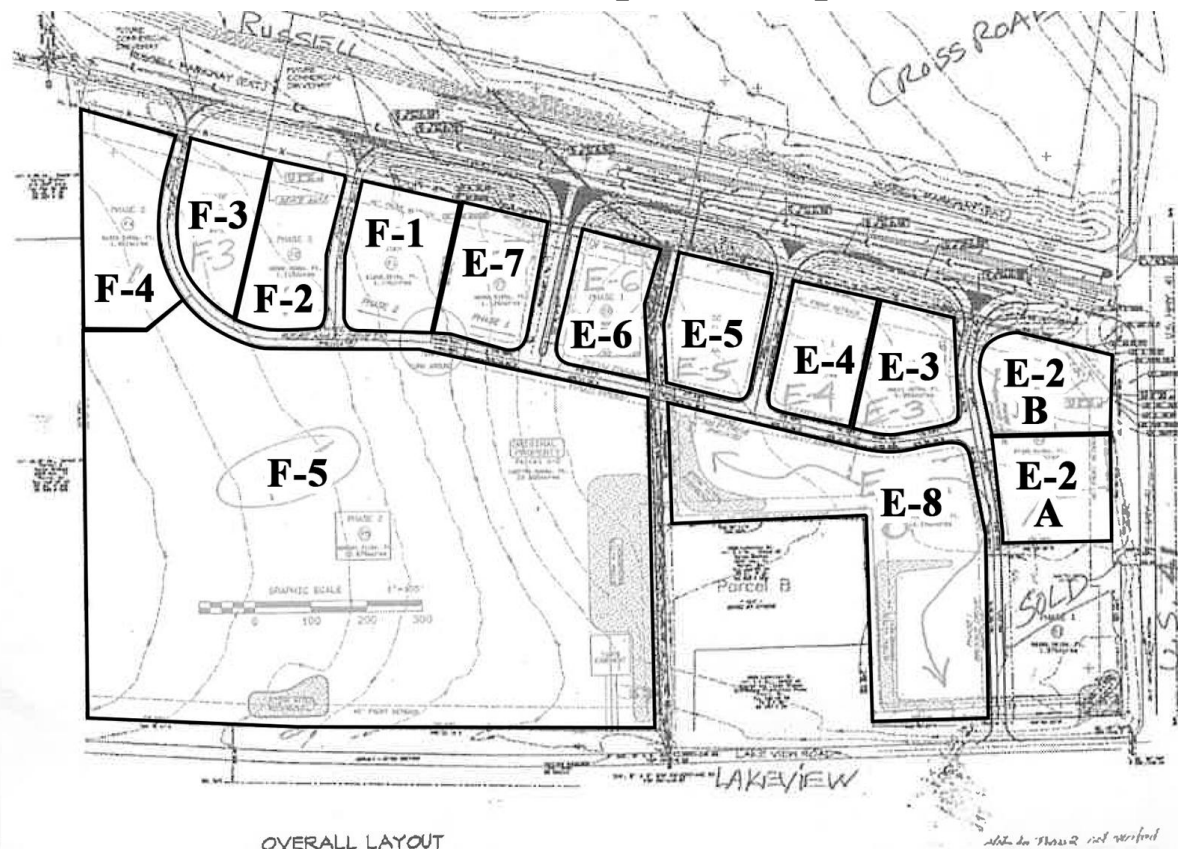
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Exhibit B – Conceptual Outparcels



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