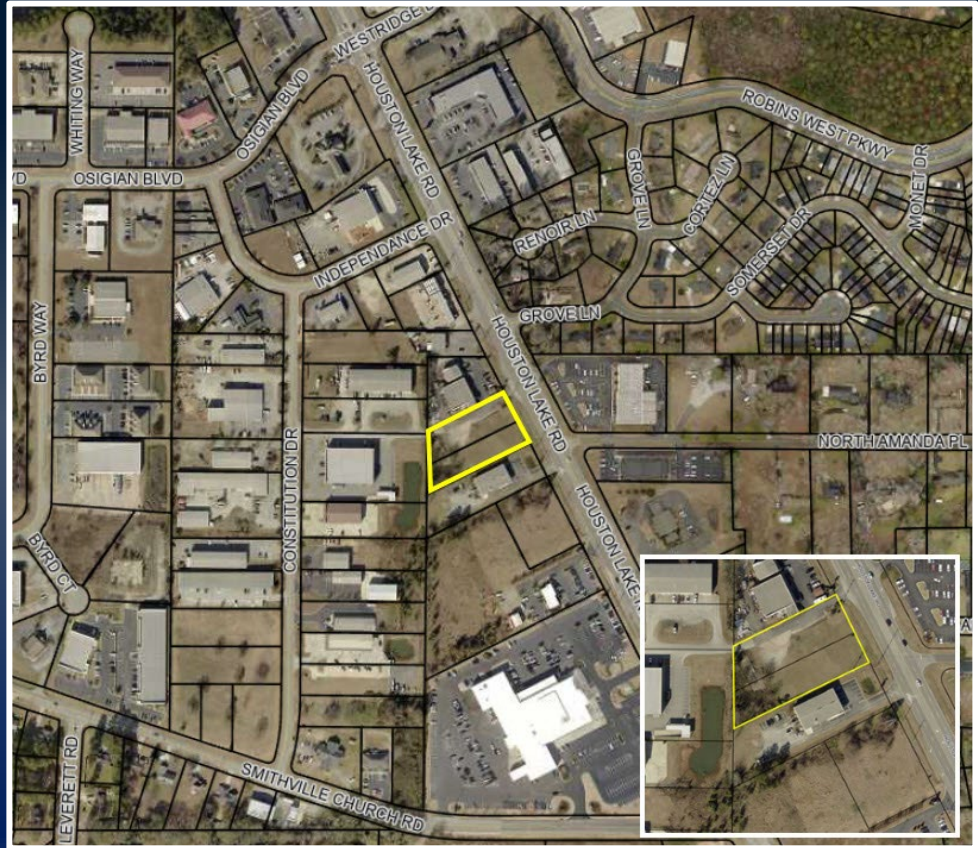


COMMERCIAL OUTPARCEL FOR SALE

341 S. HOUSTON LAKE
ROAD
WARNER ROBINS, GA 31088

± 1.33 ACRES

SALE PRICE:
\$495,000



KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- 1.33 acres
- Zoned C-2
- Water & sewer available to site
- Over 180 feet of footage on Houston Lake Road
- Traffic Count (2022 GDOT published data estimate):
S. Houston Lake Road: 27,000 VPD
Watson Boulevard: 34,400 VPD



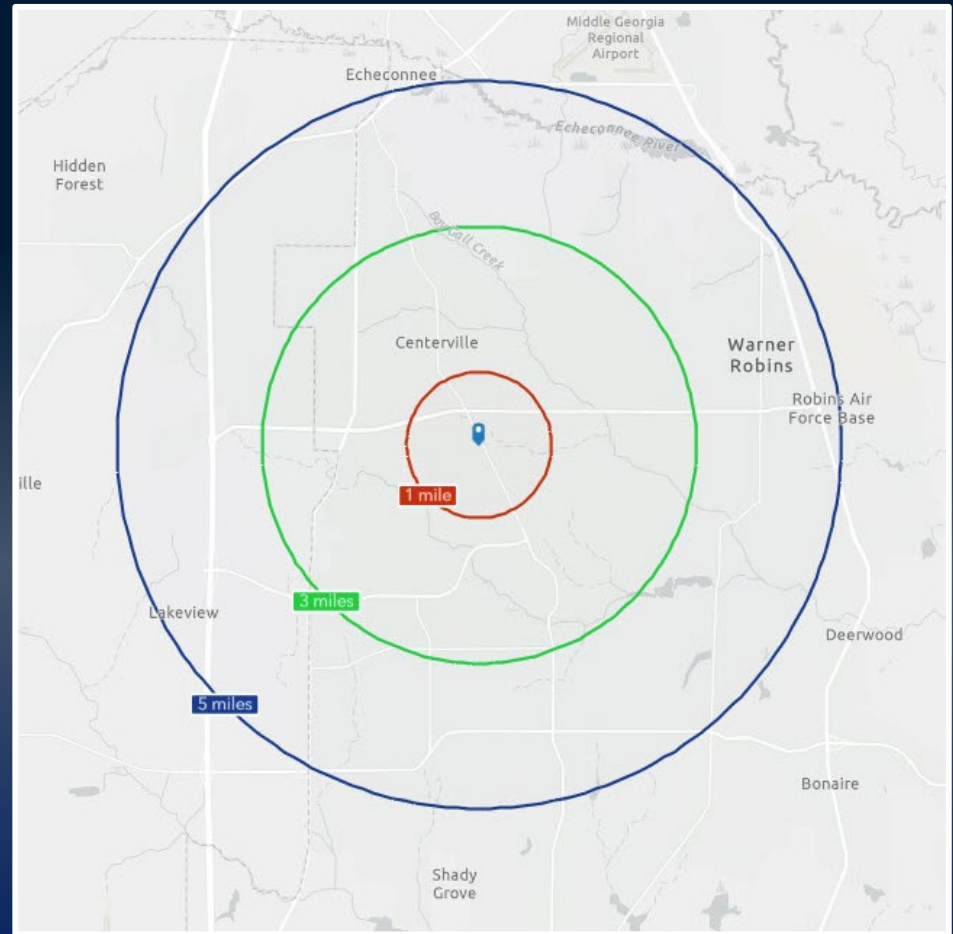
341 S. HOUSTON LAKE ROAD
WARNER ROBINS, GA 31088



DEMOGRAPHICS

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Population:	6,130	56,255	119,059
2029 Population Estimate:	6,439	58,472	124,000
2024 Households:	2,695	22,959	46,966
2029 Households Estimate:	2,887	22,173	49,477
2024 Average HH Income:	\$71,526	\$88,162	\$92,385
2029 Average HH Income Estimate:	\$85,056	\$103,611	\$108,372



**341 S. HOUSTON LAKE ROAD
WARNER ROBINS, GA 31088**



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CONCEPTUAL SITE PLANS

