

# SALE

## 3.18± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY ACROSS FROM ROBINS AIR FORCE BASE

93 HIGHWAY 247 S - WARNER ROBINS-HOUSTON COUNTY, GEORGIA 31088



**SALES PRICE: \$350,000**

### PROPERTY OVERVIEW

- 3.184± Acre Development Site
- 630± Feet of Frontage on Highway 247
- Zoned C-2 (General Commercial)
- All utilities available to the site
- 25' & 20' Utility Easements Granted as shown on survey
- Suitable for retail, service, office, restaurant, automotive, medical, or mixed commercial development

### LOCATION OVERVIEW

- Strategically positioned on Highway 247, one of Warner Robins' primary commercial corridors
- Located across from the region's largest employer, Robins Air Force Base, supporting a substantial workforce and consumer base
- Excellent connectivity to Interstate 75 via nearby major thoroughfares
- Minutes from major retail destinations, restaurants, healthcare providers, and service businesses
- Strong daytime population generated by military, aerospace, healthcare, education, and professional employment sectors
- Houston County continues to experience residential expansion, creating sustained demand for commercial services and retail development

**MIKI FOLSOM, CCIM**  
**ASSOCIATE BROKER/PARTNER**  
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**MFOLSOM@CBCGEORGIA.COM**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 6/17/26

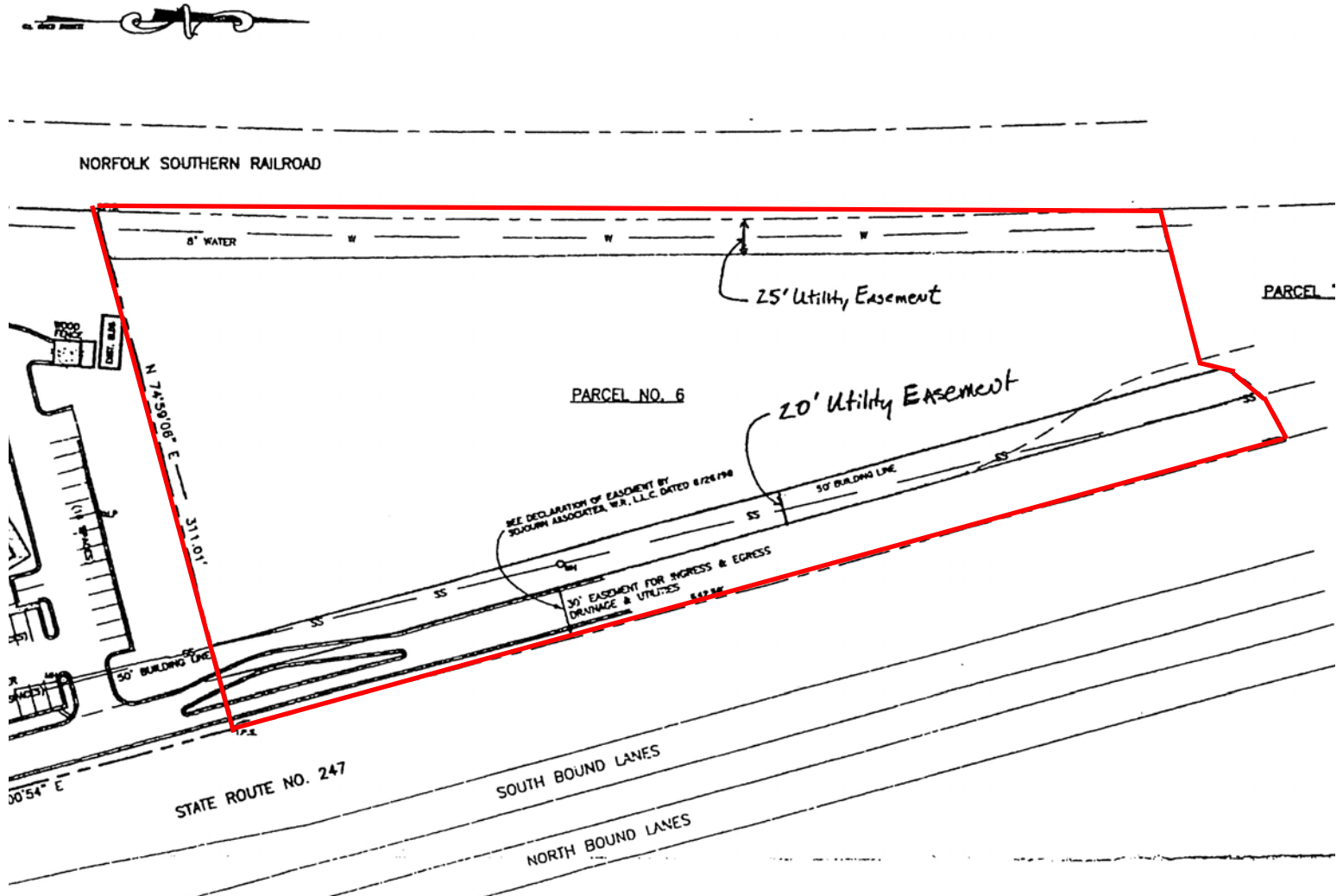
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PROPERTY SURVEY



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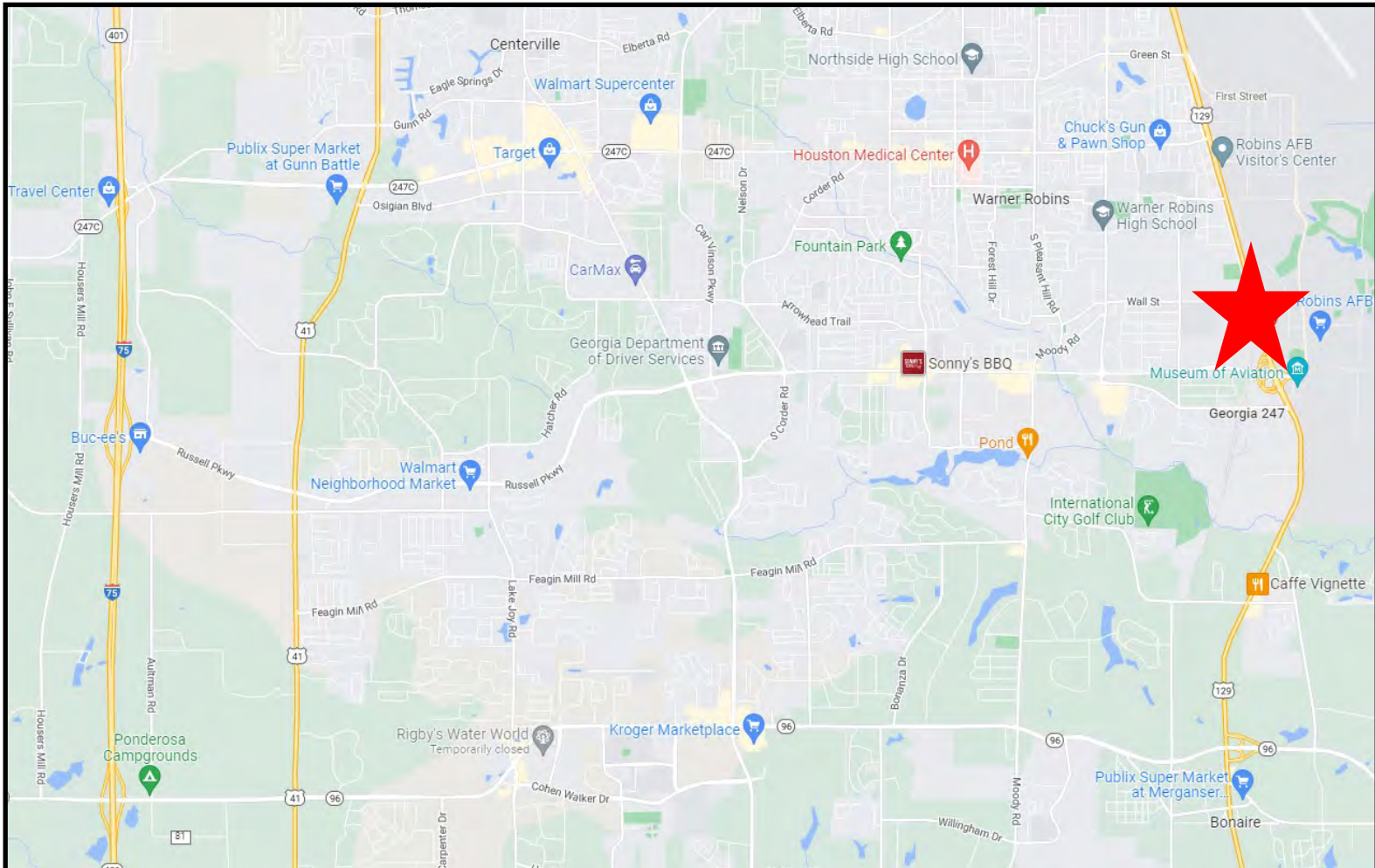
**AERIAL MAP**



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|                      | THREE MILE | FIVE MILE |
|----------------------|------------|-----------|
| 2025 HOUSEHOLDS      | 9,759      | 30,512    |
| DAYTIME POPULATION   | 48,036     | 92,017    |
| AVG HOUSEHOLD INCOME | \$88,158   | \$87,100  |

