

PAD-READY LOTS FOR SALE LOTS 6 & 7 HWY 247 CONNECTOR

@ARLINGTON STATION
WARNER ROBINS, GA



- Peach County
- Zoned PDE
- Lot 6 - 1.26 ac
- Lot 7 - 1.43 ac
- Site Pad Ready
- 450' of Frontage
- Minutes from I-75
- City Utilities
- Traffic Count
25,000+ VPD

Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

PAD-READY LOTS FOR SALE LOTS 6 & 7 HWY 247 CONNECTOR

@ARLINGTON STATION
WARNER ROBINS, GA



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

PAD-READY LOTS FOR SALE LOTS 6 & 7 HWY 247 CONNECTOR

@ARLINGTON STATION
WARNER ROBINS, GA



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

PAD-READY LOTS FOR SALE LOTS 6 & 7 HWY 247 CONNECTOR

@ARLINGTON STATION
WARNER ROBINS, GA



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

PAD-READY LOTS FOR SALE LOTS 6 & 7 HWY 247 CONNECTOR

@ARLINGTON STATION
WARNER ROBINS, GA



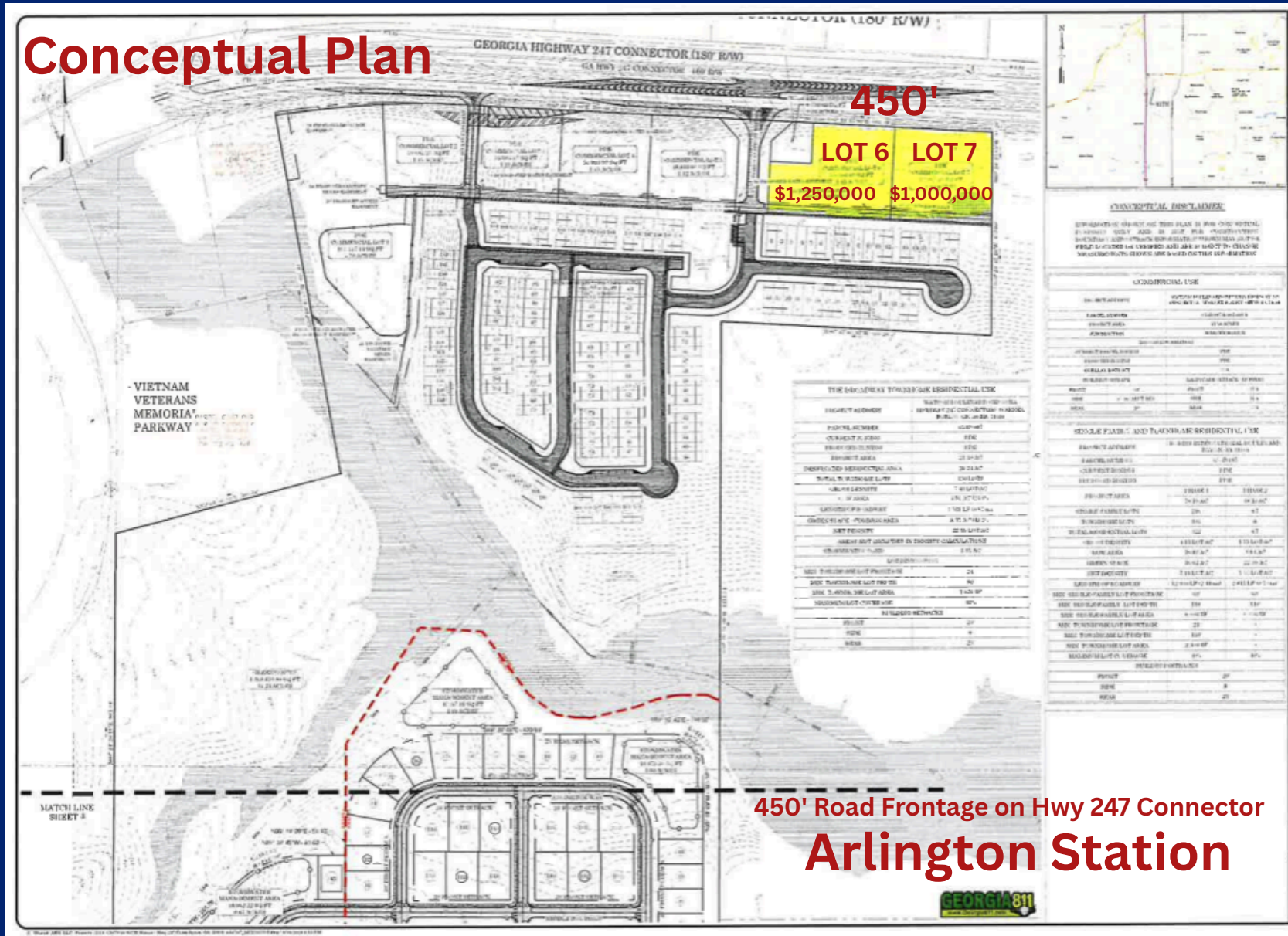
Location	Volume		Total
	Northbound/ Eastbound	Southbound/ Westbound	
SR 247 Conn e/o Gunn Rd	12,553	12,588	25,141
V.V. Memorial Pkwy n/o Robins Int'l Blvd	433	456	889
Robins Int'l Blvd e/o V.V. Memorial Pkwy	233	223	459

Station ID	Location	5-Year Growth Rate	10-Year Growth Rate
225-0103	Watson Blvd e/o Gunn Rd	2.12%	1.98%
225-7556	Russell Pkwy w/o Sullivan Rd	1.69%	2.79%
153-0083	US 41 s/o Bateman Rd	3.50%	2.47%
153-0249	Houston Lake Blvd s/o Wilson Dr	3.24%	1.56%
225-0101	SR 247 Con w/o Housers Mill Rd	0.24%	0.65%
5 - Year and 10 - Year Average		2.2%	1.9%
Average Growth Rate		2.0%	

Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com



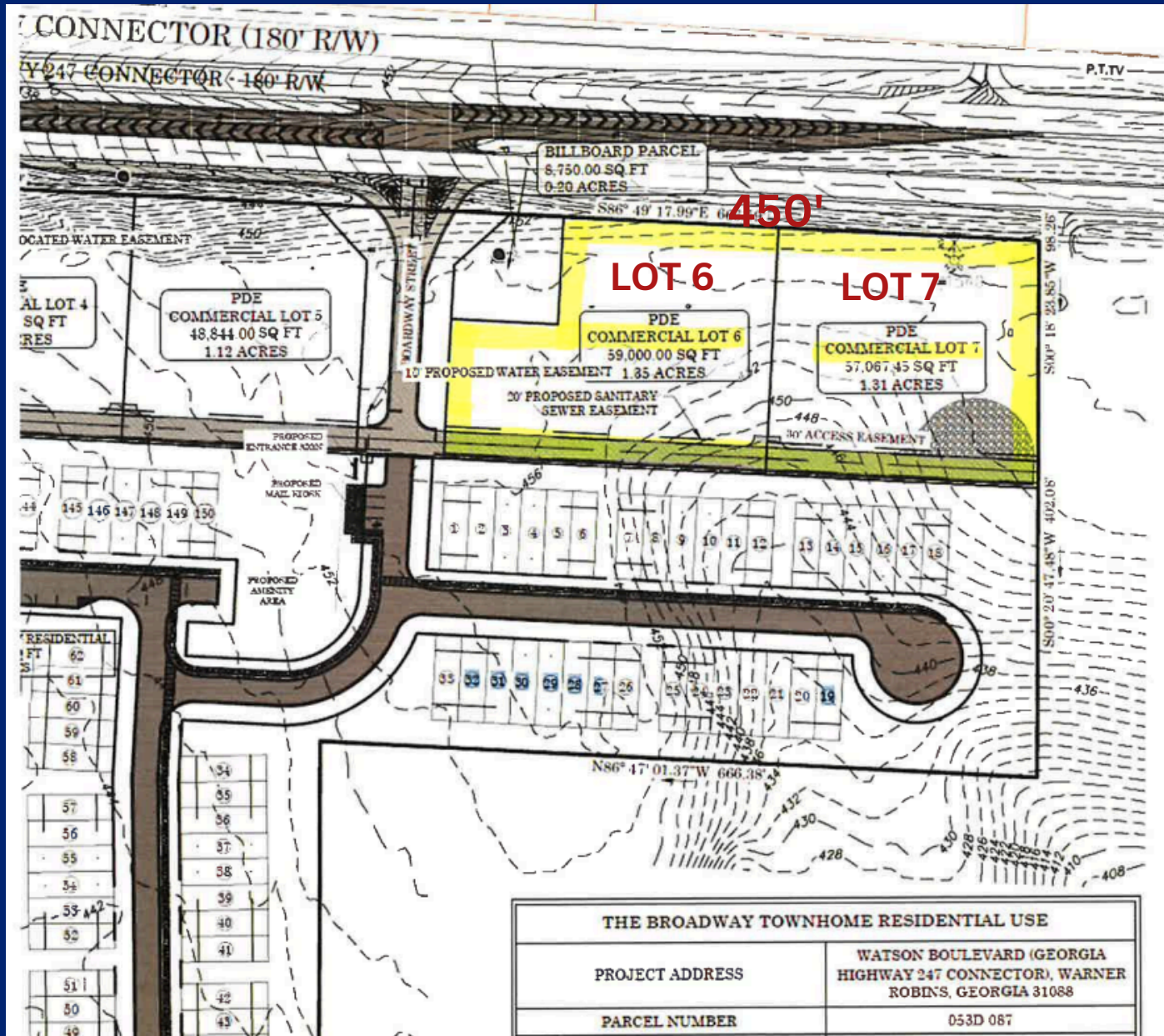
Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com

LOTS 6 & 7 HWY 247 CONNECTOR

WARNER ROBINS, GA



Lot 6 - 1.26 acres

List price \$1,250,000

Lot 7 - 1.43 acres

List price \$1,000,000

Lots 6 & 7 - 450' road frontage on Hwy 247 Connector

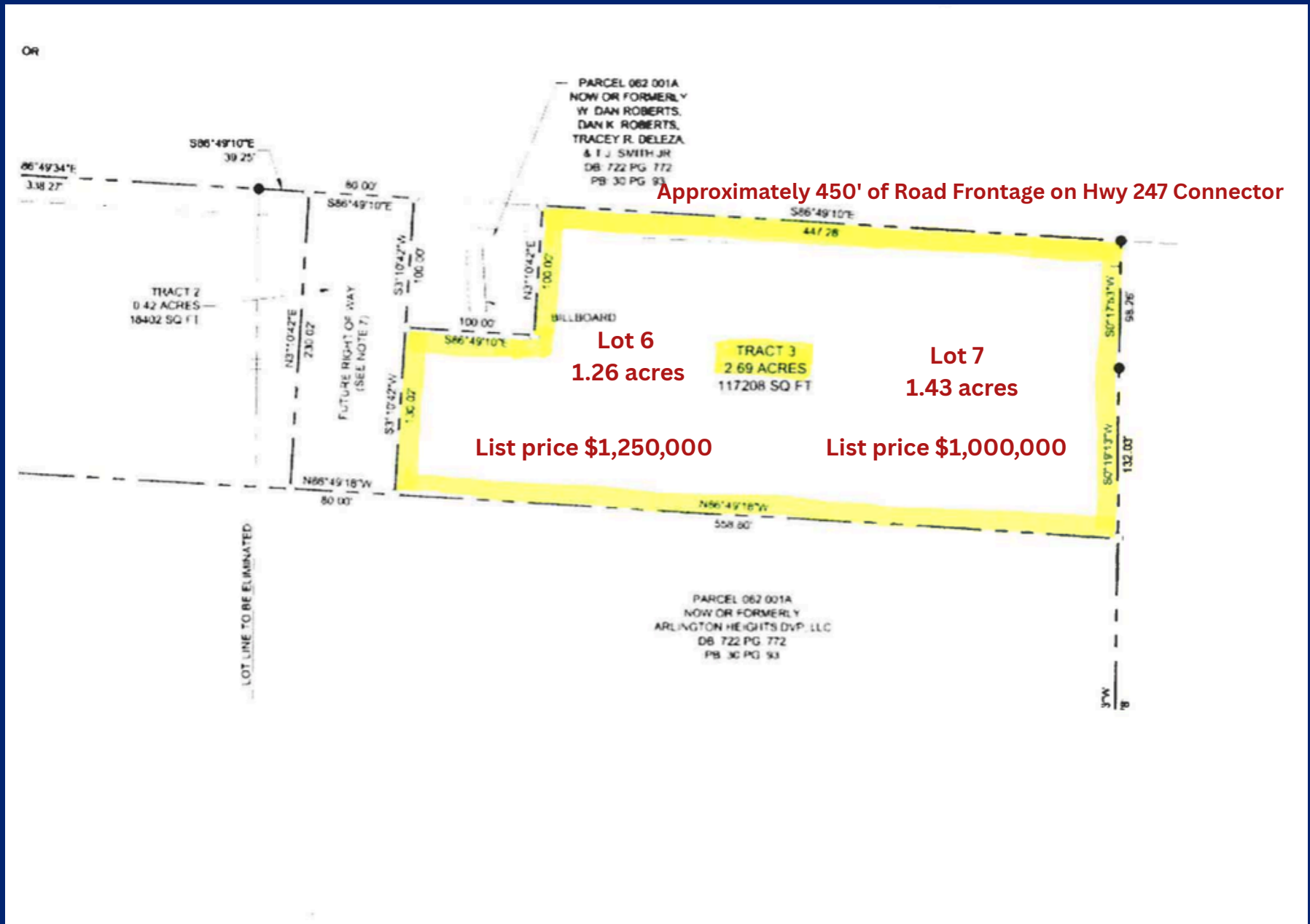
Scott Free, Broker Owner
 478-951-3333 Cell
 478-218-2600 Office
 scottfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
 1271 S. Houston Lake Road
 Warner Robins, GA 31088
 www.cbfreecommercial.com

LOTS 6 & 7 HWY 247 CONNECTOR

WARNER ROBINS, GA



Scott Free, Broker Owner
478-951-3333 Cell
478-218-2600 Office
scotttfree@cbfreerealty.com



Coldwell Banker Commercial The Free Group
1271 S. Houston Lake Road
Warner Robins, GA 31088
www.cbfreecommercial.com