

# 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

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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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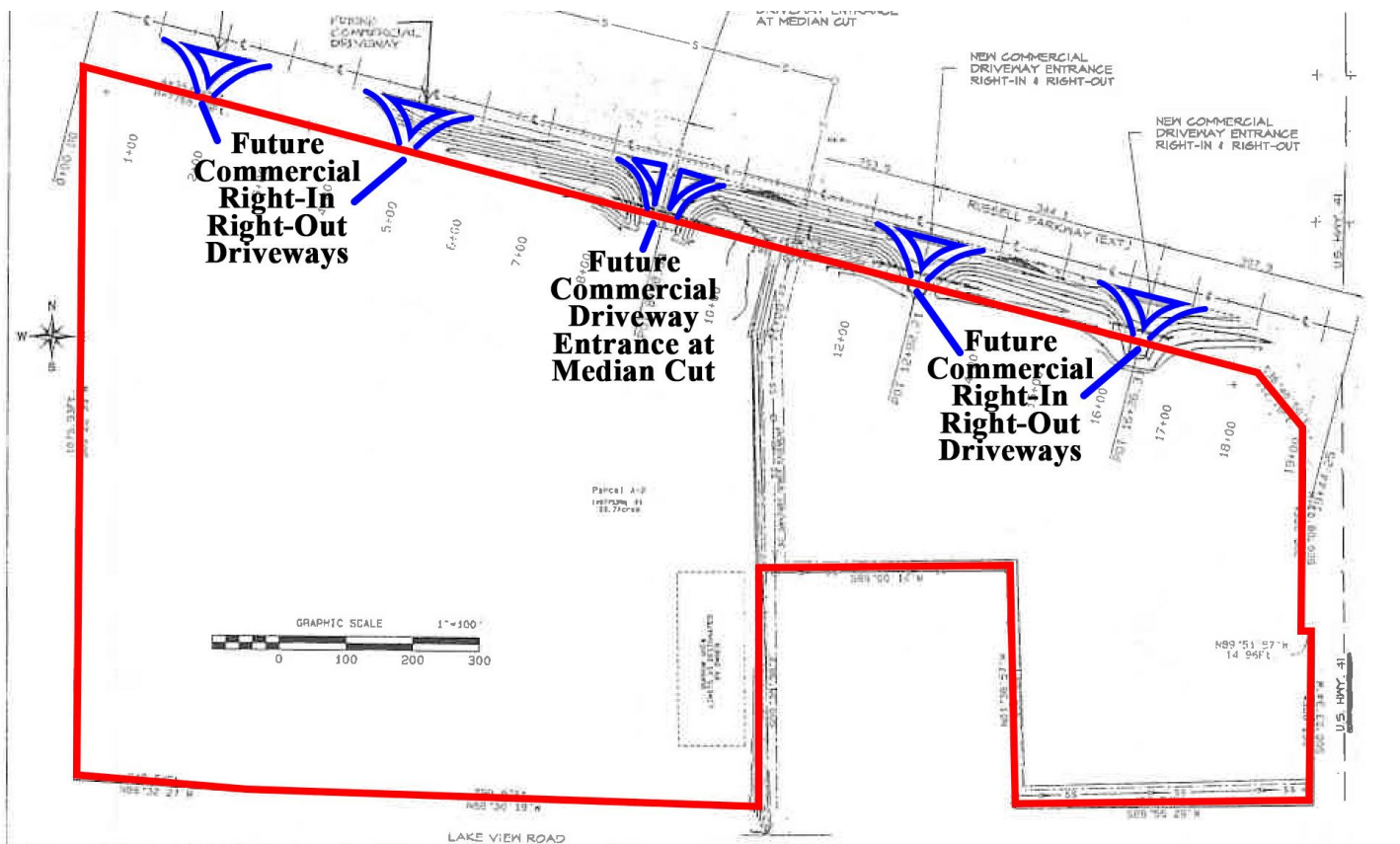
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## Exhibit A - Survey with Future Access Points



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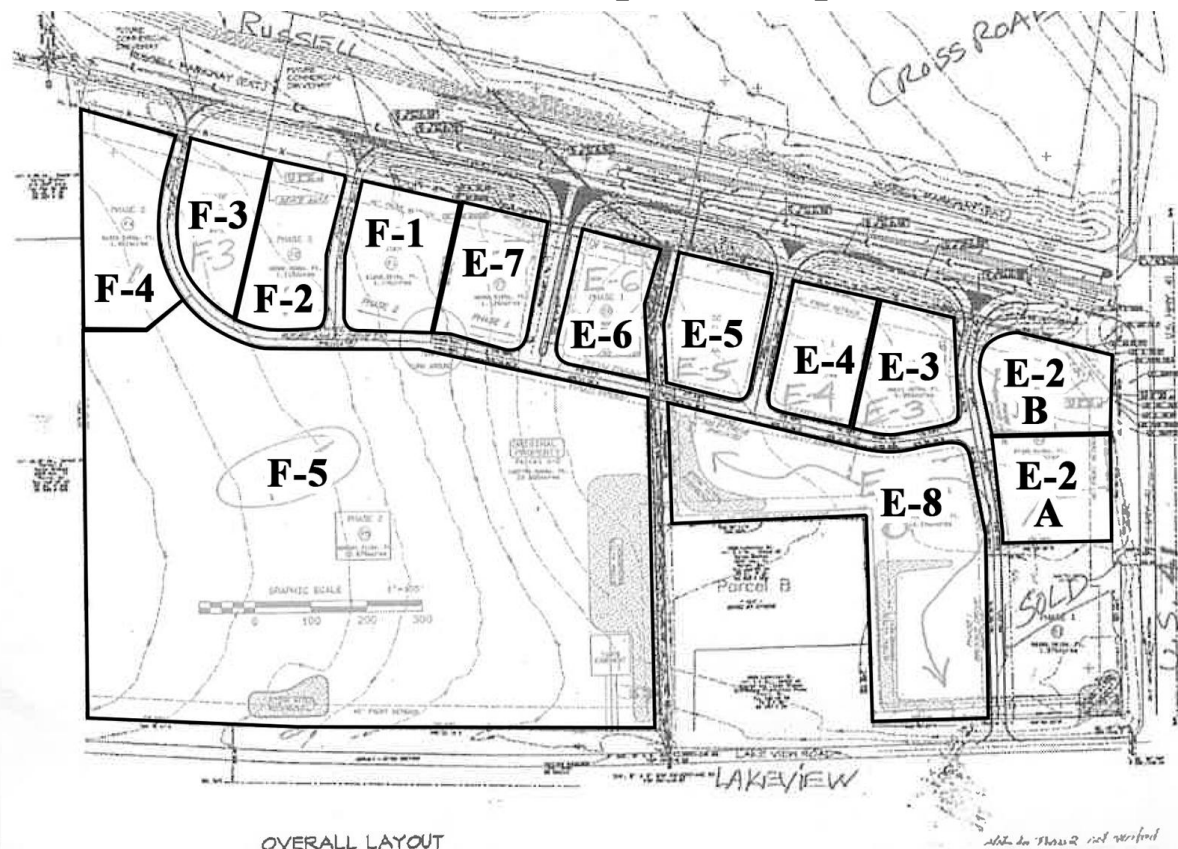
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## Exhibit B – Conceptual Outparcels



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