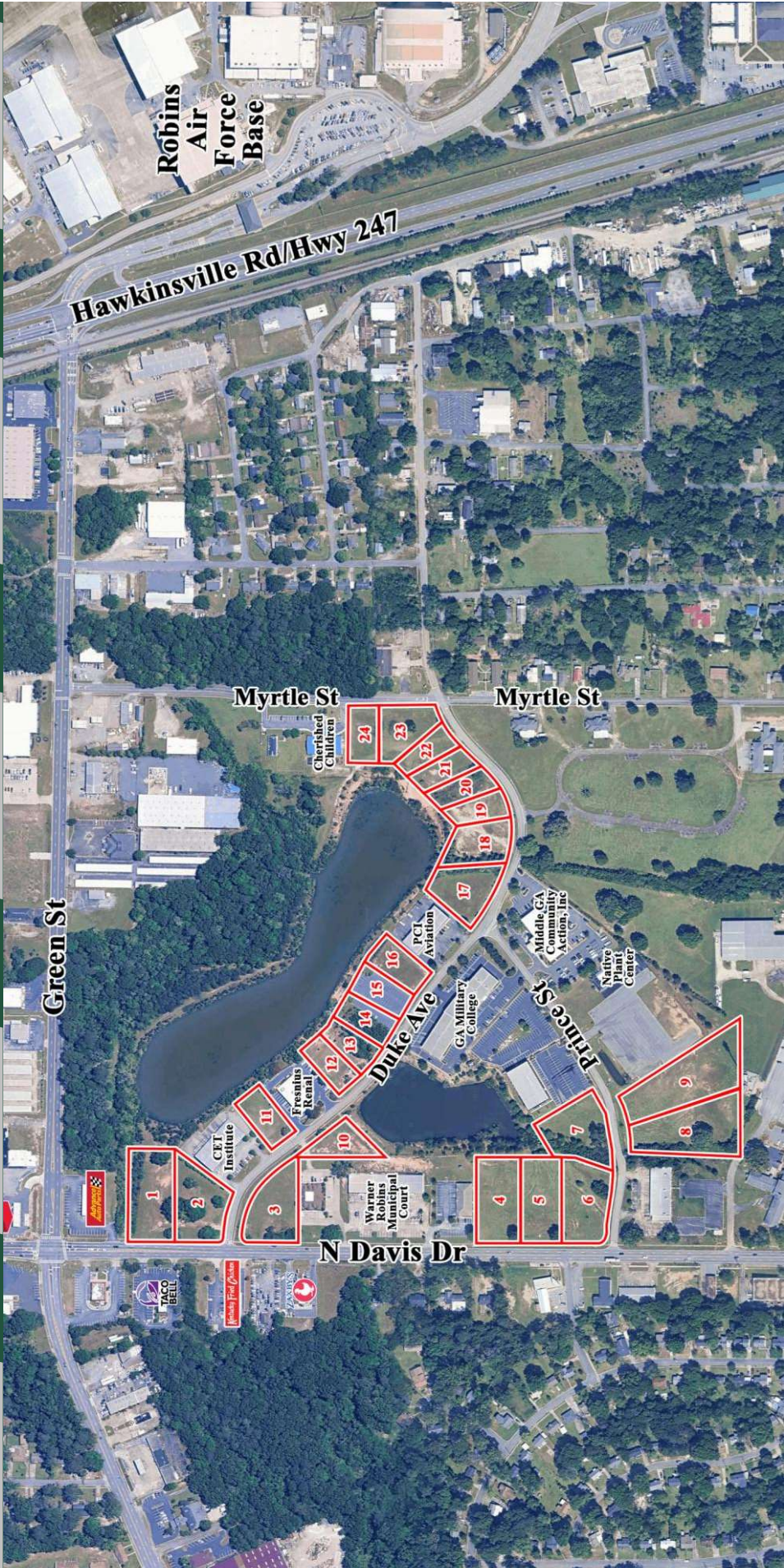


# Multiple Commercial Parcels Available – Developing Area!

North Davis Drive, Duke Avenue,  
Prince Street, & Myrtle Street  
Warner Robins, GA 31093



Summary | Area Info | Photos | Aerial | Site Map



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## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Addresses:** North Davis Drive,  
Duke Avenue,  
Prince Street,  
& Myrtle Street  
Warner Robins, GA 31093

**County:** Houston

**Utilities:** All available to site

**Traffic Count:** North Davis Drive – 10,400 VPD  
Watson Boulevard – 14,800 VPD

### SITE

**Site Size:** 0.46 – 1.42 Acres  
**Parcel IDs:** See Site Map Page  
**Zoning:** All Parcels – C-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,598	40,142	77,086
Avg HH Income	\$49,651	\$69,557	\$83,657
Median Age	32.7	33.5	35.2

# \$60,000 - \$90,000/Acre, Contact Agent for Details

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## AREA INFORMATION

### SITE

Welcome to Warner Robins – where small town charm meets robust opportunities! Come and be a part of an exciting cooperative redevelopment focus. 24 parcels are poised for growth in a rapidly transitioning downtown area. With the close proximity to Robins Air Force Base, these sites are located in both the Federal HUB Zone and Military Zone, and can therefore qualify for tax credits and contracting benefits from each of these programs.

### LOCATION

Nearby businesses include Robins Air Force Base (approximately 2 miles away), Georgia Military College, Middle Georgia State University, Warner Robins Police Department, Perkins Park, Nola Brantley Public Library, and many professional businesses, retail stores, quick service restaurants, and churches.



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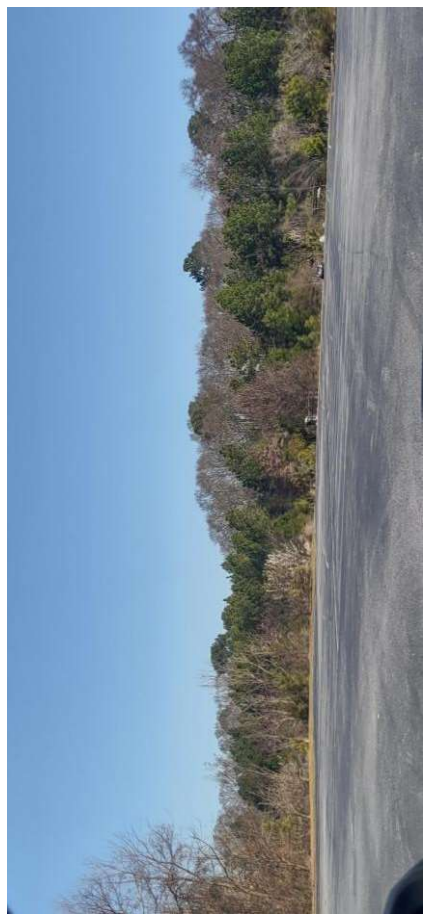
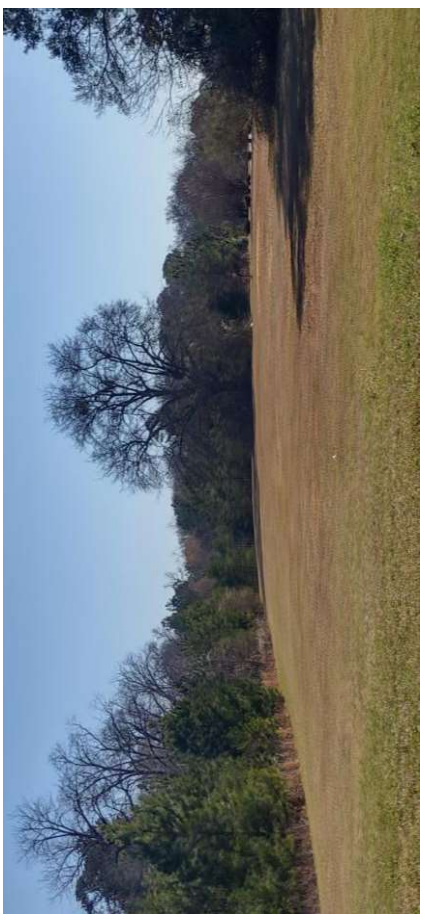
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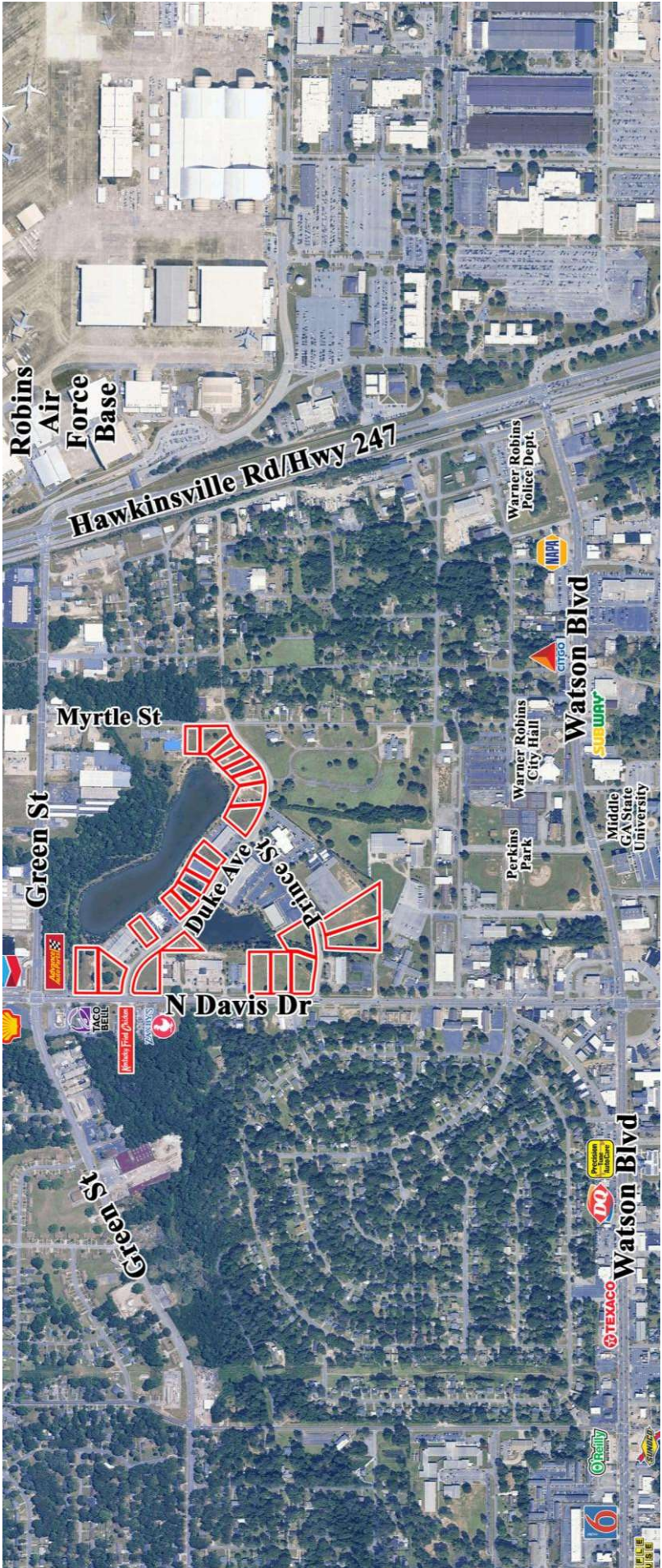
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Summary	Area Info	Photos	Aerial	Site Map
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## AERIAL



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Site Map

Site #	Parcel #	Address	Acres
1	0W15AA 011000	N Davis Dr	1.14
2	0W15AA 012000	N Davis Dr	0.76
3	0W15AA 051000	N Davis Dr	1.07
4	0W15AA 046000	304 N Davis Dr	1
5	0W15AA 045000	N Davis Dr	0.94
6	0W15AA 044000	300 N Davis Dr	0.78
7	0W15AA 061000	104 Prince St	1.42
8	0W15AA 041000	105 Prince St	0.79
9	0W15AA 040000	107 Prince St	1.02
10	0W15AA 052000	Duke Ave	1.21
11	0W15AA 015000	818 Duke Ave	0.46
12	0W15AA 018000	812 Duke Ave	0.46
13	0W15AA 019000	810 Duke Ave	0.53
14	0W15AA 020000	808 Duke Ave*	0.51
15	0W15AA 021000	806 Duke Ave*	0.46
16	0W15AA 022000	804 Duke Ave*	0.46
17	0W15AA 025000	712 Duke Ave	1.22
18	0W15AA 026000	710 Duke Ave	0.76
19	0W15AA 027000	708 Duke Ave	0.46
20	0W15AA 028000	706 Duke Ave	0.49
21	0W15AA 029000	704 Duke Ave	0.48
22	0W15AA 030000	702 Duke Ave	0.52
23	0W15AA 031000	700 Duke Ave	0.79
24	0W15AA 032000	Myrtle St	0.48

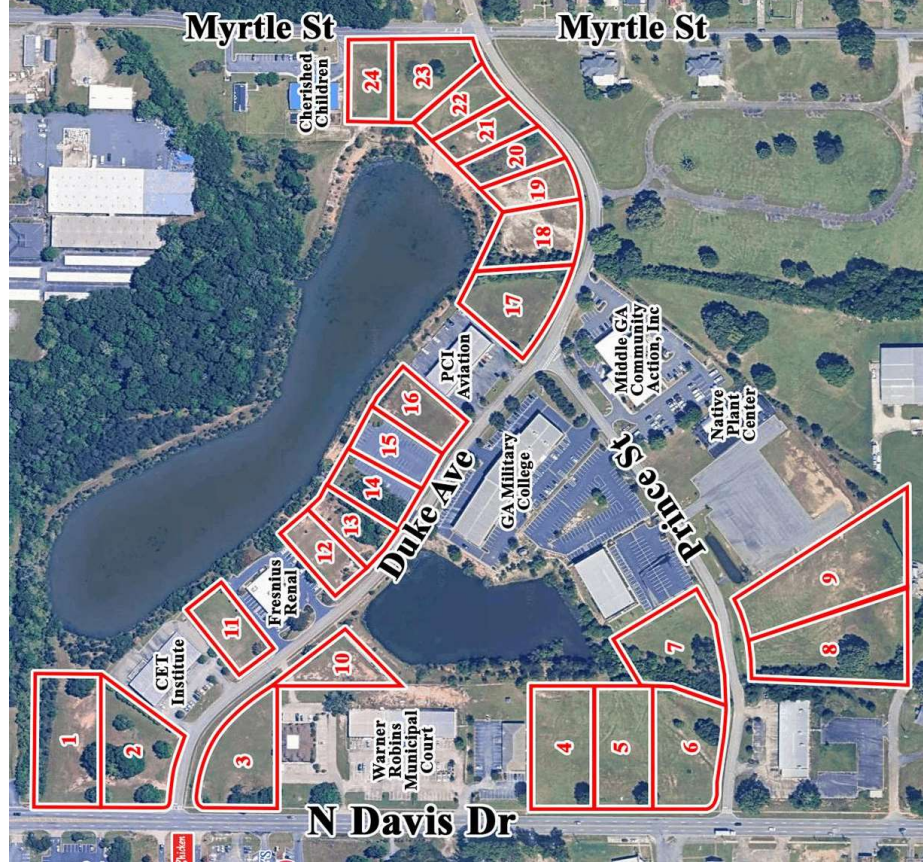
\*804, 806, & 808 Duke Ave have improvements on site, will be sold together

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