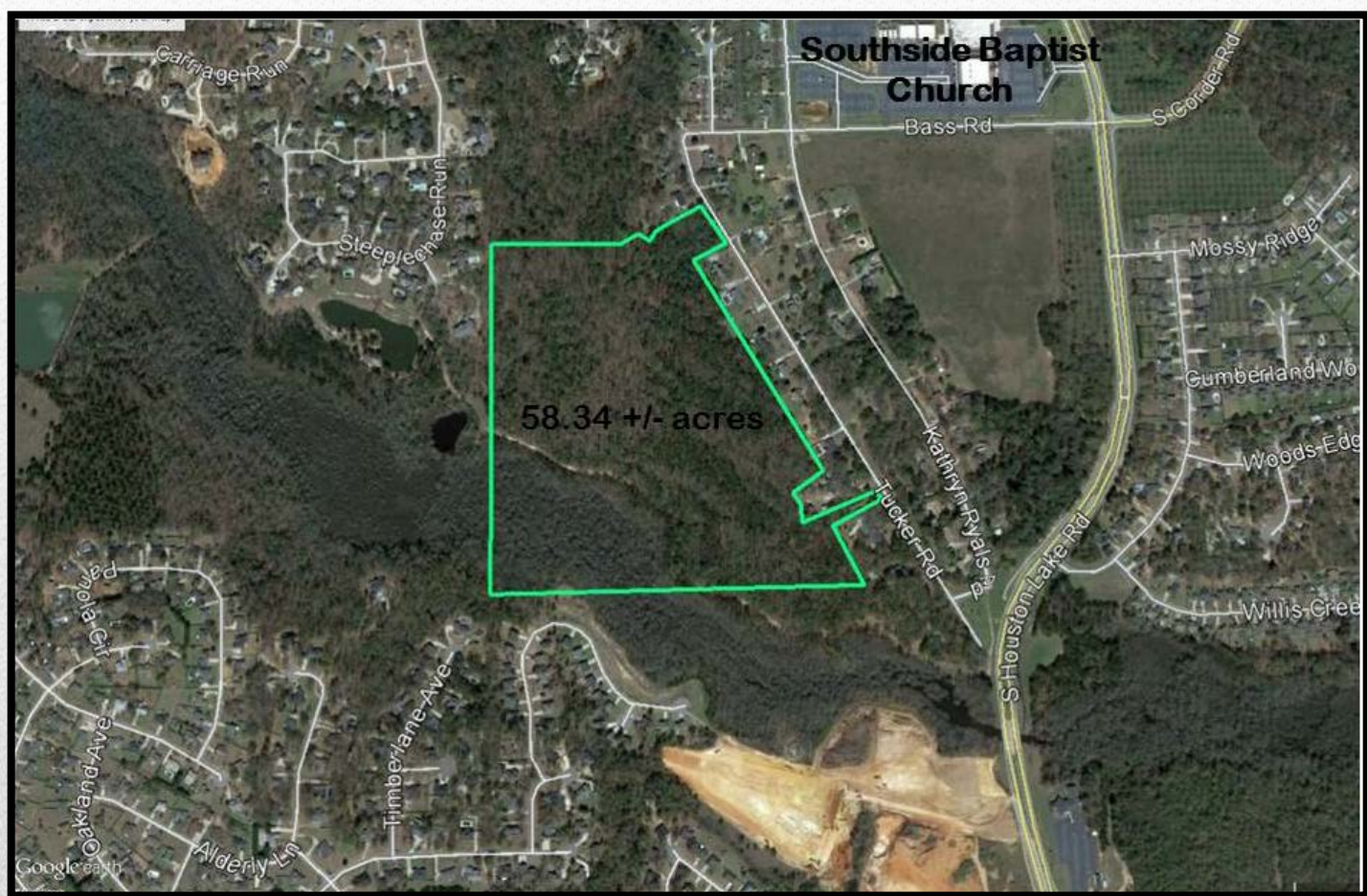


# For Sale

**58.34 +/- acres**

**S. Houston Lake Road and Tucker Road  
Warner Robins, GA**



Oliver C. Bateman III, Broker

Office: 478-745-0008

Fax: 478-745-0009

Cell: 478-972-6043

Email: [oliver@thebatemangroup.com](mailto:oliver@thebatemangroup.com)

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**Commercial Real Estate**

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

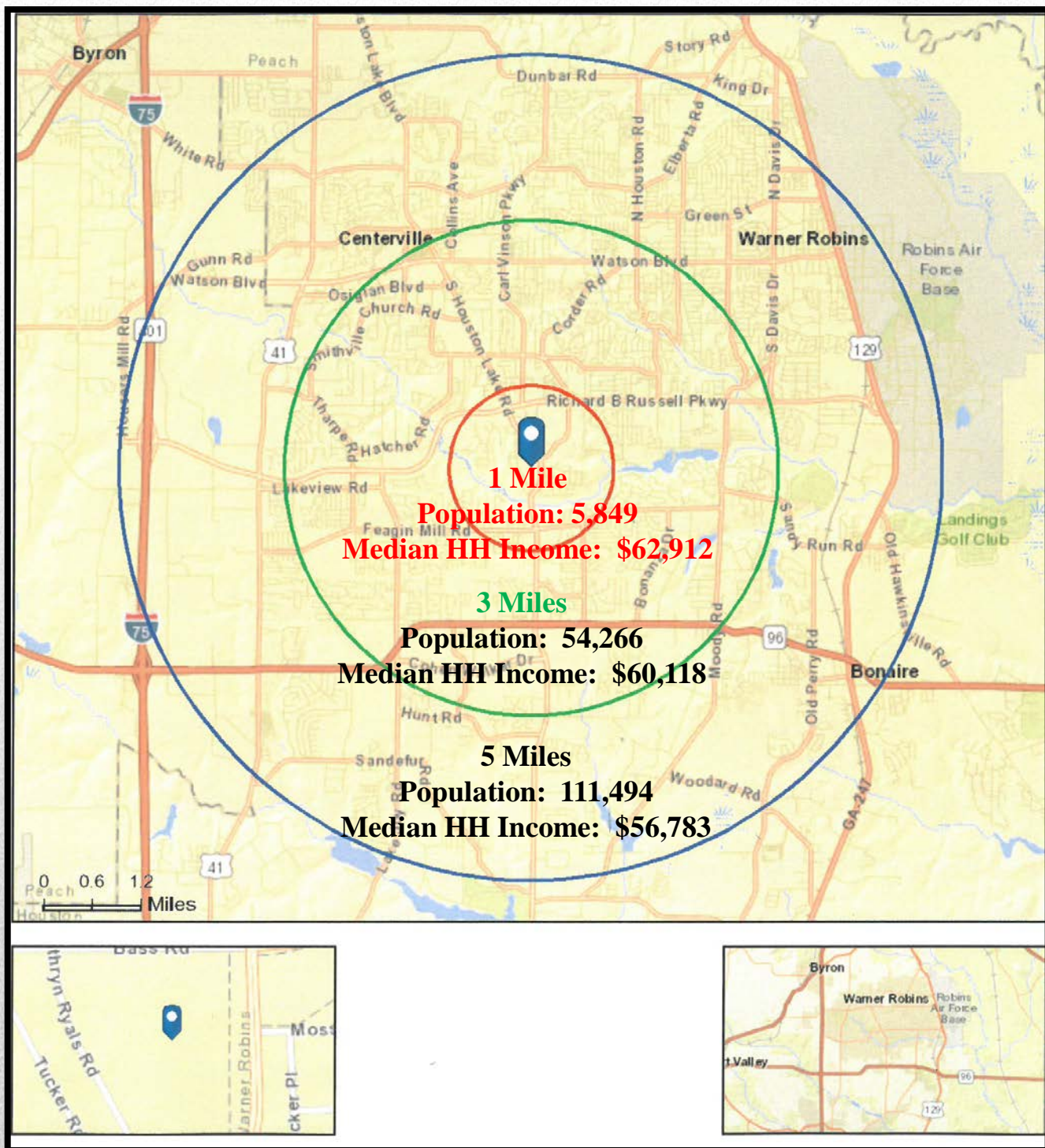


# Property Overview

Location:	Property is located on Tucker Road off of S. Houston Lake Road.
Site:	58.34 +/- ac
Description:	Property is wooded
Zoned:	Residential
Topography:	gently rolling
Utilities:	All public utilities available in the area
<b>PRICE:</b>	<b>\$14,750 per acre</b>

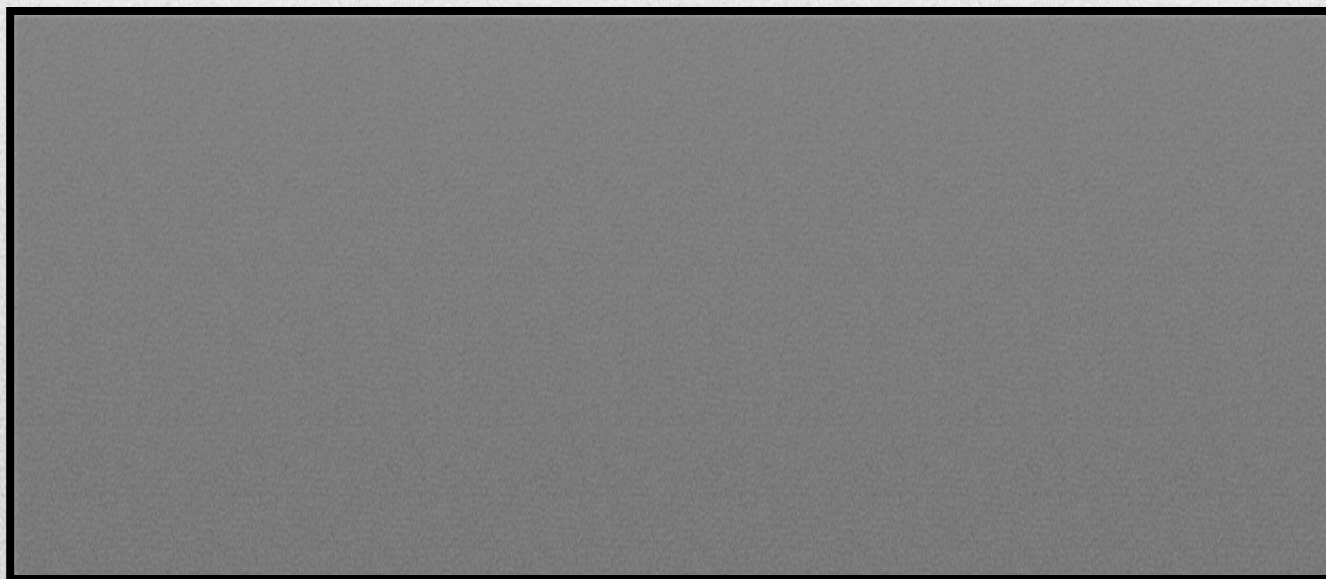


# Demographic Site Map: 1, 3, 5 Miles



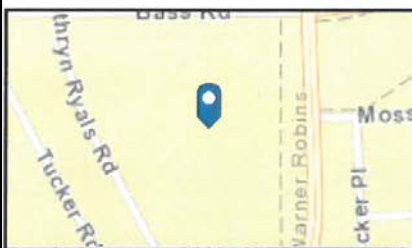


# Executive Summary



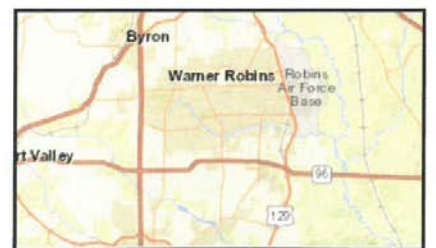


# Traffic Count Map



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

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