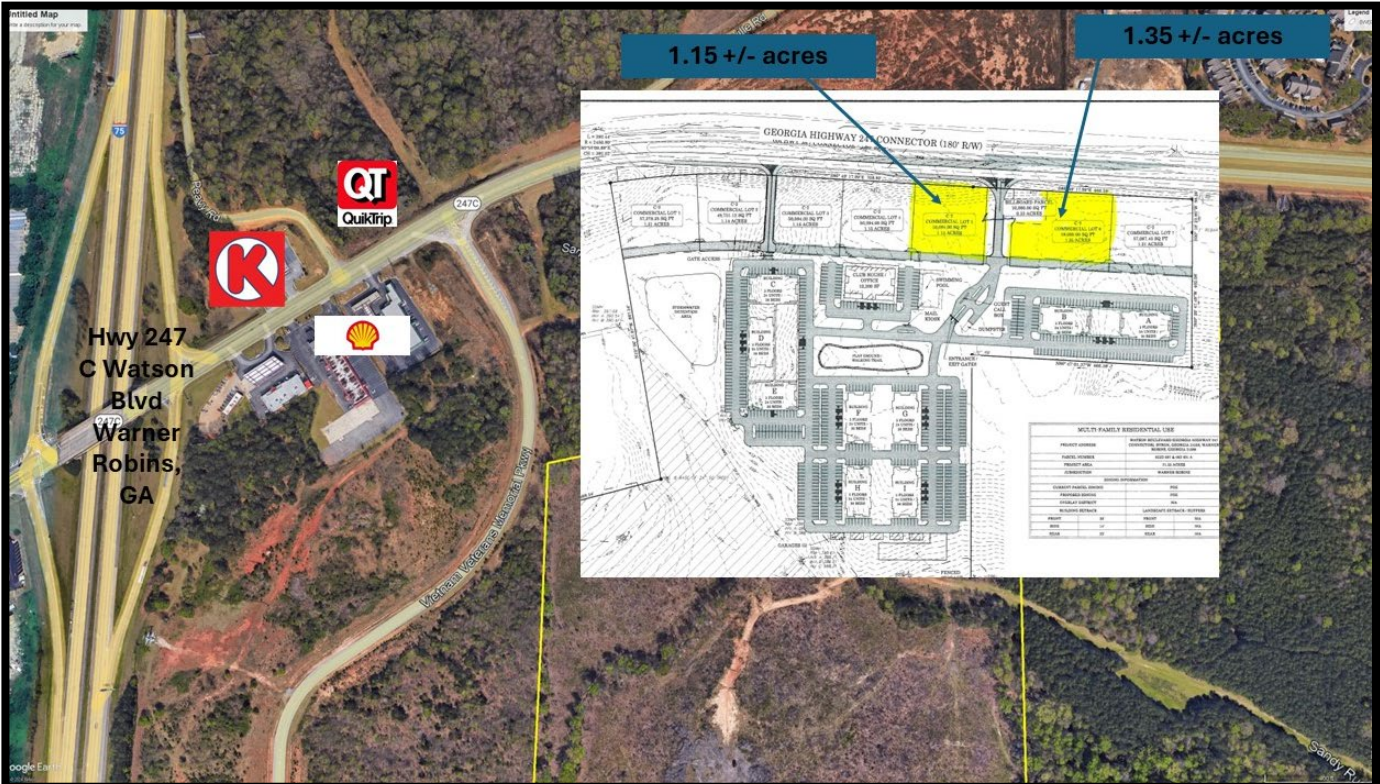


**FOR SALE: Two Commercial Pads
Available
Warner Robins, GA**

The Bateman Group LLC.
Commercial Real Estate
Oliver C. Bateman III, Broker



- **Location:** Two Commercial pads will be delivered pad ready with all utilities, retention and access at the Entrance of Arlington Heights.
- **Utilities:** Available
- **Zoning:** Commercial
- **Traffic:** Rapidly growing area of Warner Robins, GA with convenient access to I-75

	1 mile	3 miles	5 miles
Population	1,147	22,456	67,188
Median Household Income	\$75,848	\$79,078	\$74,899

\$685,000/acre

Oliver C. Bateman, III
Office: 478-745-0008
Fax: 478-745-0009
Cell: 478-972-6043
oliver@thebatemangroup.com
2885 Walden Road
Macon, GA 31216



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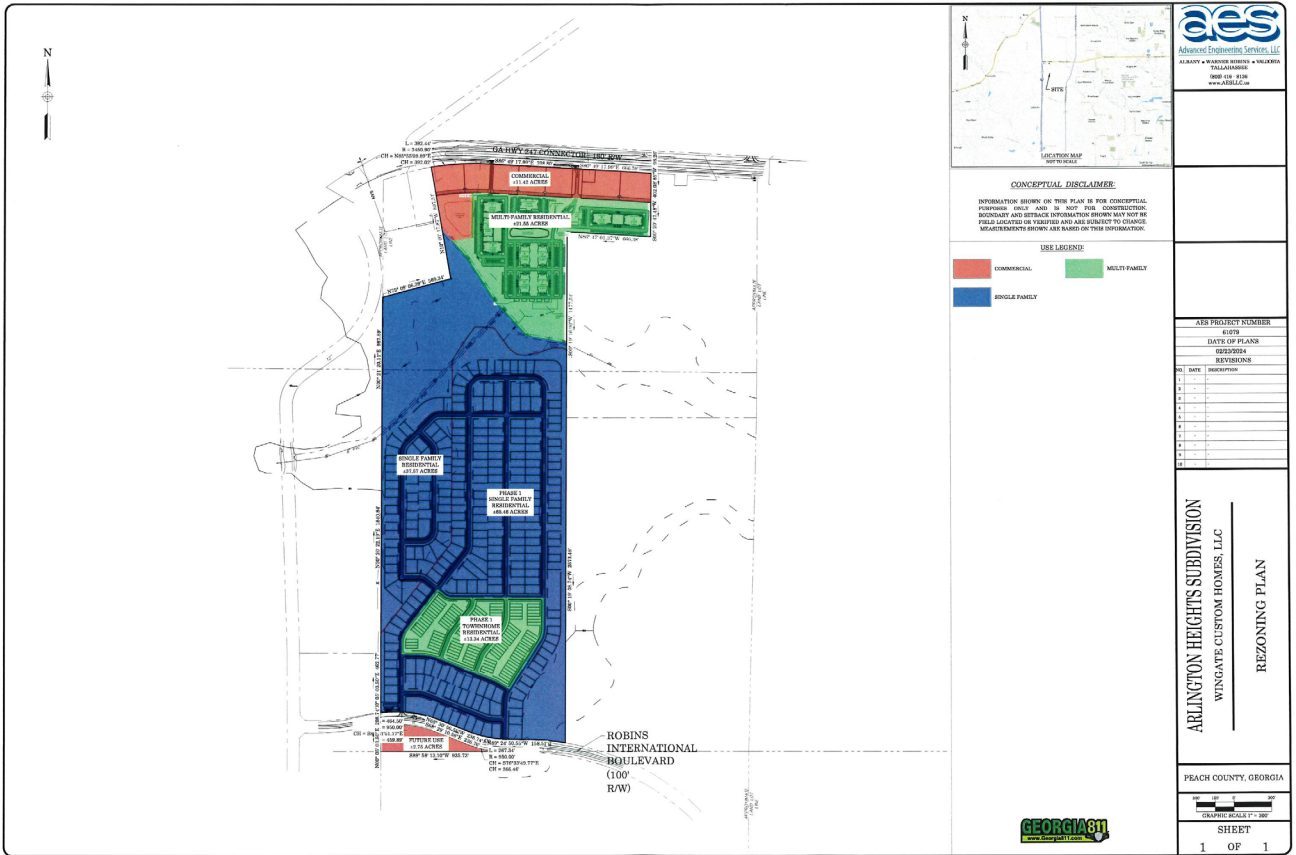
www.thebatemangroup.com

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.

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Site Plan



These two commercial sites will be delivered pad ready with all utilities in place. Positioned at the entrance to Arlington Heights, a sprawling mixed-use development along Watson Blvd/Hwy 247C in Warner Robins, GA.

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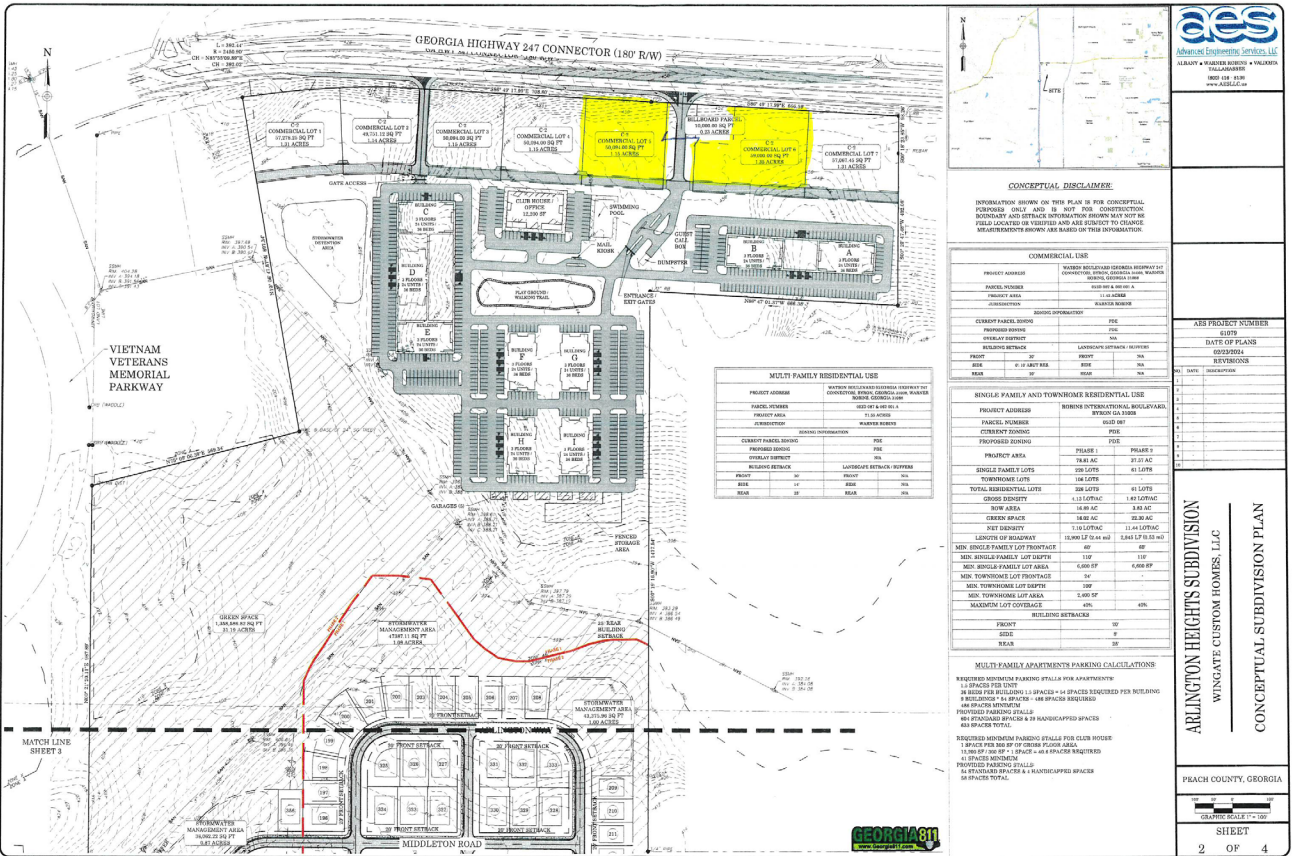
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Site Plan



CONCEPTUAL DISCLAIMER:
INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BUILDINGS AND UTILITIES LOCATED ON THIS FIELD LOCATED OR VISITED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.

COMMERCIAL USE	
PROJECT ADDRESS	WARREN BUCKLEHEAD CORNER, HIGHWAY 247 CONNECTOR, WILSON COUNTY, GEORGIA
PARCEL NUMBER	040101 & 040102
PROJECT AREA	11.18 ACRES
ADJACENT PROPERTY	RESIDENTIAL
ADJACENT ZONING	RESIDENTIAL
PROPOSED ZONING	COM-1
PROPOSED DENSITY	1.00 LOTS/AC
PROPOSED LOT AREA	11.18 AC
PROPOSED LOT DEPTH	11.18 AC
PROPOSED LOT WIDTH	11.18 AC
PROPOSED LOT COVERAGE	40%

MULTI-FAMILY RESIDENTIAL USE	
PROJECT ADDRESS	WARREN BUCKLEHEAD CORNER, HIGHWAY 247 CONNECTOR, WILSON COUNTY, GEORGIA
PARCEL NUMBER	040101 & 040102
PROJECT AREA	11.18 ACRES
ADJACENT PROPERTY	RESIDENTIAL
ADJACENT ZONING	RESIDENTIAL
PROPOSED ZONING	COM-1
PROPOSED DENSITY	1.00 LOTS/AC
PROPOSED LOT AREA	11.18 AC
PROPOSED LOT DEPTH	11.18 AC
PROPOSED LOT WIDTH	11.18 AC
PROPOSED LOT COVERAGE	40%

SINGLE-FAMILY AND TOWNHOME RESIDENTIAL USE	
PROJECT ADDRESS	WARREN BUCKLEHEAD CORNER, HIGHWAY 247 CONNECTOR, WILSON COUNTY, GEORGIA
PARCEL NUMBER	040101 & 040102
PROJECT AREA	11.18 ACRES
ADJACENT PROPERTY	RESIDENTIAL
ADJACENT ZONING	RESIDENTIAL
PROPOSED ZONING	COM-1
PROPOSED DENSITY	1.00 LOTS/AC
PROPOSED LOT AREA	11.18 AC
PROPOSED LOT DEPTH	11.18 AC
PROPOSED LOT WIDTH	11.18 AC
PROPOSED LOT COVERAGE	40%

ARLINGTON HEIGHTS SUBDIVISION
WINGATE CUSTOM HOMES, LLC
CONCEPTUAL SUBDIVISION PLAN

PRACH COUNTY, GEORGIA

SCALE: 1" = 100'

SHEET 2 OF 4

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