



**Commercial Lots Available on Cohen Walker Drive**  
**Prime Location Close to Hwy 96 and Lake Joy Road**  
**City Utilities**

Scott Free, Broker/Owner

478-951-3333 Cell

478-218-2600 Office

scottfree@cbfreerealty.com



1271 S. Houston Lake Road

Warner Robins, GA 31088

www.cbfreecommercial.com



**COLDWELL BANKER  
 COMMERCIAL**

THE FREE GROUP

- ◆ **.63 Acre Lot**                    **\$137,214.00**
  
- ◆ **1.58 Acre Lot**                    **\$325,000 per acre**                    **Under Contract**
  
- ◆ **6.5 Acre Lot**                    **\$325,000 per acre**                    **\*Acreage can be subdivided as needed  
or purchased as a whole**
  
- ◆ **9.26 Acre Lot**                    **\$325,000 per acre**                    **\*Acreage can be subdivided as needed  
or purchased as a whole**

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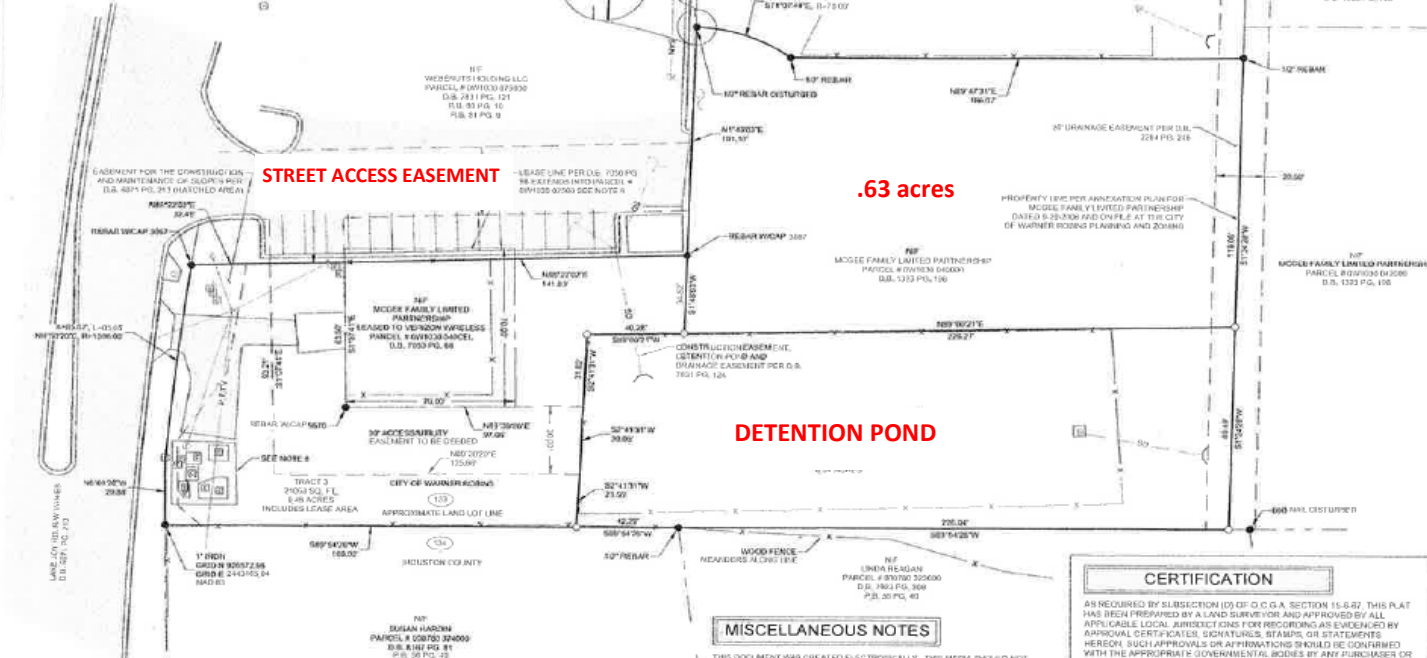


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Type: GEORGIA  
STANDARD PLATS  
Recorded: 12/14/2020  
12:26:00 PM  
Fee Amt: \$10.00 Page 1 of  
1  
BK 82 PG 101

THIS BLOCK RESERVED FOR THE  
CLERK OF THE SUPERIOR COURT



STREET ACCESS EASEMENT

.63 acres

DETENTION POND

.63 acres \$137,214.00

LEGEND OF SYMBOLS	
IRON PIN FOUND	●
IRON PIN SET/IN REBAR WCAP	○
CONCRETE MONUMENT FOUND	□
PROPERTY LINE	—
SANITARY SEWER MANHOLE	⊕
STORM DRAIN MANHOLE	⊙
DROP INLET	⊖
UTILITY POLE	⊥
GUY WIRE	—
TELEPHONE PEDESTAL	⊕
POLE	⊥
STORM SEWER LINE	—
SANITARY SEWER LINE	—
ASPHALT	—
CONCRETE	—
LAND LOT NUMBER	133

**MISCELLANEOUS NOTES**

- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS DOCUMENT SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF REGULATION AND PROFESSIONAL STANDARDS, AUTHORITY OF O.C.G.A. 43-15-22.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- SUBJECT PROPERTY CURRENTLY ZONED C-7.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 6.00 FEET AT THE 25% CORNER ELEVATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 75,000 FEET. THE ANGULAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRUHR GPS STATION, FREQUENCY RECEIVER, FIELDWORK COMPLETED ON 8-4-20.
- TOTAL AREA OF PROPERTY = 1.65 ACRES.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- THE PLAT OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 050323 040000 INTO THREE TRACTS AS SHOWN.
- THE EASEMENT DESCRIBED IN D.B. 817 PG. 104 MAY OR MAY NOT BE FOR THE PEDESTAL PATH SHOWN THERE ON. SAID DEED DESCRIBES ALL EASEMENT FOR TELECOMMUNICATIONS CONSISTING OF 900 SQ. FT. IN LAND LOT 133 OF THE 10TH LAND DISTRICT BUT DESCRIBES A PLAT THAT IS NOT IN THE BOOK AND PAGE REFERENCED.
- BASED ON EXHIBIT B IN D.B. 7890 PG. 38 AND AMENDMENT A FOR THE NORTHWEST CORNER OF THE POINT OF COMMENCEMENT IN EXHIBIT A IN PARCEL TO HAVE A 1993 3/4" SOUTHWEST READS 923482.12 WHERE AS IT APPEARS IT SHOULD HAVE READ 923480.12.

**CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREOF. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE LICENSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Shawn Brice CARL 58331  
O.C.A. #157000419

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING, FOR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED:

"I CERTIFY THAT ALL THE REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF WARNER ROBINS, GEORGIA, AND THE REQUIREMENTS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS."

Shawn Brice  
Surveyor

SHAWN BRICE (S), CITY OF WARNER ROBINS  
PLANNING AND ZONING COMMISSION

RECEIVED  
NOV 30 2020  
PLANNING AND ZONING COMMISSION

WELLSTON ASSOCIATES  
LAND SURVEYORS, LLC  
2600 WILSON ROAD, SUITE 200  
WARNER ROBINS, GA 31808  
WWW.WELLSTONASSOCIATES.COM

SUBDIVISION SURVEY  
LANDS OF  
MCGEE FAMILY LIMITED PARTNERSHIP  
10TH LAND DISTRICT  
HOUSTON COUNTY  
WARNER ROBINS  
GEORGIA  
LAND LOT 133

Project No.: 1281-005  
Drawing No.: BDS  
Drawn By: W.S.B.  
Checked By: S.H.J.  
R.L.S. No.: 3331



Date: 9-14-20  
Scale: 1"=30'

Sheet No.: 1 of 1

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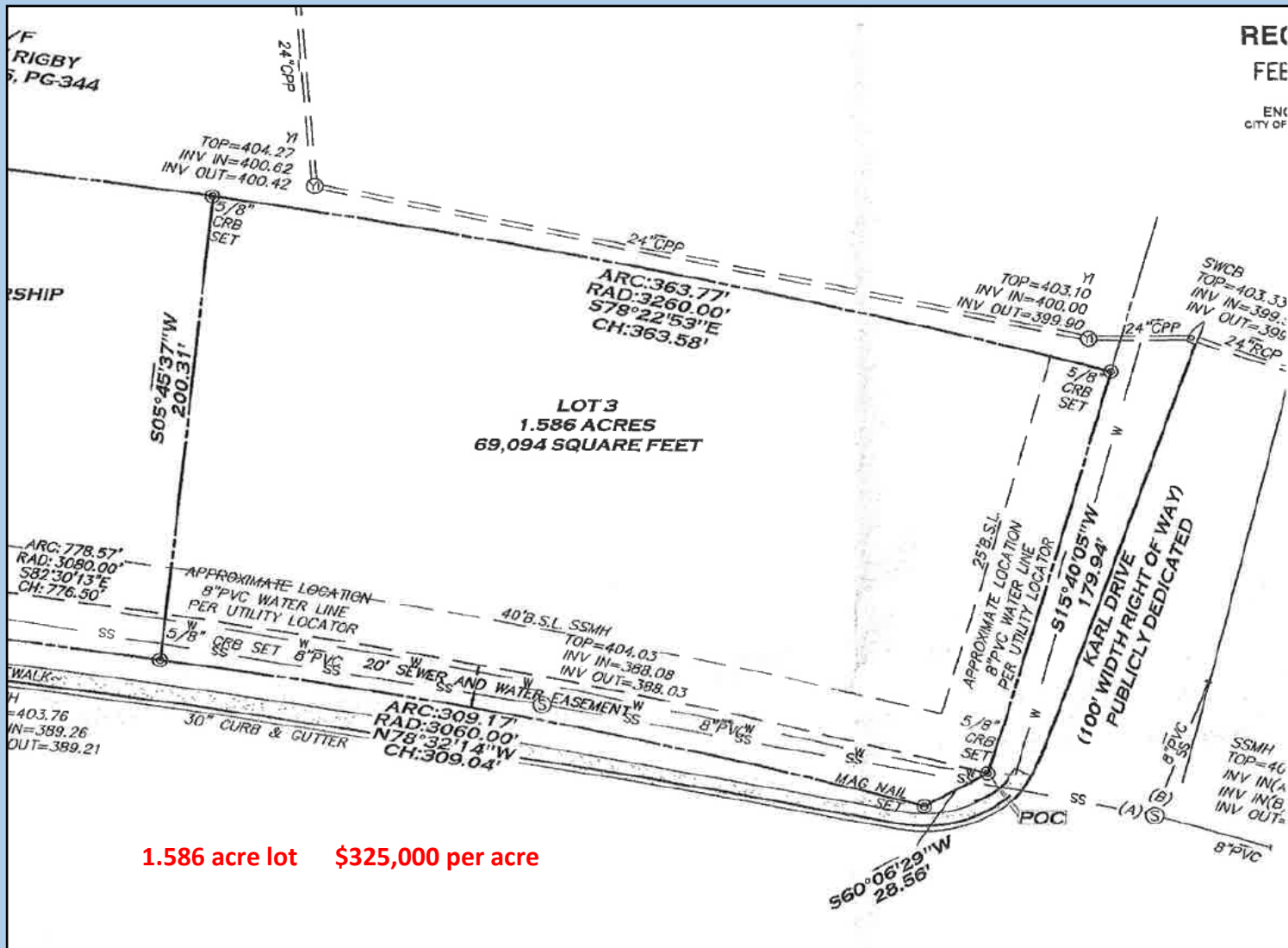


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**1.586 acre lot    \$325,000 per acre**

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