

For Sale

34 +/- ac

Russell Parkway and Lake View Road Warner Robins, GA



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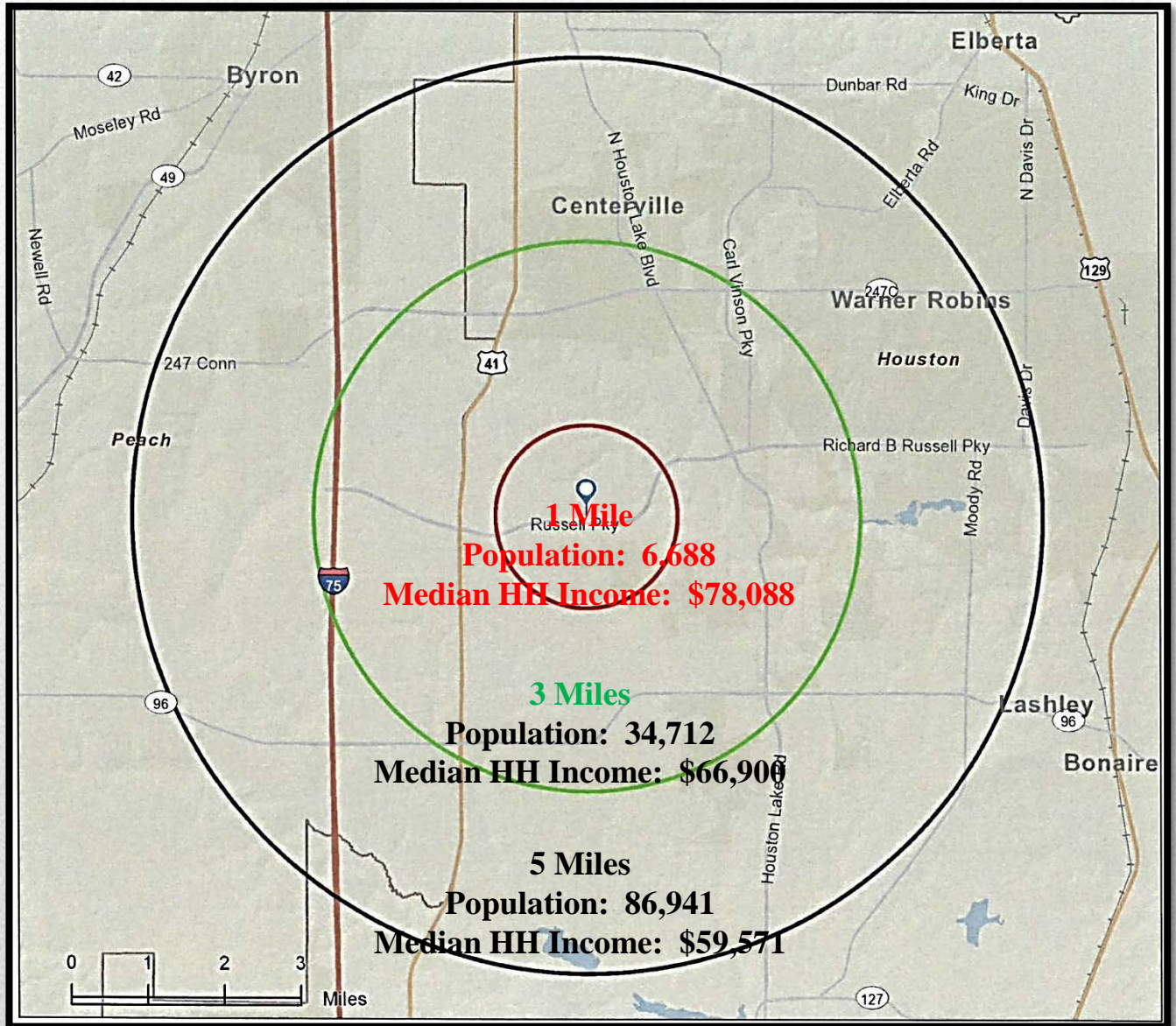
The Bateman Group LLC.
Commercial Real Estate

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 Russell Parkway with frontage on Russell and Lake View Road in Warner Robins, GA.
Site:	33.91 +/- acres available
Description:	Property has great potential for commercial development in rapidly developing area of Houston County.
Tax ID:	Subject property is identified as Parcel 0W1200 068000 (18.23+/-acres), Parcel 0W1200 069000 (8.65 +/- ac), and Parcel 0W1200 067000 (7.03 +/- ac)
Zoned:	Commercial
Topography:	graded
Utilities:	All public utilities available.
PRICE:	\$175,000/ac

Demographic Site Map: 1, 3, 5 Miles



Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	3,081	18,082	58,032
2010 Population	6,256	32,854	83,118
2015 Population	6,688	34,712	86,941
2020 Population	7,177	36,994	92,026
2000-2010 Annual Rate	7.34%	6.15%	3.66%
2010-2015 Annual Rate	1.28%	1.05%	0.86%
2015-2020 Annual Rate	1.42%	1.28%	1.14%
2015 Male Population	49.0%	48.6%	48.5%
2015 Female Population	51.0%	51.4%	51.5%
2015 Median Age	35.2	34.0	35.3

In the identified area, the current year population is 86,941. In 2010, the Census count in the area was 83,118. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 92,026 representing a change of 1.14% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	68.2%	63.0%	64.3%
2015 Black Alone	21.6%	24.9%	25.7%
2015 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2015 Asian Alone	4.7%	4.8%	3.5%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	1.4%	3.3%	2.8%
2015 Two or More Races	3.6%	3.6%	3.3%
2015 Hispanic Origin (Any Race)	5.2%	7.7%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	982	6,563	21,938
2010 Households	2,223	12,433	32,009
2015 Total Households	2,394	13,241	33,700
2020 Total Households	2,587	14,153	35,747
2000-2010 Annual Rate	8.51%	6.60%	3.85%
2010-2015 Annual Rate	1.42%	1.21%	0.99%
2015-2020 Annual Rate	1.56%	1.34%	1.19%
2015 Average Household Size	2.79	2.62	2.58

Median Household Income

2015 Median Household Income	\$78,088	\$66,900	\$59,571
2020 Median Household Income	\$84,493	\$77,459	\$70,675
2015-2020 Annual Rate	1.59%	2.97%	3.48%

Average Household Income

2015 Average Household Income	\$85,500	\$76,420	\$70,709
2020 Average Household Income	\$94,946	\$85,865	\$79,545
2015-2020 Annual Rate	2.12%	2.36%	2.38%

Per Capita Income

2015 Per Capita Income	\$30,166	\$28,813	\$27,381
2020 Per Capita Income	\$33,680	\$32,470	\$30,869
2015-2020 Annual Rate	2.23%	2.42%	2.43%

Households by Income

Current median household income is \$59,571 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$70,675 in five years, compared to \$60,683 for all U.S. households.

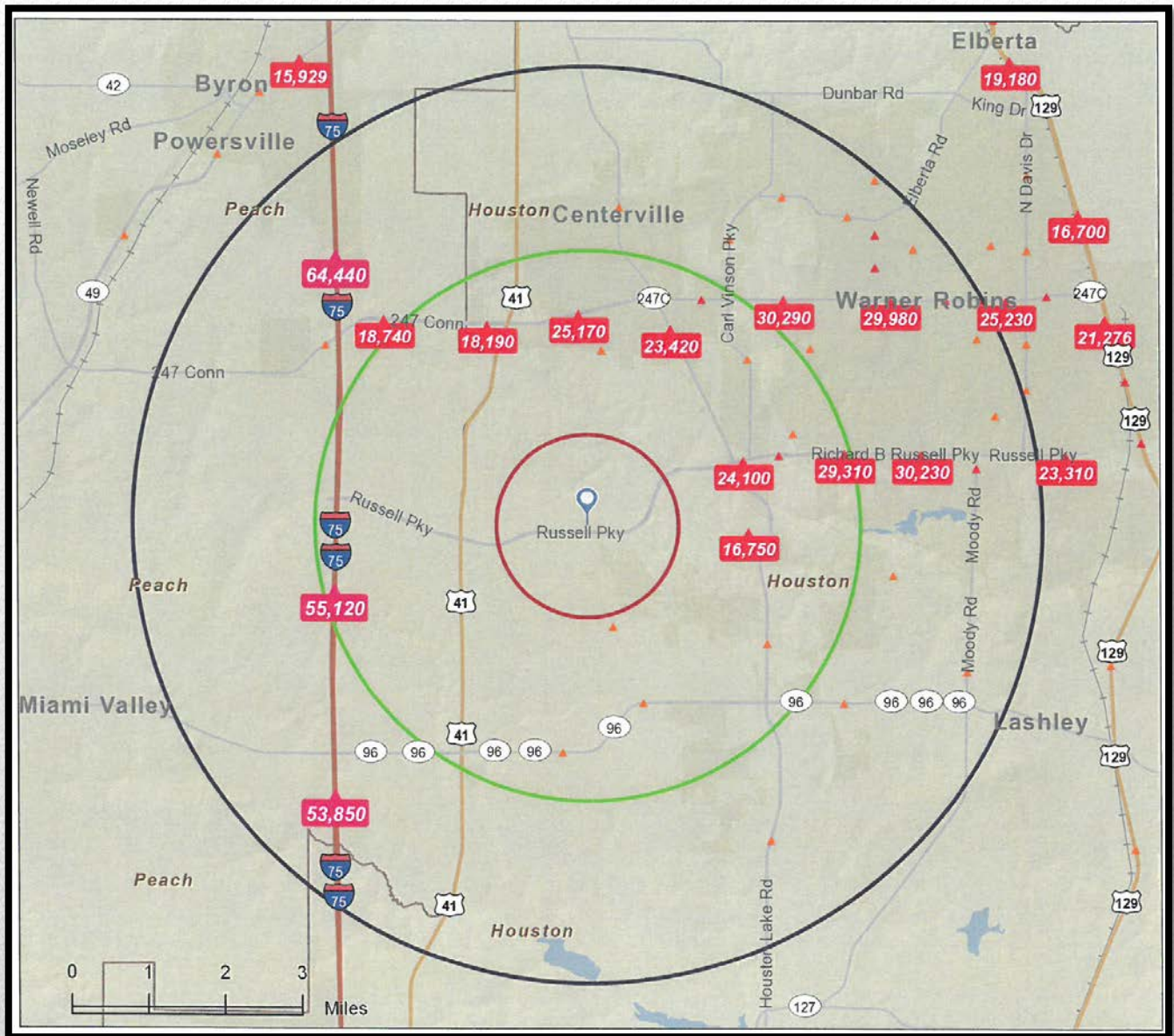
Current average household income is \$70,709 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$79,545 in five years, compared to \$84,910 for all U.S. households.

Current per capita income is \$27,381 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$30,869 in five years, compared to \$32,501 for all U.S. households.

Demographics: Market Study

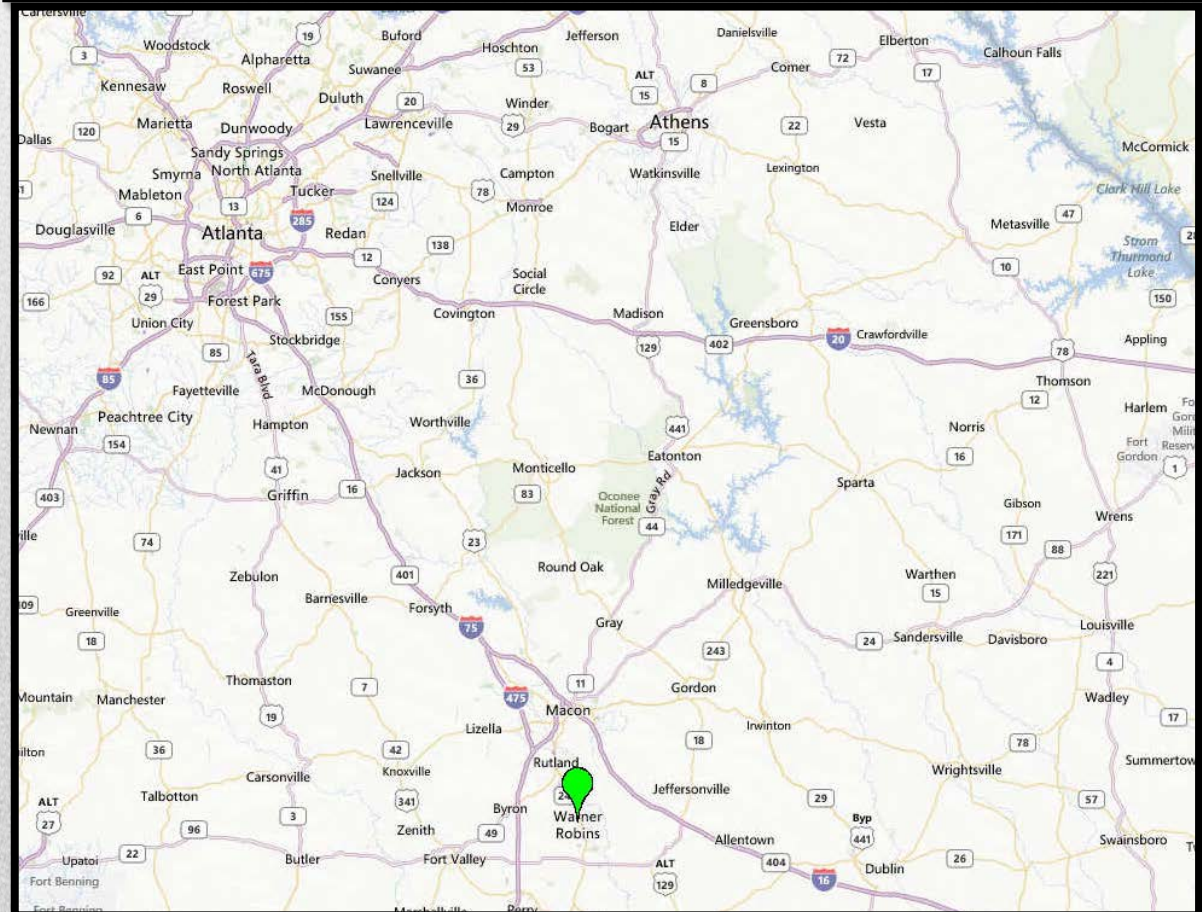
	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,081	18,082	58,032
2010 Total Population	6,256	32,854	83,118
2015 Total Population	6,688	34,712	86,941
2015 Group Quarters	0	29	153
2020 Total Population	7,177	36,994	92,026
2015-2020 Annual Rate	1.42%	1.28%	1.14%
Household Summary			
2000 Households	982	6,563	21,938
2000 Average Household Size	3.13	2.74	2.63
2010 Households	2,223	12,433	32,009
2010 Average Household Size	2.81	2.64	2.59
2015 Households	2,394	13,241	33,700
2015 Average Household Size	2.79	2.62	2.58
2020 Households	2,587	14,153	35,747
2020 Average Household Size	2.77	2.61	2.57
2015-2020 Annual Rate	1.56%	1.34%	1.19%
2010 Families	1,815	9,176	22,871
2010 Average Family Size	3.14	3.09	3.07
2015 Families	1,937	9,692	23,834
2015 Average Family Size	3.13	3.08	3.07
2020 Families	2,081	10,297	25,118
2020 Average Family Size	3.12	3.08	3.07
2015-2020 Annual Rate	1.44%	1.22%	1.05%
2015 Households by Income			
Household Income Base	2,394	13,241	33,700
<\$15,000	4.8%	8.1%	8.6%
\$15,000 - \$24,999	3.3%	5.6%	8.1%
\$25,000 - \$34,999	8.3%	8.9%	10.2%
\$35,000 - \$49,999	11.5%	13.3%	13.9%
\$50,000 - \$74,999	18.0%	18.9%	19.1%
\$75,000 - \$99,999	23.6%	20.5%	18.6%
\$100,000 - \$149,999	20.9%	16.4%	15.1%
\$150,000 - \$199,999	6.9%	6.2%	4.6%
\$200,000+	2.8%	2.2%	1.8%
Average Household Income	\$85,500	\$76,420	\$70,709
2020 Households by Income			
Household Income Base	2,587	14,153	35,747
<\$15,000	3.8%	6.9%	7.6%
\$15,000 - \$24,999	2.1%	3.8%	5.9%
\$25,000 - \$34,999	5.8%	6.5%	8.0%
\$35,000 - \$49,999	9.7%	11.8%	12.5%
\$50,000 - \$74,999	16.5%	17.8%	18.3%
\$75,000 - \$99,999	25.0%	22.6%	21.5%
\$100,000 - \$149,999	25.6%	20.5%	18.3%
\$150,000 - \$199,999	8.4%	7.7%	5.9%
\$200,000+	2.9%	2.4%	2.0%
Average Household Income	\$94,946	\$85,865	\$79,545

Traffic Count Map



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Locator Maps



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