

# For Sale

**18.5 +/- ac**  
**Russell Parkway**  
**Warner Robins, GA**



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**The Bateman Group LLC.**  
Commercial Real Estate

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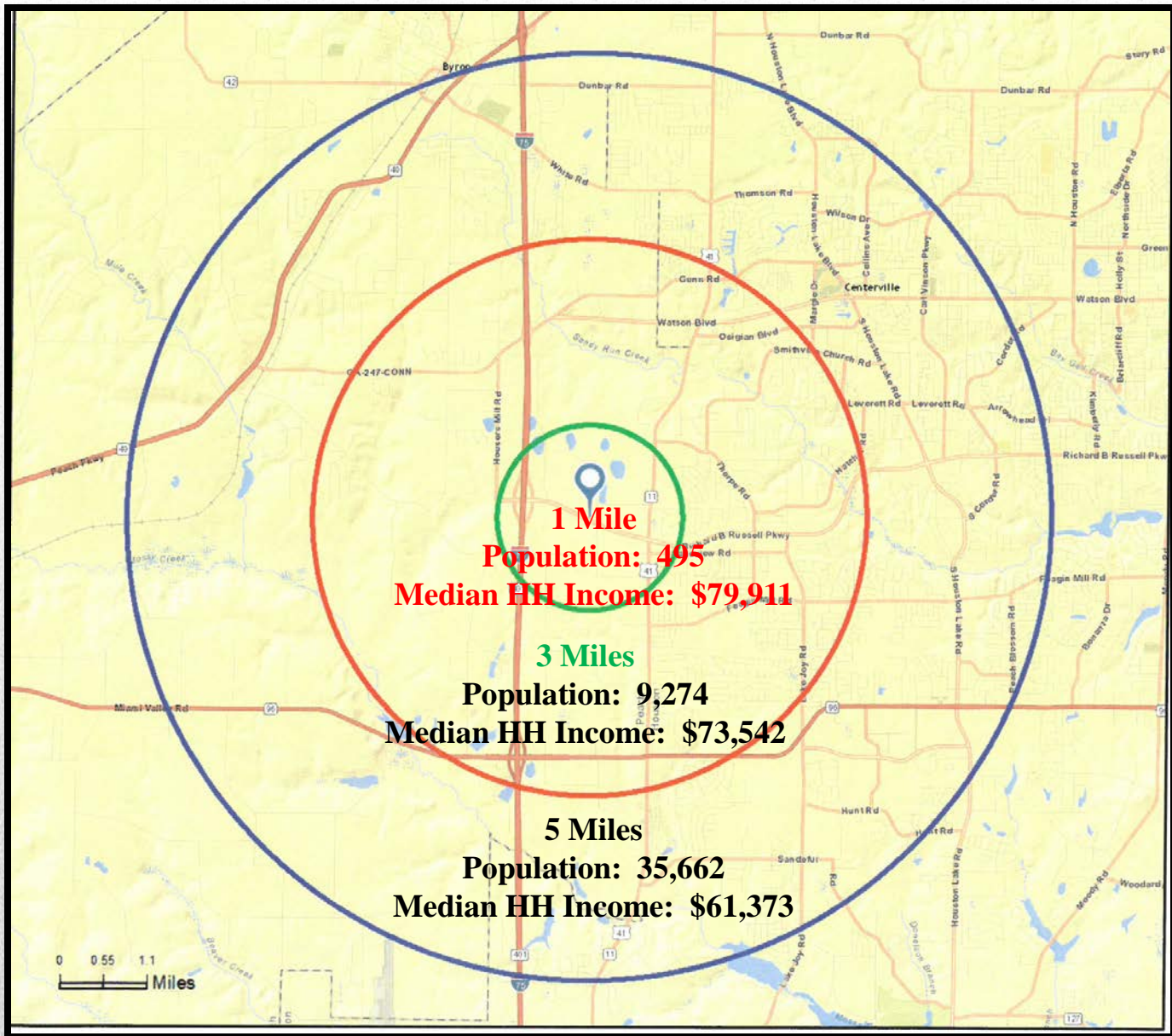


# Property Overview

Location:	Property is located on Russell Parkway in Warner Robins, GA.
Site:	18.54 +/- ac
Description:	Large Commercial Tract
Tax ID:	Subject property is identified as Parcel 060 042 A (18.54+/-acres)
Zoned:	Commercial
Topography:	Flat
Utilities:	All public utilities available.
<b>PRICE:</b>	<b>\$200,000/acre</b>



# Demographic Site Map: 1, 3, 5 Miles





# Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	311	9,274	35,662
2010 Population	483	18,267	59,435
2016 Population	474	19,871	64,141
2021 Population	495	21,247	68,092
2000-2010 Annual Rate	4.50%	7.01%	5.24%
2010-2016 Annual Rate	-0.30%	1.36%	1.23%
2016-2021 Annual Rate	0.87%	1.35%	1.20%
2016 Male Population	49.2%	48.8%	48.4%
2016 Female Population	50.6%	51.2%	51.6%
2016 Median Age	40.3	35.4	35.0

In the identified area, the current year population is 64,141. In 2010, the Census count in the area was 59,435. The rate of change since 2010 was 1.23% annually. The five-year projection for the population in the area is 68,092 representing a change of 1.20% annually from 2016 to 2021. Currently, the population is 48.4% male and 51.6% female.

## Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	77.2%	66.7%	63.7%
2016 Black Alone	14.8%	22.3%	25.7%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2016 Asian Alone	3.2%	5.0%	4.0%
2016 Pacific Islander Alone	0.0%	0.1%	0.2%
2016 Other Race	1.5%	2.0%	2.7%
2016 Two or More Races	3.0%	3.5%	3.4%
2016 Hispanic Origin (Any Race)	4.4%	5.9%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 17.9% 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 58.7 in the identified area, compared to 63.5 for the U.S. as a whole.

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$79,911	\$73,542	\$61,373
2021 Median Household Income	\$88,372	\$81,243	\$71,911
2016-2021 Annual Rate	2.03%	2.01%	3.22%
<b>Average Household Income</b>			
2016 Average Household Income	\$89,531	\$82,604	\$74,273
2021 Average Household Income	\$97,559	\$91,694	\$82,420
2016-2021 Annual Rate	1.73%	2.11%	2.10%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$32,278	\$29,969	\$28,031
2021 Per Capita Income	\$35,228	\$33,131	\$30,975
2016-2021 Annual Rate	1.76%	2.03%	2.02%

## Households by Income

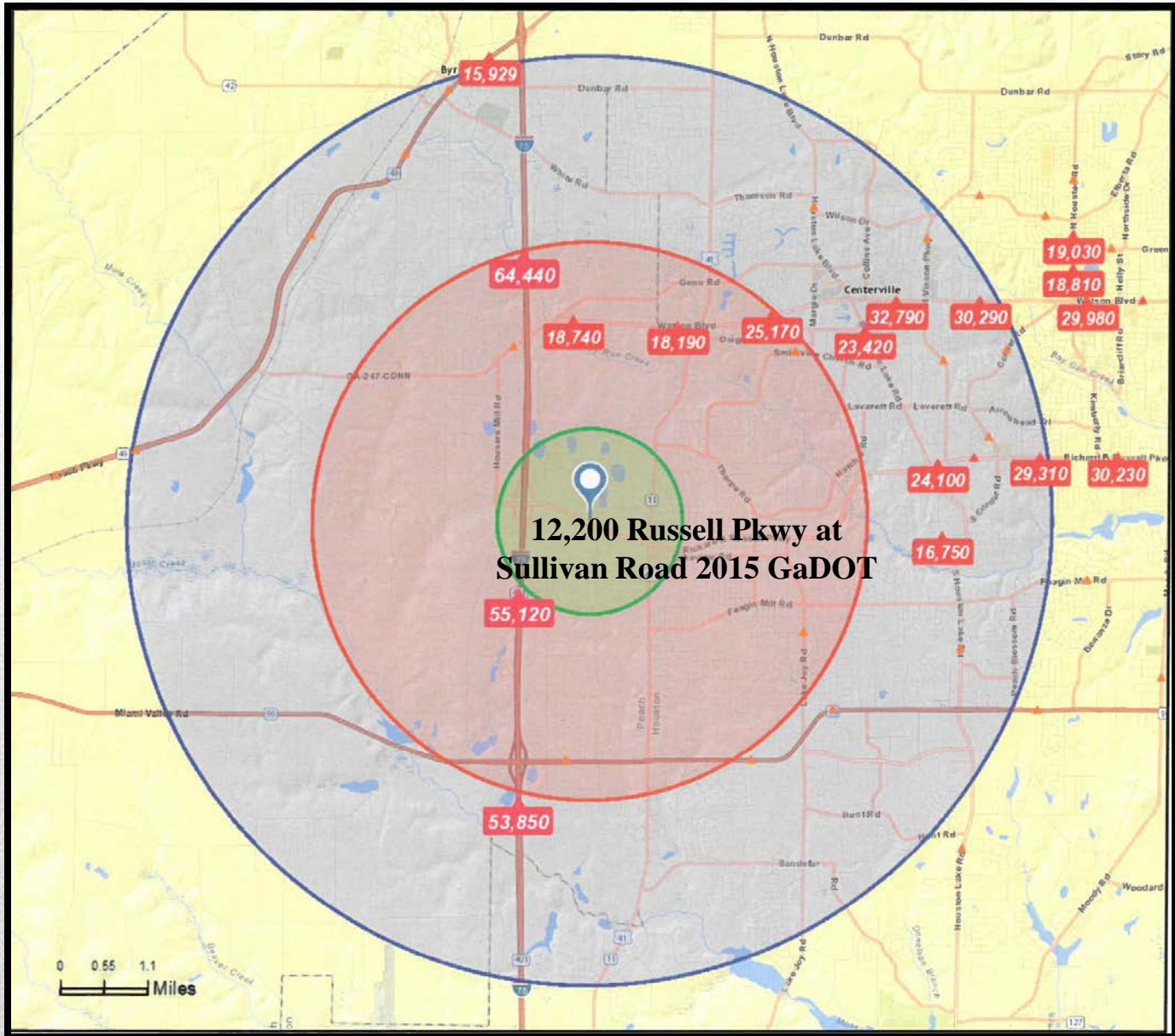
Current median household income is \$61,373 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$71,911 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$74,273 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,420 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$28,031 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$30,975 in five years, compared to \$32,025 for all U.S. households



## Traffic Count Map



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