

# For Sale

**17.19 +/- acres**  
**Russell Pkwy and S. Houston Lake Road**  
**Warner Robins, GA**



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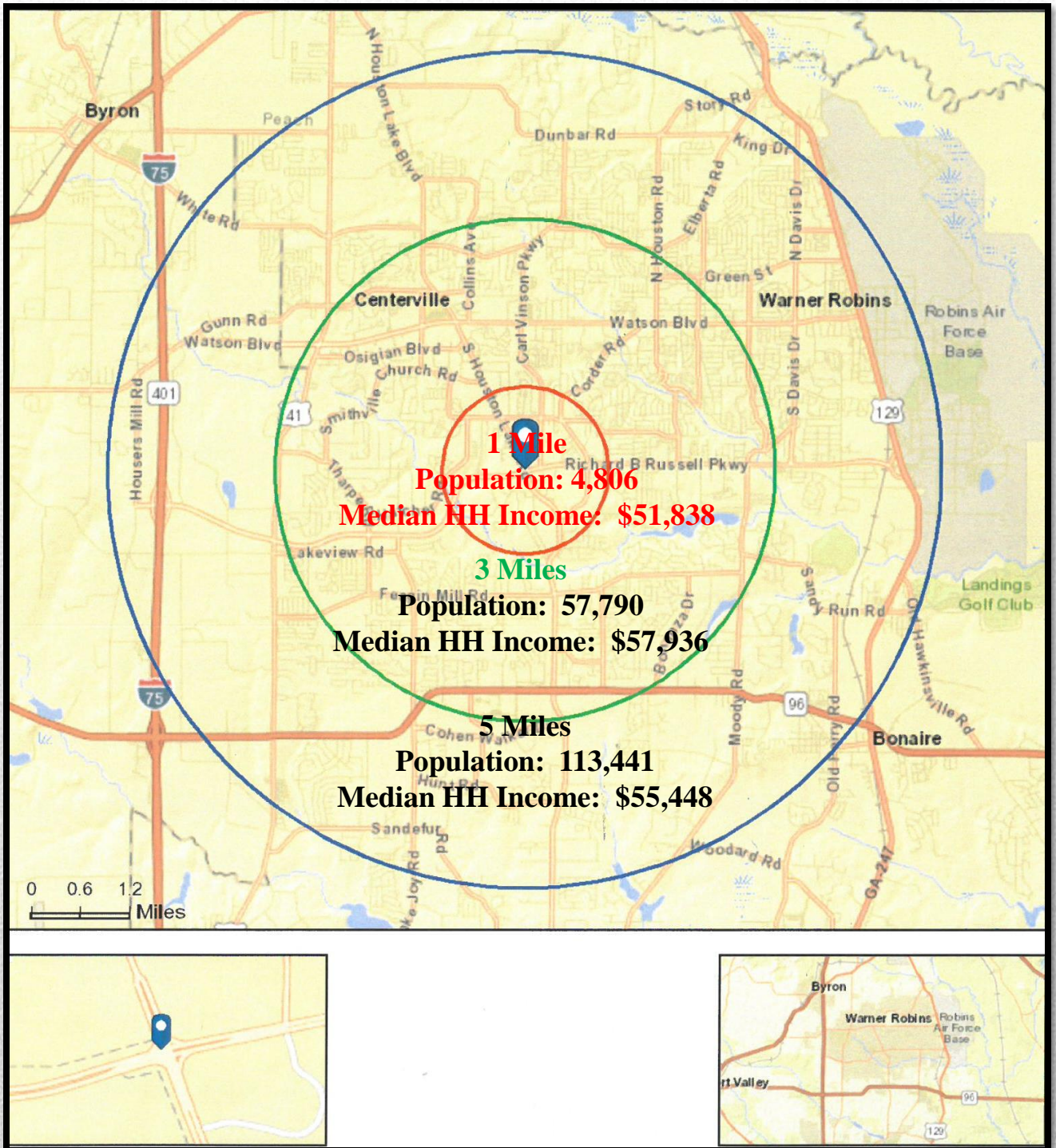
**The Bateman Group LLC.**  
**Commercial Real Estate**

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 at the SW corner of Russell Pkwy and S. Houston Lake Road.
Site:	17.19 +/- ac
Description:	Property is at a major intersection.
Zoned:	Commercial
Topography:	flat
Utilities:	All public utilities available
<b>PRICE:</b>	<b>\$200,000 per acre</b>

# Demographic Site Map: 1, 3, 5 Miles



# Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,779	41,698	80,686
2010 Population	4,704	54,480	105,469
2017 Population	4,806	57,790	113,441
2022 Population	4,962	60,537	119,557
2000-2010 Annual Rate	2.21%	2.71%	2.71%
2010-2017 Annual Rate	0.30%	0.82%	1.01%
2017-2022 Annual Rate	0.64%	0.93%	1.06%
2017 Male Population	49.0%	48.5%	48.4%
2017 Female Population	51.0%	51.5%	51.6%
2017 Median Age	33.3	35.1	35.1

In the identified area, the current year population is 113,441. In 2010, the Census count in the area was 105,469. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 119,557 representing a change of 1.06% annually from 2017 to 2022. Currently, the population is 48.4% male and 51.6% female.

## Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	56.1%	60.9%	57.0%
2017 Black Alone	25.8%	27.8%	32.2%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	3.1%	3.7%	3.4%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	10.9%	3.4%	3.3%
2017 Two or More Races	3.8%	3.7%	3.6%
2017 Hispanic Origin (Any Race)	17.0%	7.9%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.1% 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 63.2 in the identified area, compared to 64.0 for the U.S. as a whole.

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$51,838	\$57,936	\$55,448
2022 Median Household Income	\$57,295	\$65,277	\$61,620
2017-2022 Annual Rate	2.02%	2.41%	2.13%
<b>Average Household Income</b>			
2017 Average Household Income	\$67,157	\$72,354	\$69,796
2022 Average Household Income	\$77,621	\$82,673	\$79,627
2017-2022 Annual Rate	2.94%	2.70%	2.67%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$26,123	\$28,440	\$26,848
2022 Per Capita Income	\$30,239	\$32,482	\$30,607
2017-2022 Annual Rate	2.97%	2.69%	2.66%

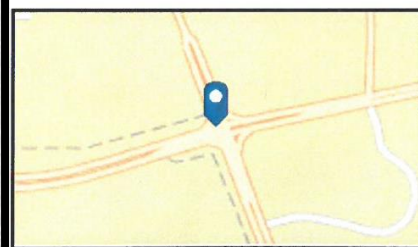
## Households by Income

Current median household income is \$55,448 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,620 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$69,796 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$79,627 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,848 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$30,607 in five years, compared to \$34,828 for all U.S. households

# 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

