

For Sale

Russell Pkwy and Hwy 41

55 +/- acres

Warner Robins, GA



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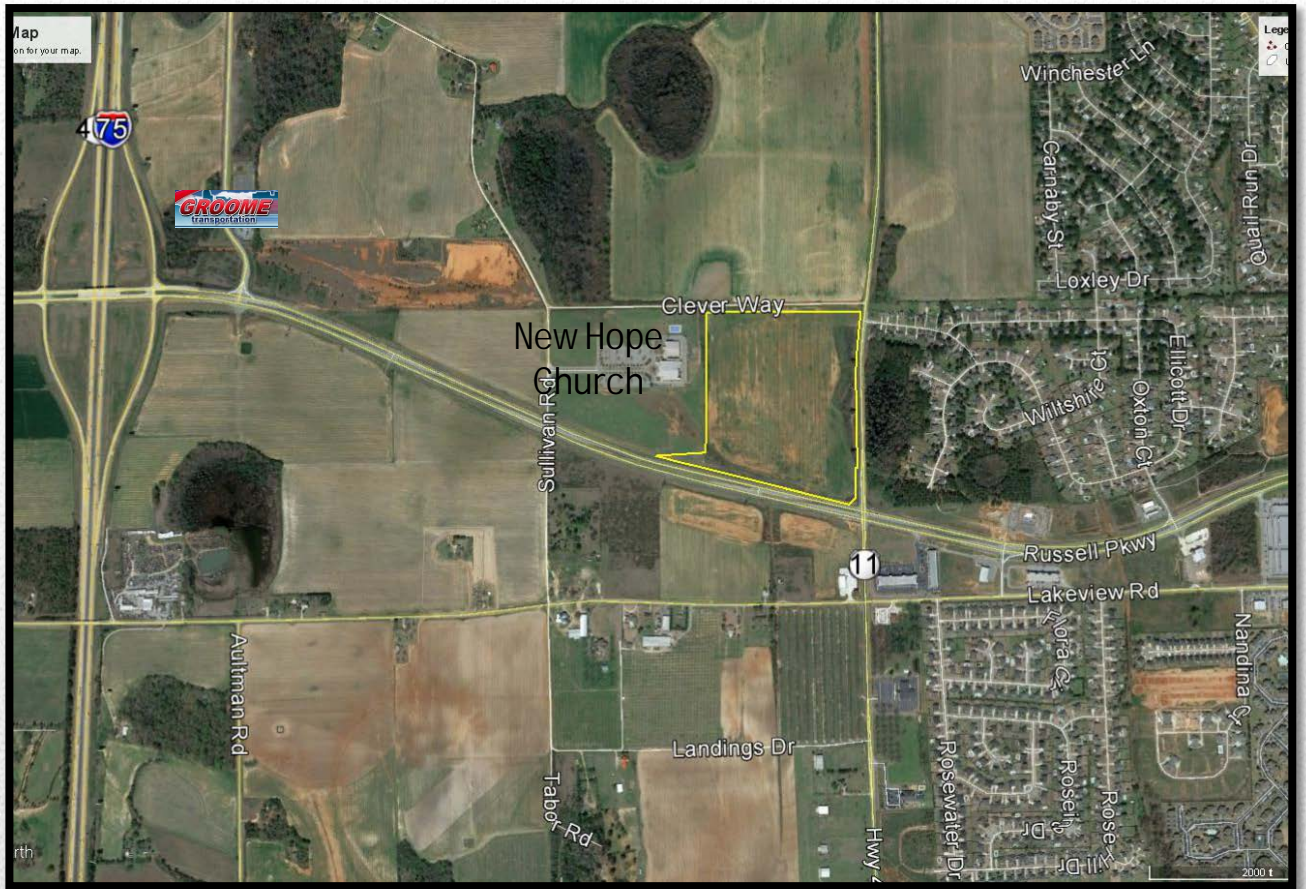
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The Bateman Group LLC.
Commercial Real Estate

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.

Locator Map



Property Overview

Location: Property is located at the busy intersection of Russell Pkwy and Hwy 41. It is in close proximity to Interstate 75.

Site: 54.81 +/- acres

Description: Property is cleared and ready for development.

Zoned: Commercial

Utilities: on site

Price **Call for Pricing**

Demographics

Population	1 mile	3 miles	5 miles
2000 Population	1,789	12,183	43,956
2010 Population	4,053	23,718	69,643
2017 Population	4,279	26,146	75,818
2022 Population	4,614	27,929	80,452
2000-2010 Annual Rate	8.52%	6.89%	4.71%
2010-2017 Annual Rate	0.75%	1.35%	1.18%
2017-2022 Annual Rate	1.52%	1.33%	1.19%
2017 Male Population	48.9%	48.8%	48.4%
2017 Female Population	51.1%	51.2%	51.6%
2017 Median Age	35.6	35.1	35.6

In the identified area, the current year population is 75,818. In 2010, the Census count in the area was 69,643. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 80,452 representing a change of 1.19% 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 35.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	67.8%	64.4%	63.4%
2017 Black Alone	20.8%	22.7%	25.9%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	5.8%	5.4%	4.1%
2017 Pacific Islander Alone	0.1%	0.1%	0.2%
2017 Other Race	1.4%	3.4%	2.7%
2017 Two or More Races	3.8%	3.6%	3.5%
2017 Hispanic Origin (Any Race)	5.1%	7.9%	6.9%

Persons of Hispanic origin represent 6.9% 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 59.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Median Household Income

2017 Median Household Income	\$80,708	\$75,465	\$62,190
2022 Median Household Income	\$87,628	\$82,554	\$71,167
2017-2022 Annual Rate	1.66%	1.81%	2.73%

Average Household Income

2017 Average Household Income	\$90,632	\$85,540	\$76,414
2022 Average Household Income	\$102,136	\$97,422	\$87,323
2017-2022 Annual Rate	2.42%	2.64%	2.70%

Per Capita Income

2017 Per Capita Income	\$32,309	\$31,136	\$29,183
2022 Per Capita Income	\$36,417	\$35,492	\$33,350
2017-2022 Annual Rate	2.42%	2.65%	2.71%

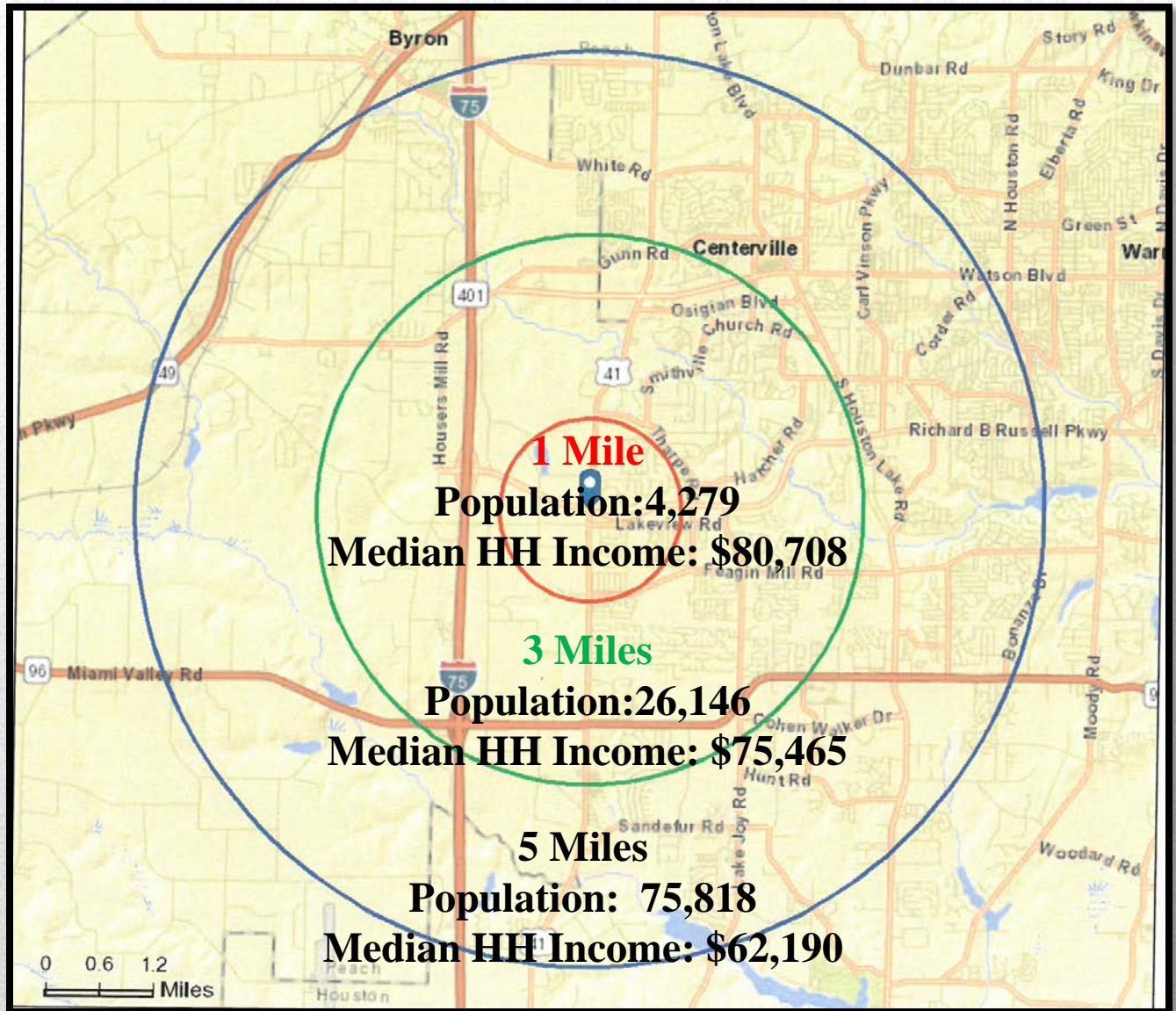
Households by Income

Current median household income is \$62,190 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$71,167 in five years, compared to \$62,316 for all U.S. households.

Current average household income is \$76,414 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$87,323 in five years, compared to \$91,585 for all U.S. households.

Current per capita income is \$29,183 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$33,350 in five years, compared to \$34,828 for all U.S. households.

Demographics: 1, 3, 5 Miles



Traffic Count Map



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