

For Sale

Hwy 96 and Moody Road

86.37 +/- acres

Warner Robins, GA



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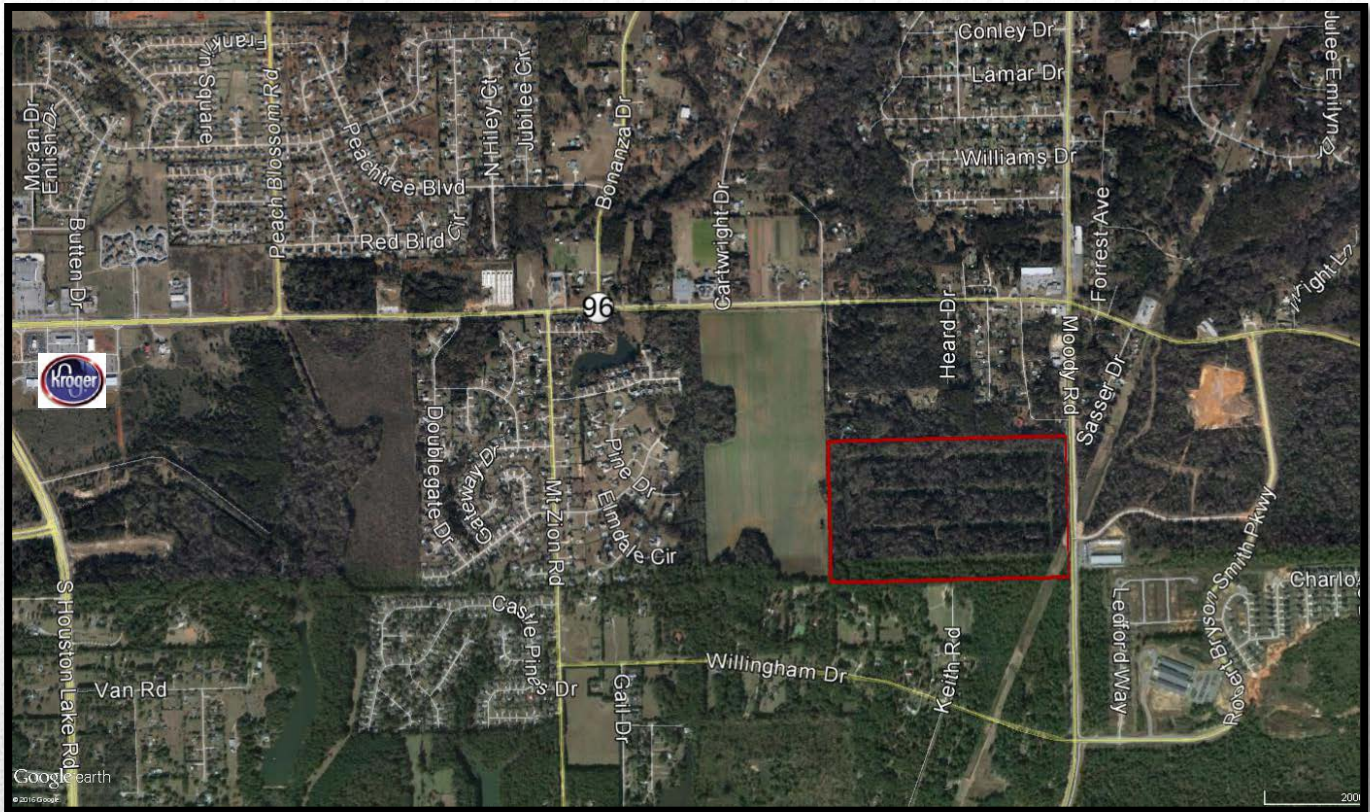
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Commercial Real Estate

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.

Aerial



Property Overview

Location: Property is located in Houston County on Moody Road and Highway 96

Site: 86.37 +/- acres

Description: Flat. Wooded.

Zoned: R-2

Utilities: All public utilities available in the immediate area.

PRICE: \$22,000/acre

Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	1,594	19,551	57,159
2010 Population	2,049	28,016	74,866
2015 Population	2,227	30,202	78,942
2020 Population	2,410	32,513	83,931
2000-2010 Annual Rate	2.54%	3.66%	2.74%
2010-2015 Annual Rate	1.60%	1.44%	1.01%
2015-2020 Annual Rate	1.59%	1.49%	1.23%
2015 Male Population	49.3%	49.3%	49.3%
2015 Female Population	50.7%	50.7%	50.7%
2015 Median Age	40.2	34.6	34.2

In the identified area, the current year population is 78,942. In 2010, the Census count in the area was 74,866. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 83,931 representing a change of 1.23% annually from 2015 to 2020. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	71.3%	65.0%	62.6%
2015 Black Alone	20.8%	25.4%	27.2%
2015 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2015 Asian Alone	2.8%	3.0%	3.0%
2015 Pacific Islander Alone	0.0%	0.1%	0.2%
2015 Other Race	1.8%	2.7%	3.2%
2015 Two or More Races	3.0%	3.3%	3.5%
2015 Hispanic Origin (Any Race)	5.6%	7.0%	7.6%

Persons of Hispanic origin represent 7.6% 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 59.9 in the identified area, compared to 63.0 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$80,743	\$70,751	\$61,158
2020 Median Household Income	\$87,641	\$79,187	\$73,470
2015-2020 Annual Rate	1.65%	2.28%	3.74%
Average Household Income			
2015 Average Household Income	\$89,156	\$79,973	\$73,062
2020 Average Household Income	\$98,873	\$89,015	\$82,230
2015-2020 Annual Rate	2.09%	2.17%	2.39%
Per Capita Income			
2015 Per Capita Income	\$32,908	\$30,361	\$27,530
2020 Per Capita Income	\$36,674	\$33,889	\$31,049
2015-2020 Annual Rate	2.19%	2.22%	2.43%

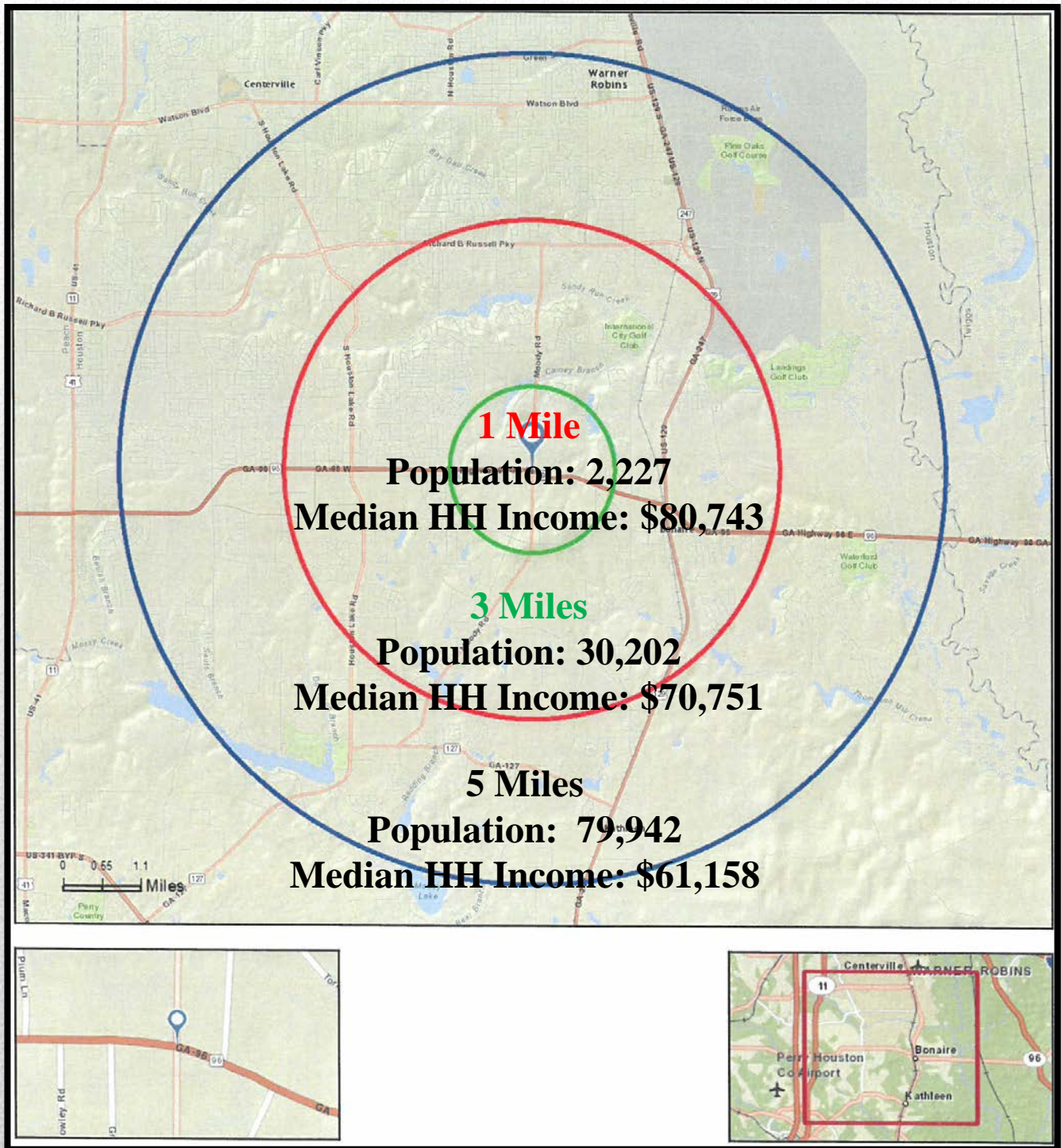
Households by Income

Current median household income is \$61,158 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$73,470 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$73,062 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$82,230 in five years, compared to \$84,910 for all U.S. households

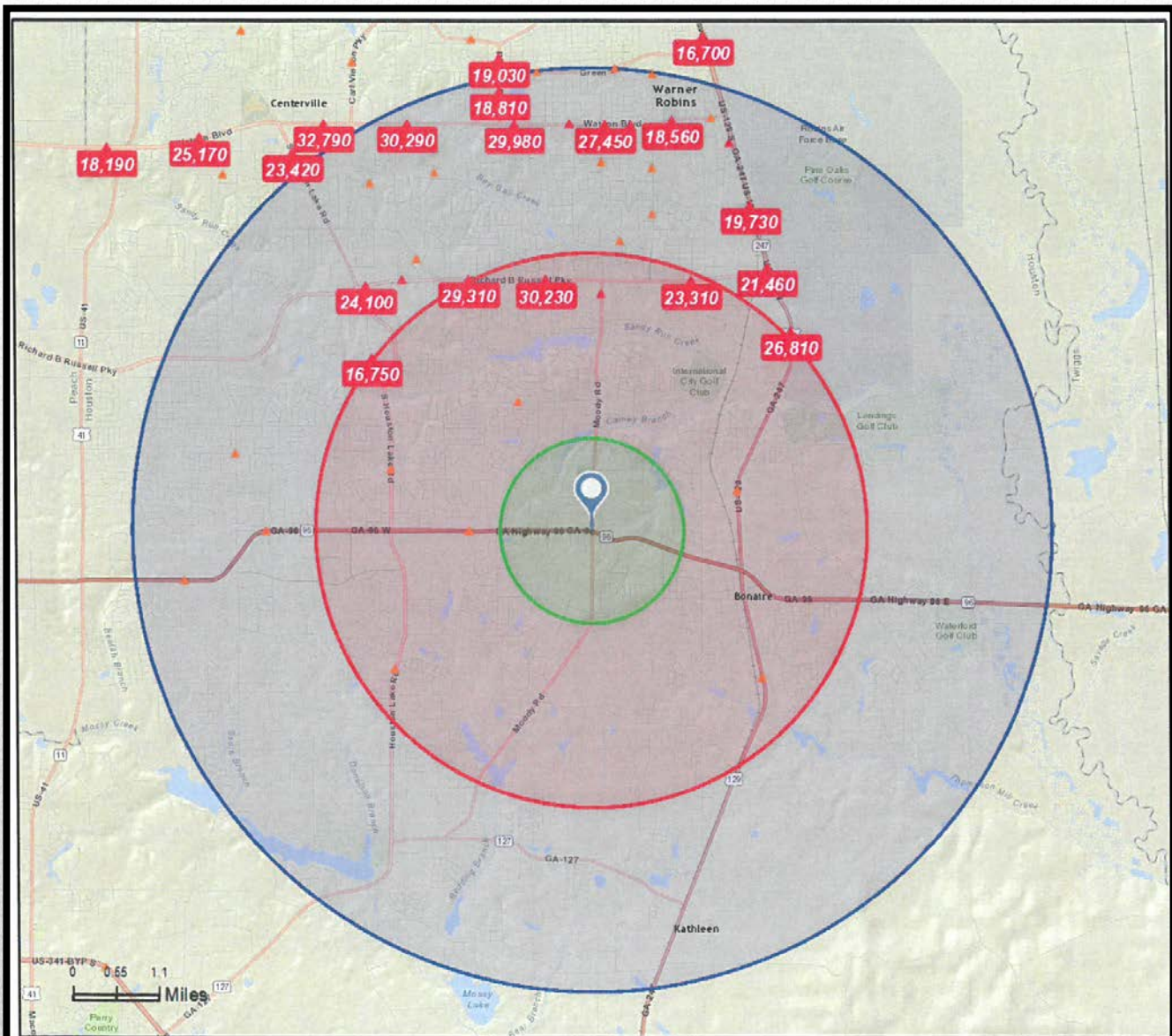
Current per capita income is \$27,530 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$31,049 in five years, compared to \$32,501 for all U.S. households

Demographics: 1, 3, 5 Miles



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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



Source: ©2015 Market Planning Solutions, Inc.

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