

For Sale

4 +/- acres

Green Street
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 in Warner Robins on Green Street close to Robins Air Force Base.

Site: Two parcels 2.0 and 1.93 +/- acres

Description: Flat. Wooded.

Zoned: Commercial

Utilities: All public utilities on site

PRICE: **\$70,000/acre**

Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	7,006	39,527	67,460
2010 Population	6,560	37,464	69,025
2016 Population	6,789	38,762	71,614
2021 Population	7,039	40,218	74,551
2000-2010 Annual Rate	-0.66%	-0.53%	0.23%
2010-2016 Annual Rate	0.55%	0.55%	0.59%
2016-2021 Annual Rate	0.73%	0.74%	0.81%
2016 Male Population	49.4%	48.3%	48.5%
2016 Female Population	50.6%	51.7%	51.5%
2016 Median Age	33.2	33.4	34.2

In the identified area, the current year population is 71,614. In 2010, the Census count in the area was 69,025. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 74,551 representing a change of 0.81% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	30.1%	44.6%	53.3%
2016 Black Alone	57.4%	44.5%	36.2%
2016 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2016 Asian Alone	1.8%	1.8%	2.2%
2016 Pacific Islander Alone	0.9%	0.3%	0.3%
2016 Other Race	5.4%	4.6%	4.1%
2016 Two or More Races	3.8%	3.7%	3.6%
2016 Hispanic Origin (Any Race)	12.3%	9.8%	9.0%

Persons of Hispanic origin represent 9.0% 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 65.3 in the identified area, compared to 63.5 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$26,536	\$38,921	\$44,891
2021 Median Household Income	\$26,452	\$40,900	\$51,457
2016-2021 Annual Rate	-0.06%	1.00%	2.77%
Average Household Income			
2016 Average Household Income	\$34,227	\$49,267	\$57,947
2021 Average Household Income	\$35,806	\$53,346	\$63,638
2016-2021 Annual Rate	0.91%	1.60%	1.89%
Per Capita Income			
2016 Per Capita Income	\$13,574	\$19,498	\$22,816
2021 Per Capita Income	\$14,099	\$20,990	\$24,929
2016-2021 Annual Rate	0.76%	1.49%	1.79%

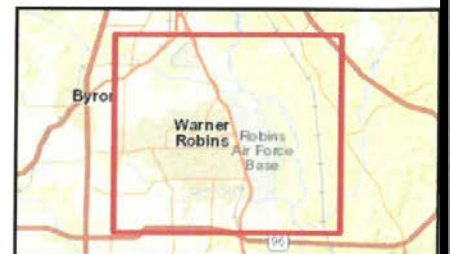
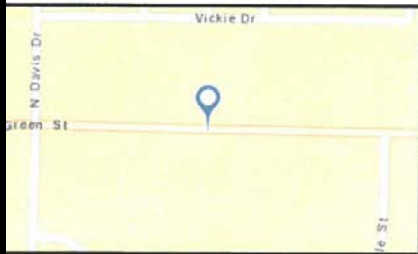
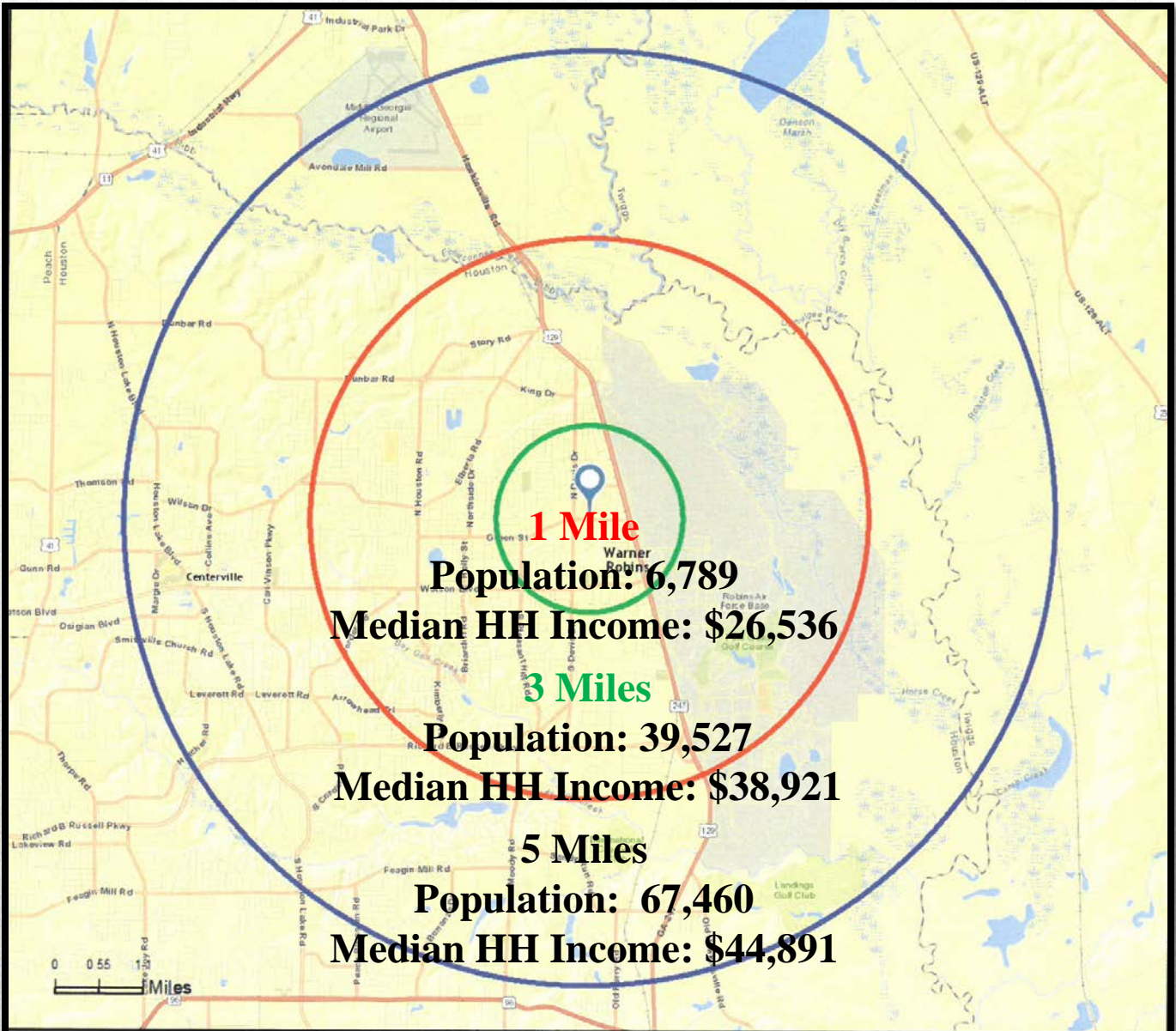
Households by Income

Current median household income is \$44,891 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$51,457 in five years, compared to \$59,476 for all U.S. households

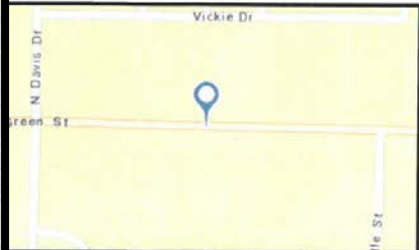
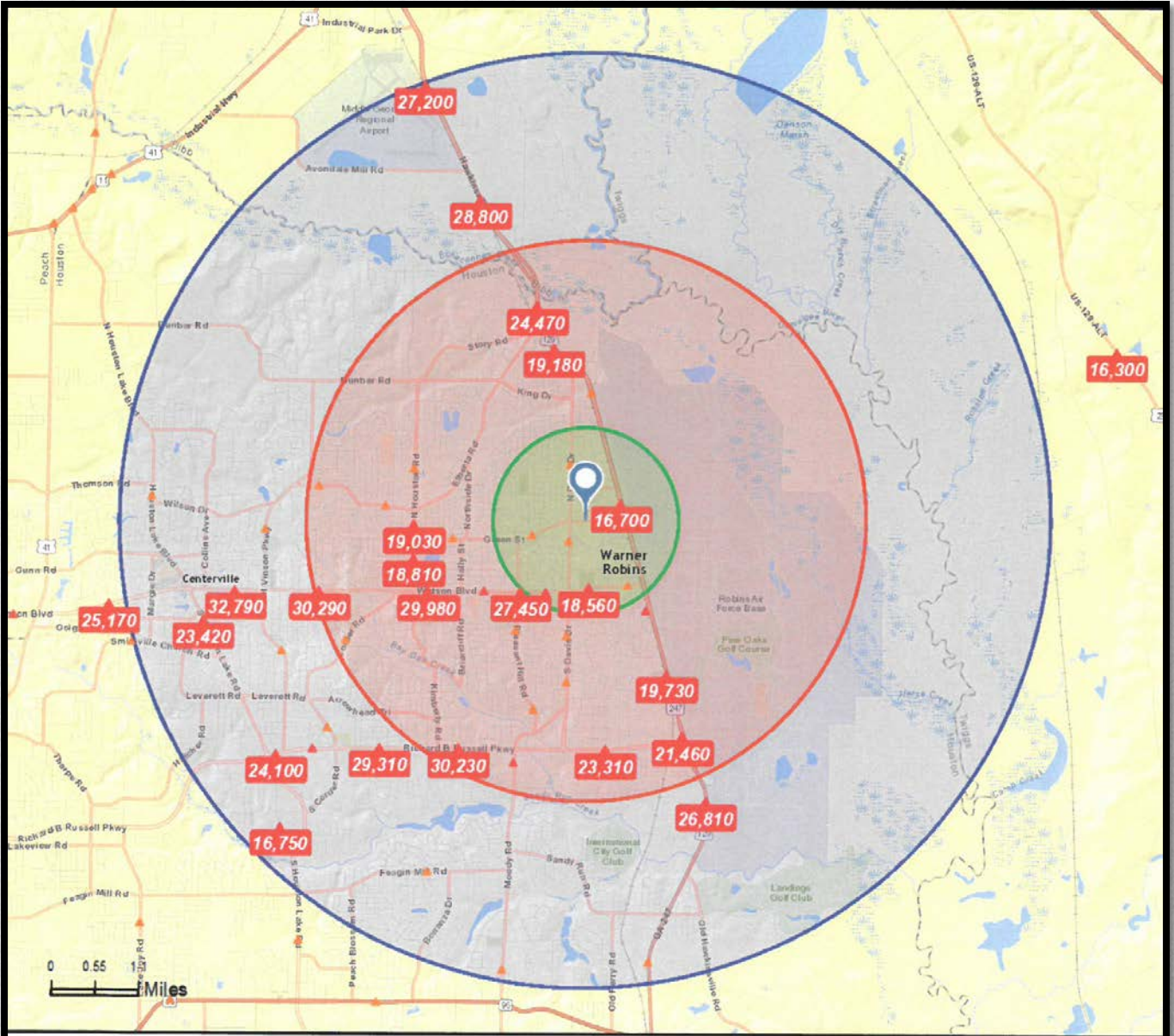
Current average household income is \$57,947 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$63,638 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,816 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,929 in five years, compared to \$32,025 for all U.S. households

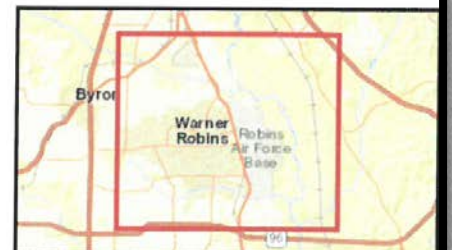
Demographics: 1, 3, 5 Miles



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: ©2016 Kalibrate Technologies