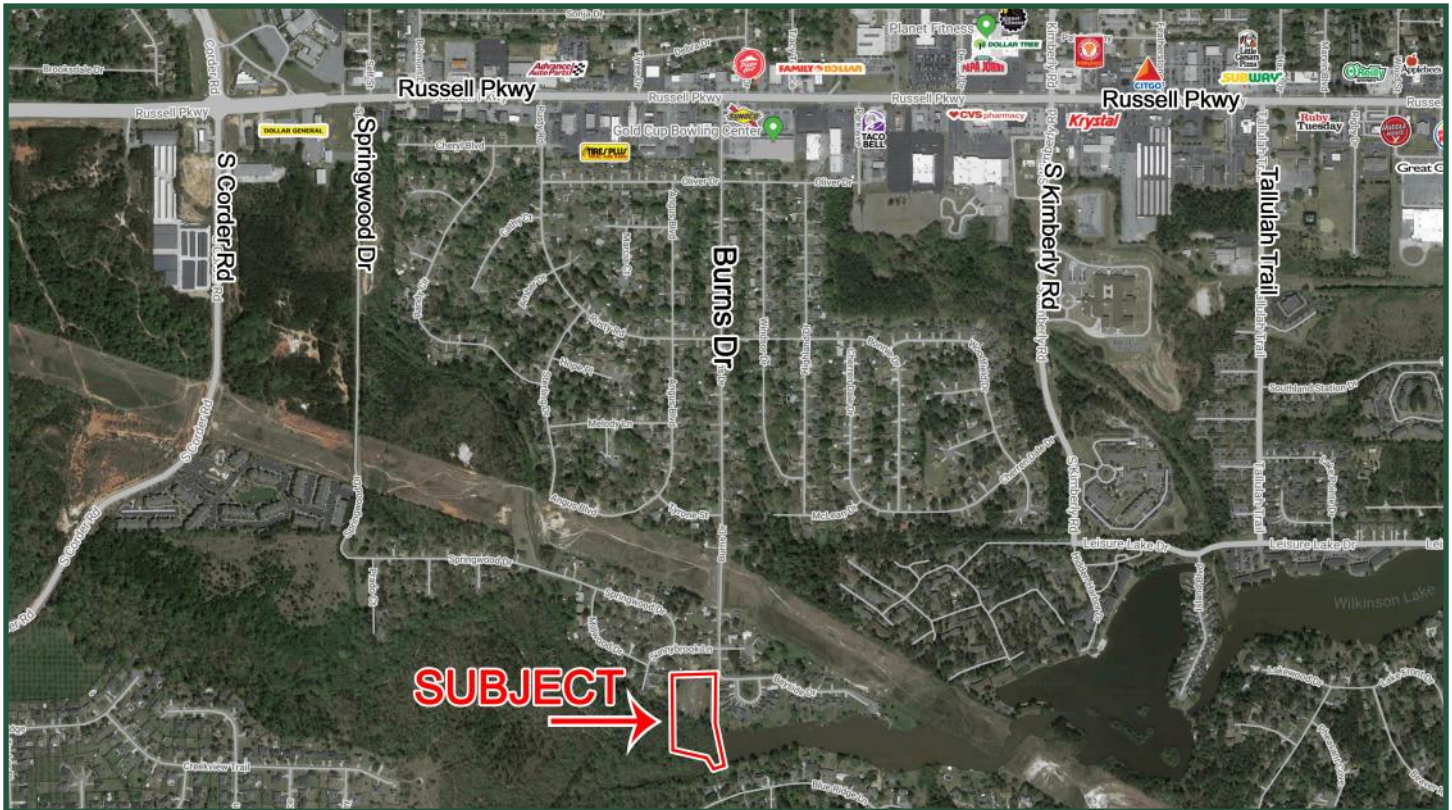


Multifamily Site (4.24 ACRES)

Burns Drive

Warner Robins, GA 31088

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Size: 4.24 Acres

Frontage: Property has access from Burns Drive and Bayside Drive and has 120 feet waterfront on Leisure Lake.

Zoning: R-2 (has been approved for 4 buildings, 3 units per building at 1,500-1,750 sf - 12 units total) Engineering Plan attached.

Utilities: All available

Topography: Entire parcel is flat with area that has Leisure Lake frontage that could be green space with walking trails & other community amenities.

Notes: Property is located just off Russell Pkwy with access to Leisure Lake. Site has been cleared with roads, curb and utilities already installed. Acreage between building site and Leisure Lake could be ideal for walking and/or exercising trails.

Sales Price: \$165,000

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Multifamily Site (4.24 ACRES)

Burns Drive

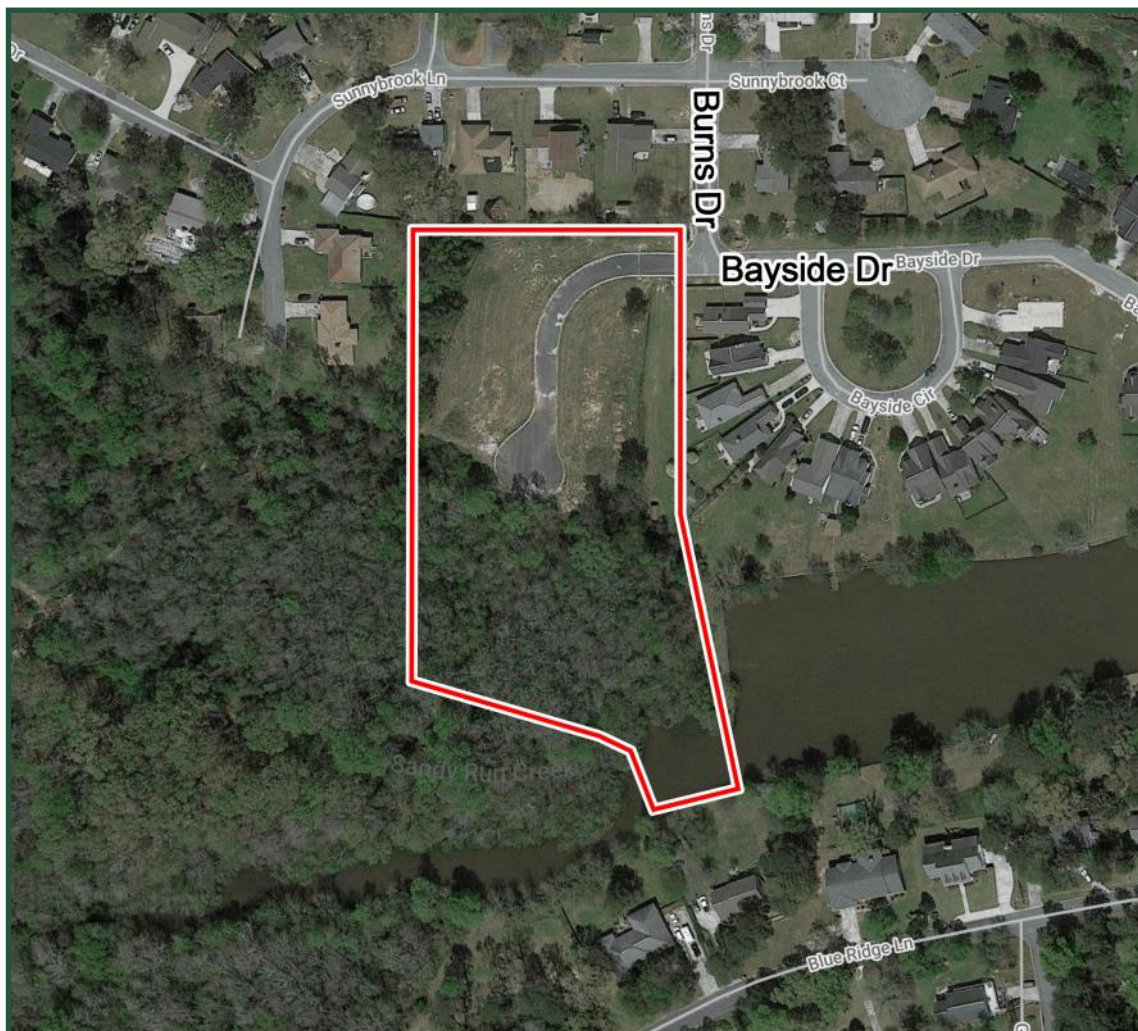
Warner Robins, GA 31088



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Close up Aerial



2018 Demos	3 Mile	5 Mile	10 Mile
Population	53,887	115,041	161,497
Avg. HHI	\$68,323	\$71,169	\$71,167
Median Age	34.4	34.7	35.6

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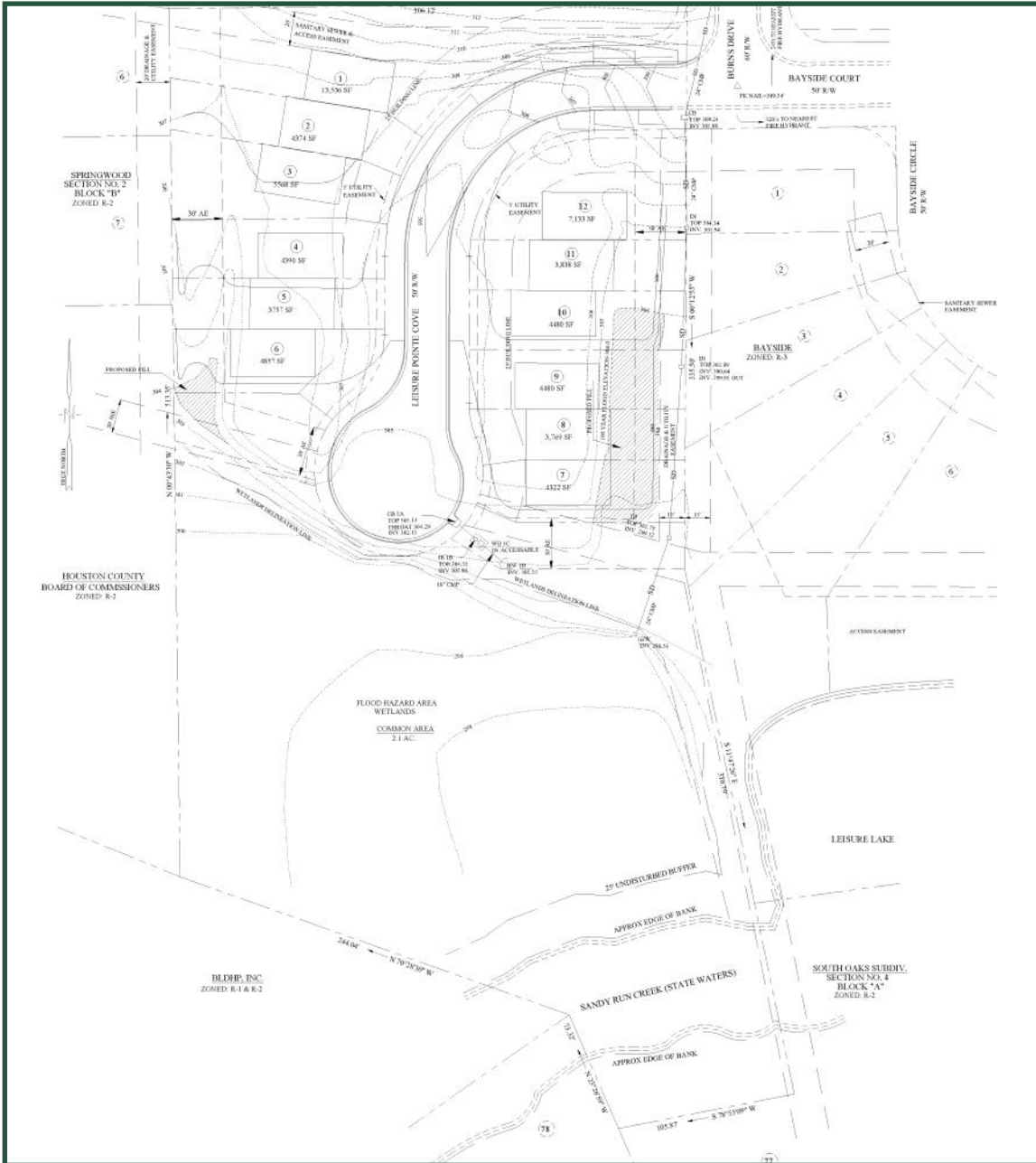
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Multifamily Site (4.24 ACRES)

Burns Drive
Warner Robins, GA 31088



Engineering Plan for Dev.



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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



RS1

Burns Dr		3 mi radius	5 mi radius	10 mi radius
Warner Robins, GA 31088				
POPULATION	2018 Estimated Population	53,887	115,041	161,497
	2023 Projected Population	57,483	123,288	171,178
	2010 Census Population	50,978	104,772	147,122
	2000 Census Population	41,153	83,658	115,206
	Projected Annual Growth 2018 to 2023	1.3%	1.4%	1.2%
	Historical Annual Growth 2000 to 2018	1.7%	2.1%	2.2%
	2018 Median Age	34.4	34.7	35.6
HOUSEHOLDS	2018 Estimated Households	21,752	45,125	63,616
	2023 Projected Households	23,235	48,452	67,836
	2010 Census Households	19,892	39,806	55,928
	2000 Census Households	15,898	31,089	42,705
	Projected Annual Growth 2018 to 2023	1.4%	1.5%	1.3%
	Historical Annual Growth 2000 to 2018	2.0%	2.5%	2.7%
RACE AND ETHNICITY	2018 Estimated White	59.0%	58.7%	61.0%
	2018 Estimated Black or African American	30.1%	31.2%	29.8%
	2018 Estimated Asian or Pacific Islander	3.1%	3.3%	3.2%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2018 Estimated Other Races	7.6%	6.4%	5.6%
	2018 Estimated Hispanic	8.7%	7.6%	6.6%
INCOME	2018 Estimated Average Household Income	\$68,323	\$71,169	\$71,167
	2018 Estimated Median Household Income	\$58,303	\$61,820	\$62,080
	2018 Estimated Per Capita Income	\$27,585	\$28,011	\$28,147
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.1%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.6%	7.0%	7.1%
	2018 Estimated High School Graduate	29.1%	29.0%	29.4%
	2018 Estimated Some College	26.5%	25.5%	25.6%
	2018 Estimated Associates Degree Only	11.5%	11.1%	10.7%
	2018 Estimated Bachelors Degree Only	14.3%	14.5%	14.4%
	2018 Estimated Graduate Degree	9.9%	9.9%	9.9%
BUSINESS	2018 Estimated Total Businesses	1,913	3,726	4,976
	2018 Estimated Total Employees	18,532	55,799	72,229
	2018 Estimated Employee Population per Business	9.7	15.0	14.5
	2018 Estimated Residential Population per Business	28.2	30.9	32.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.