



MULTIPLE PARCELS FOR SALE

HIGHWAY 96 AT LAKE JOY ROAD, WARNER ROBINS, GA



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PROPERTY INFORMATION

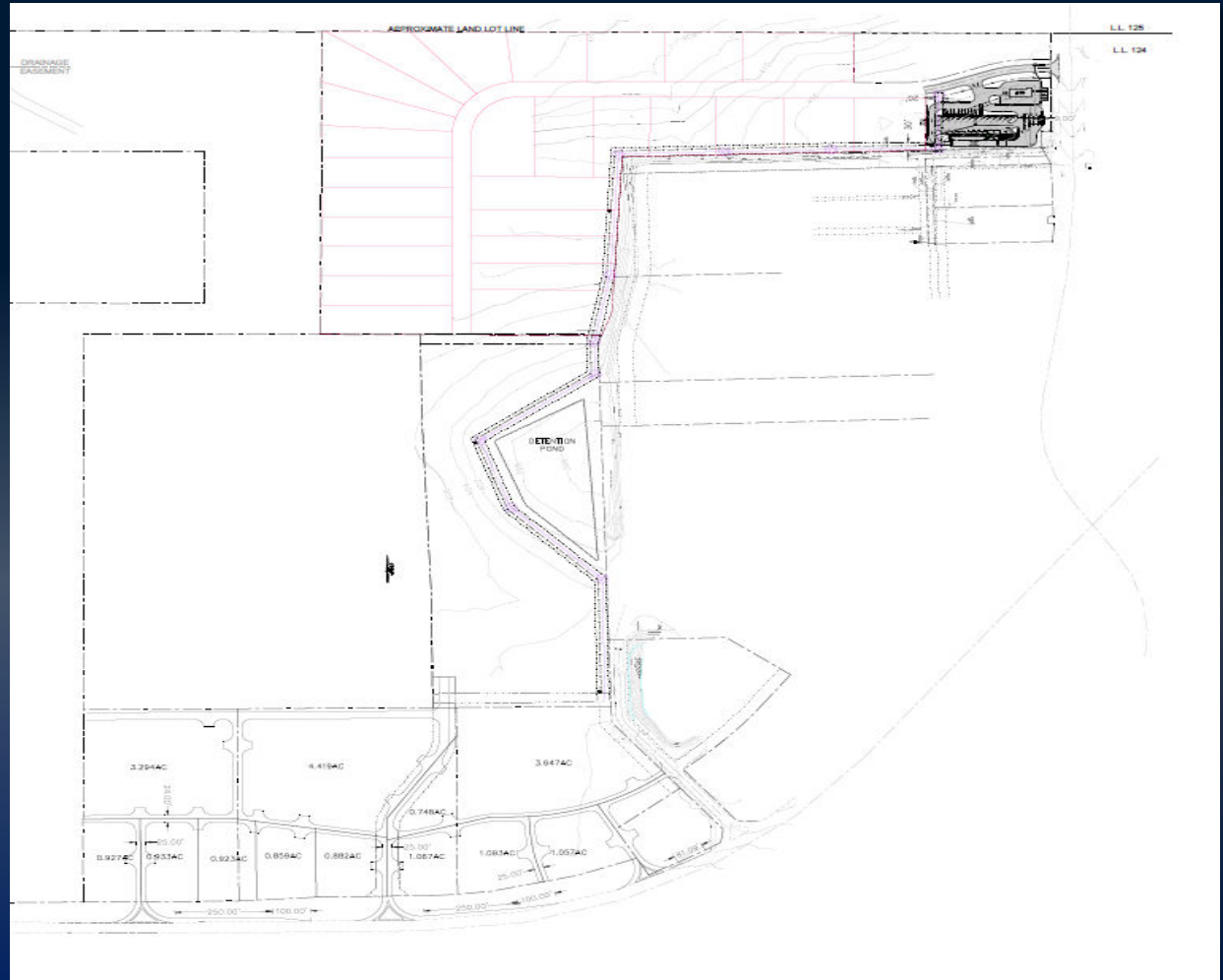
- Proposed lot sizes ranging from +/- 0.859 Acre - +/- 56.23 Acres
- Parcels A2, A3, & A4 –
Frontage: \$900,000/Acre
Rear: \$775,000/Acre
- Parcel A5 – \$90,000/Acre
- Parcel A1 – Negotiable
- Zoned: RAG
- Utilities Available
- Excellent, high traffic area adjacent to Lake Joy Pavilion anchored by Lowe's Home Improvement and other national franchises. Other neighboring businesses include Walgreens, O'Reilly Auto Parts, Rigby's Entertainment Complex, Publix Super Market, Mellow Mushroom and more.



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PROPOSED
SITE PLAN



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TRAFFIC COUNTS

Traffic Counts:

(GDOT 2023 Published Data estimate)

Lake Joy Road – 16,900 vpd

Highway 96– 18,600 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Population:	5,345	43,767	90,603
2029 Population Estimate:	5,665	45,935	95,642
2024 Households:	1,894	15,858	34,856
2029 Households Estimate:	2,023	16,819	37,143
2024 Average HH Income:	\$135,015	\$130,886	\$110,349
2029 Average HH Income Estimate:	\$156,141	\$151,086	\$128,185



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