



OUT PARCEL FOR SALE

1.5 ACRE | LAKE JOY ROAD, WARNER ROBINS, GA

ASKING PRICE: \$850,000

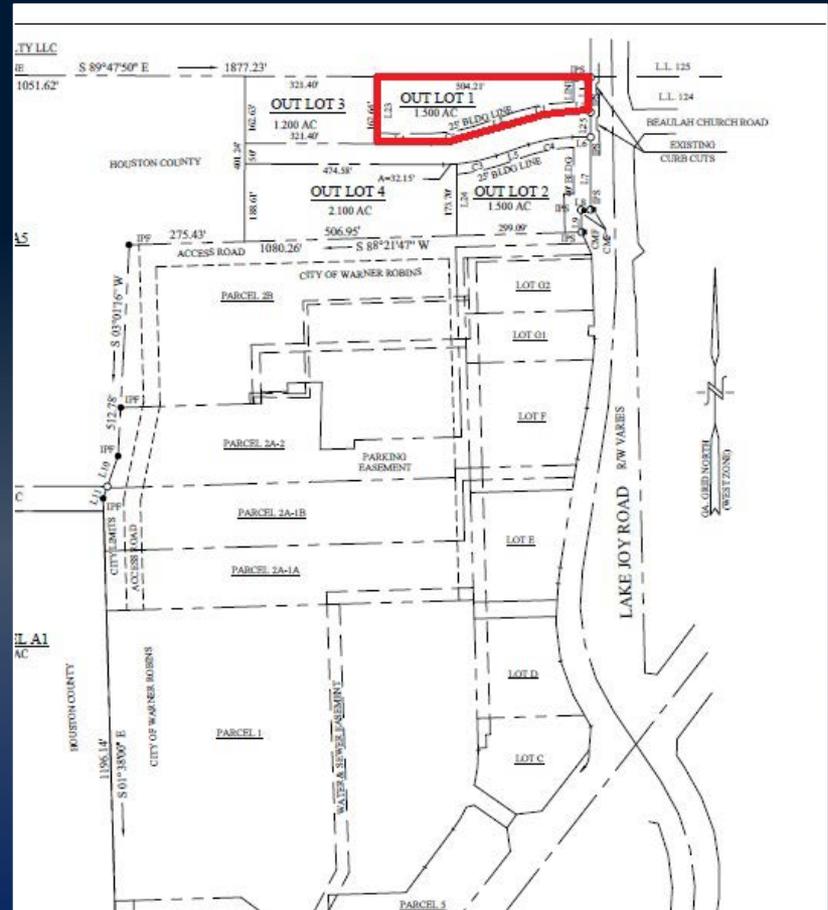
ALLIE BAILEY GRAMBLING C: 478.733.7961
AGRAMBLING@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- 1.5 Acres
- 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.
- **Call Agent About Additional Acreage**



LAKE JOY ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY



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



LAKE JOY ROAD
 WARNER ROBINS, GA 31088
 HOUSTON COUNTY



AERIAL



LAKE JOY ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY

