

MULTIPLE PARCELS FOR SALE

HIGHWAY 96 AT LAKE JOY ROAD, WARNER ROBINS, GA

CALL AGENT FOR PRICING



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PROPERTY INFORMATION

- ±1.223 - ±32.0 acres available
 - Parcel A-4: ±5.79 acres
 - Parcel A2: ±6.8 acres
 - Parcel A2-2: ±1.22 acres
 - Parcel A3: ±6.12 acres
 - Parcel A1: ±12.1 acres
- Zoned: RAG
- Utilities Available
- The property fronts the Joy Park Luxury Apartments, a 93-unit complex and The Enclave, a mixed-use development with 200+ residential units and ±16,000 SF of retail lease space
- Excellent, high traffic area adjacent to Lake Joy Pavilion anchored by Lowe's. Other neighboring businesses include Walgreens, O'Reilly Auto Parts, Rigby's Entertainment Complex, Publix Super Market, Mellow Mushroom and more.



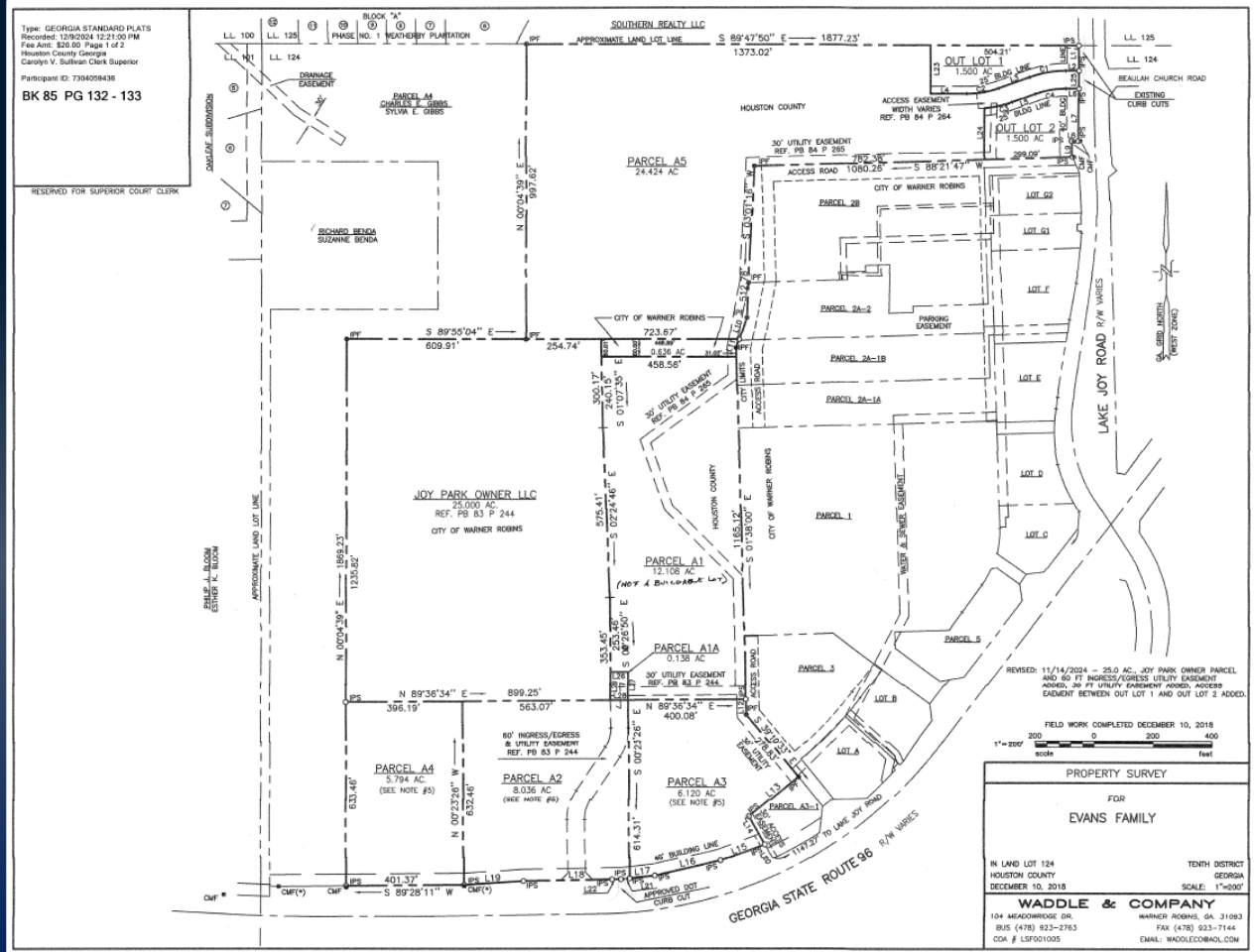
HIGHWAY 96 AT LAKE JOY ROAD
WARNER ROBINS, GA 31088
HOUSTON COUNTY



SURVEY

Type: GEORGIA STANDARD PLATS
 Recorded: 12/8/2024 12:21:00 PM
 Fee Amt: \$26.65 Page 1 of 2
 Houston County Georgia
 Carolyn V. Sullivan, Clerk Superior
 Participant ID: 7304009436
BK 85 PG 132 - 133

RESERVED FOR SUPERIOR COURT CLERK



RESERVED: 11/14/2024 - 25.0 AC. JOY PARK OWNER LLC AND 80 FT INGRESS/EGRESS UTILITY EASEMENT PARCEL 30 FT UTILITY EASEMENT PARCEL 1 AND OUT LOT 1 AND OUT LOT 2 ACCD.

FIELD WORK COMPLETED DECEMBER 10, 2018
 1"=200' scale

PROPERTY SURVEY	
FOR EVANS FAMILY	
IN LAND LOT 124 HOUSTON COUNTY DECEMBER 10, 2018	TENTH DISTRICT GEORGIA SCALE: 1"=200'
WADDLE & COMPANY	
104 MEADOWCROGE DR. BUS (478) 923-2763 CDA # LSP9D1035	WARNER ROBINS, GA 31093 FAX (478) 923-7144 EMAIL: WADDLECO@GMAIL.COM

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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts:

(GDOT 2024 Published Data estimate)

Lake Joy Road – 17,300 VPD

Highway 96– 18,800 VPD

Highway 96 at Lake Joy Road - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	41,432	87,700	189,325
2030 ESTIMATED POPULATION	13,547	92,641	199,737
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	14,949	33,598	72,509
2030 HOUSEHOLD ESTIMATES	15,788	35,618	76,801
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$122,166	\$104,522	\$95,248
2030 HH INCOME ESTIMATE	\$133,435	\$114,137	\$104,933

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$104,522



87,700



33,598



3.2%



44,200

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