

# LAKE JOY RD COMMERCIAL DEVELOPMENT

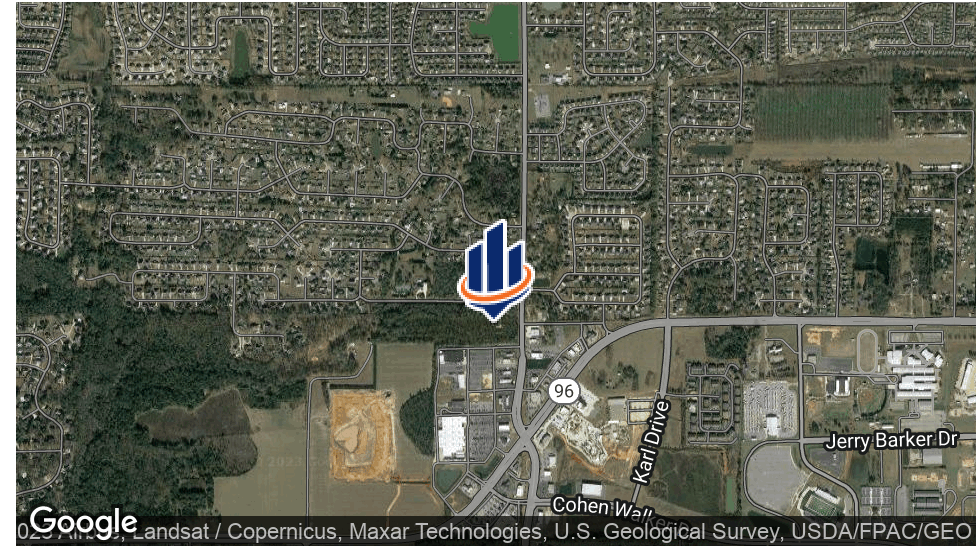
LAKE JOY RD  
WARNER ROBINS, GA 31088

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$900,000</b>
Lot Size:	1.5 Acres
Price / Acre:	\$600,000
Zoning:	C2
APN:	000520 250000

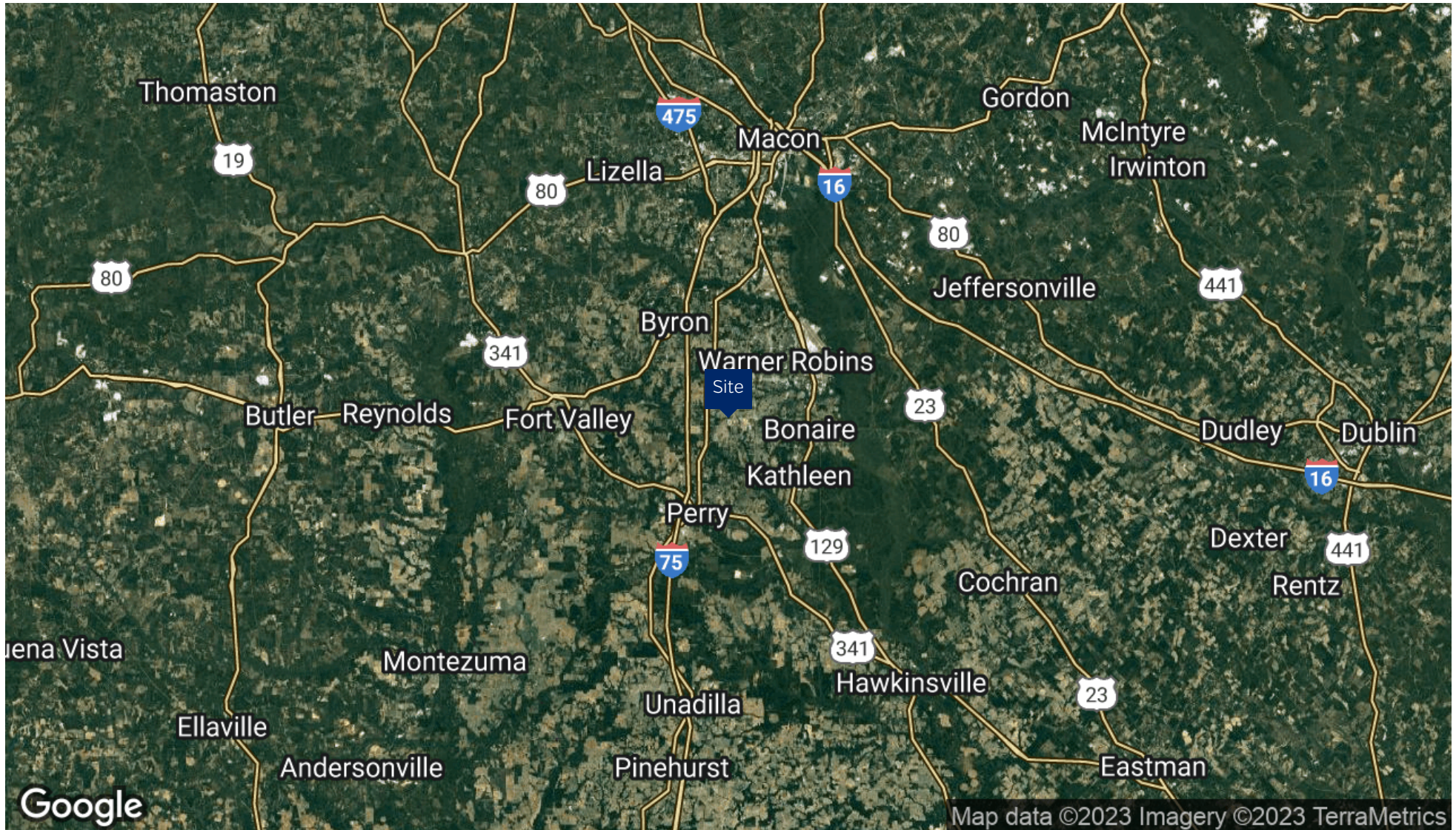
## PROPERTY OVERVIEW

Prime commercial development opportunity! Located just a few miles from I-75, this property consists of 1.5 acres and is in one of the fastest-growing areas in central Georgia. It has 90 Ft of frontage on Lake Joy Rd and 600 Ft on a future road being installed in early 2024. Warner Robins is home to Robins Air Force Base, one of the largest employers in the state, which directly contributes over 25,000 military, civil service, and contractor jobs to the local economy. Other large employers include Perdue Farms, Frito Lay, and the Houston Co. School Board. In 2022, Jack Link announced they would build a new manufacturing plant in Houston Co creating 800 jobs. The Combined Statistical Trade Area has a population that is estimated to be 420,693. A 400-unit luxury apartment complex is under construction adjacent to this site.

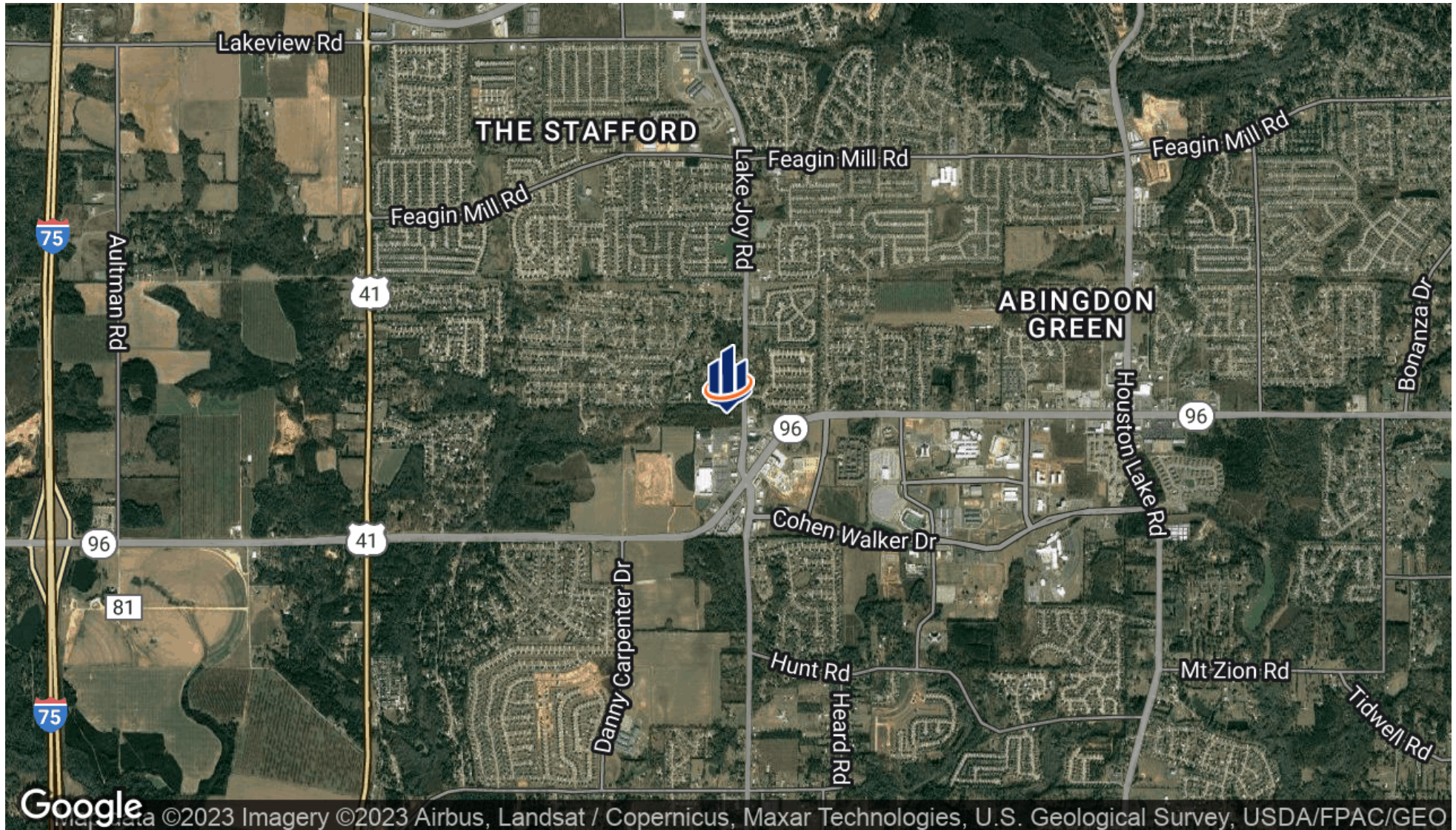
## PROPERTY HIGHLIGHTS

- 16,800 cars per day
- Level topography
- All utilities are available at the site.

# Regional Map



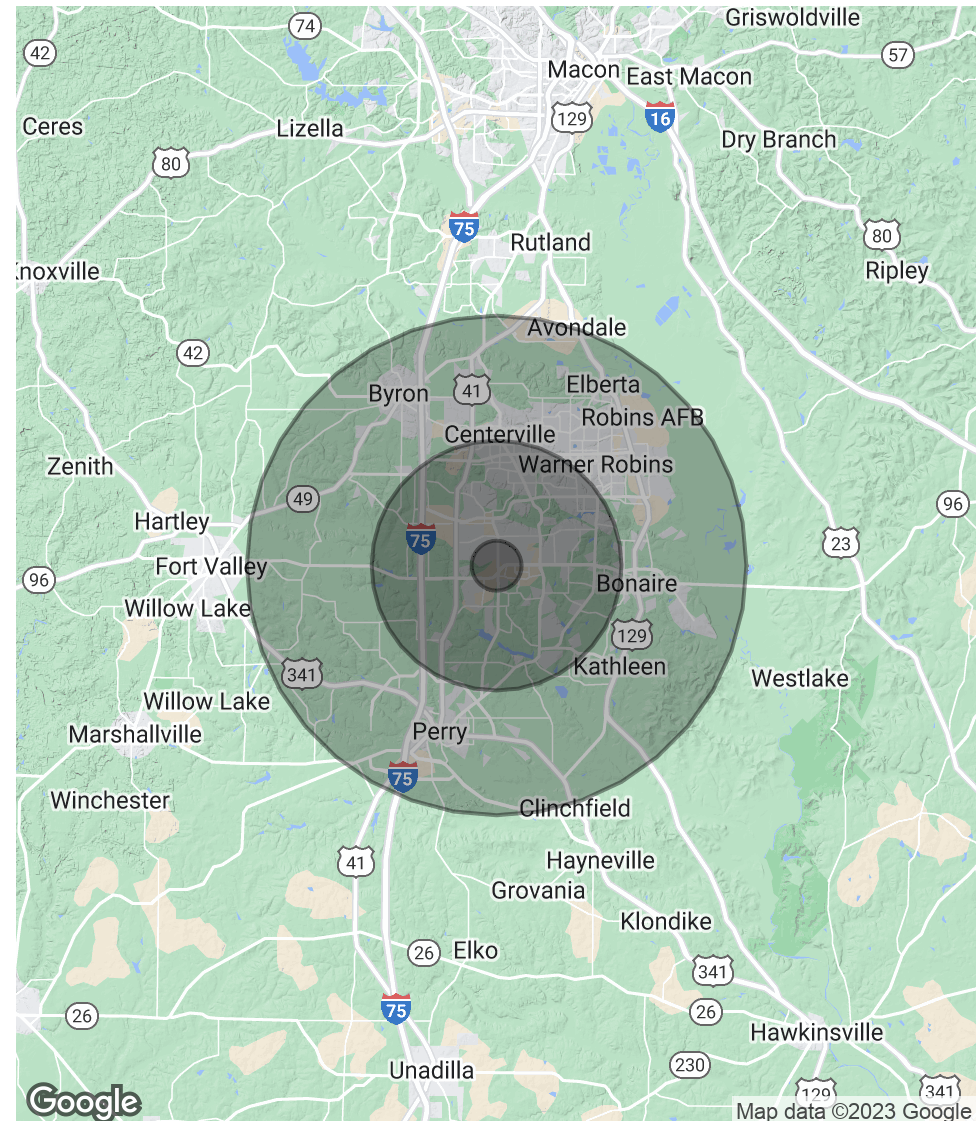
# Location Map



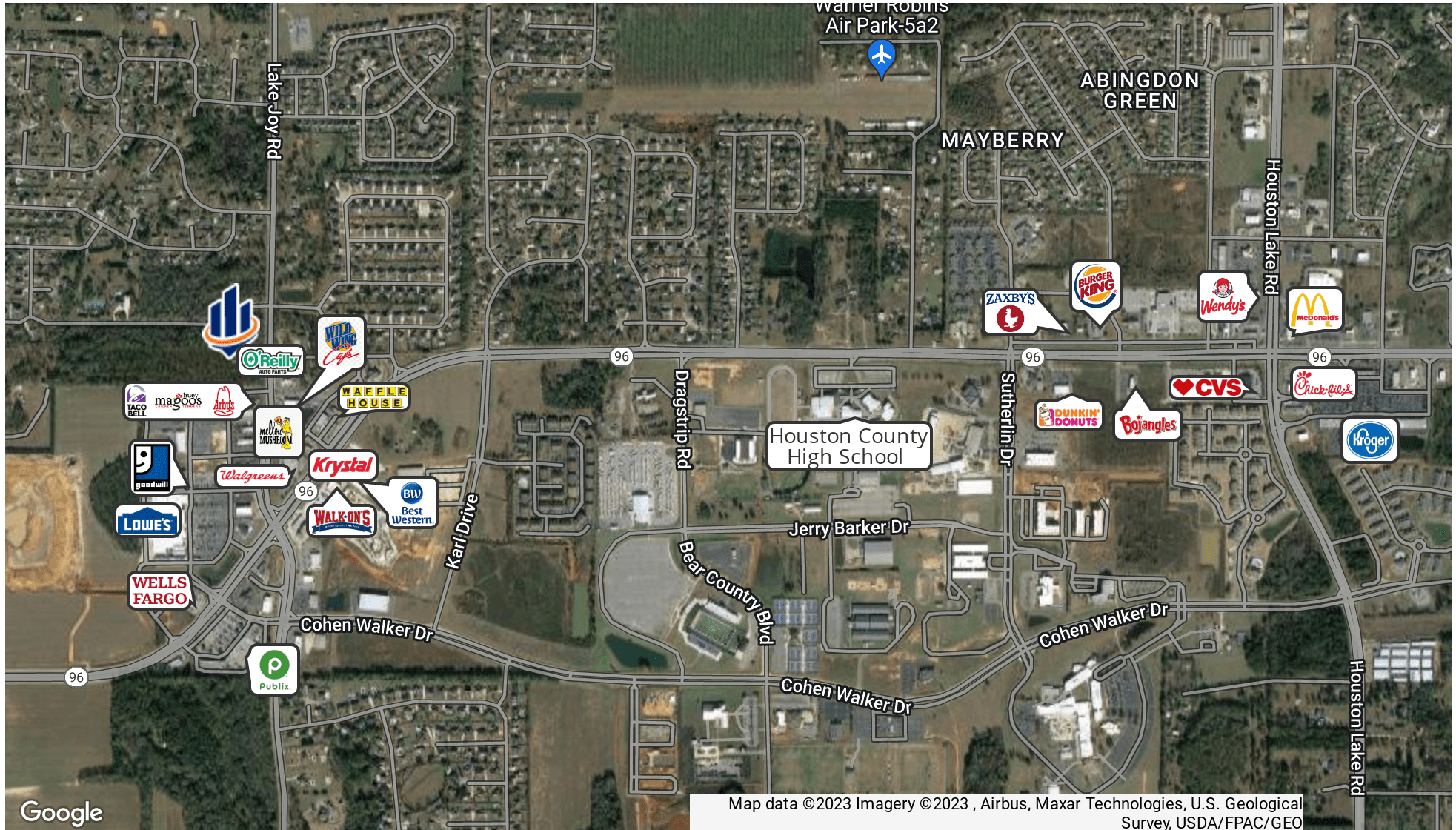
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,870	66,705	163,984
Average Age	36.9	36.5	37.0
Average Age (Male)	35.6	35.4	35.7
Average Age (Female)	38.8	36.3	37.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,111	25,296	67,430
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$103,469	\$92,687	\$72,323
Average House Value	\$235,710	\$190,173	\$151,209

\* Demographic data derived from 2020 ACS - US Census

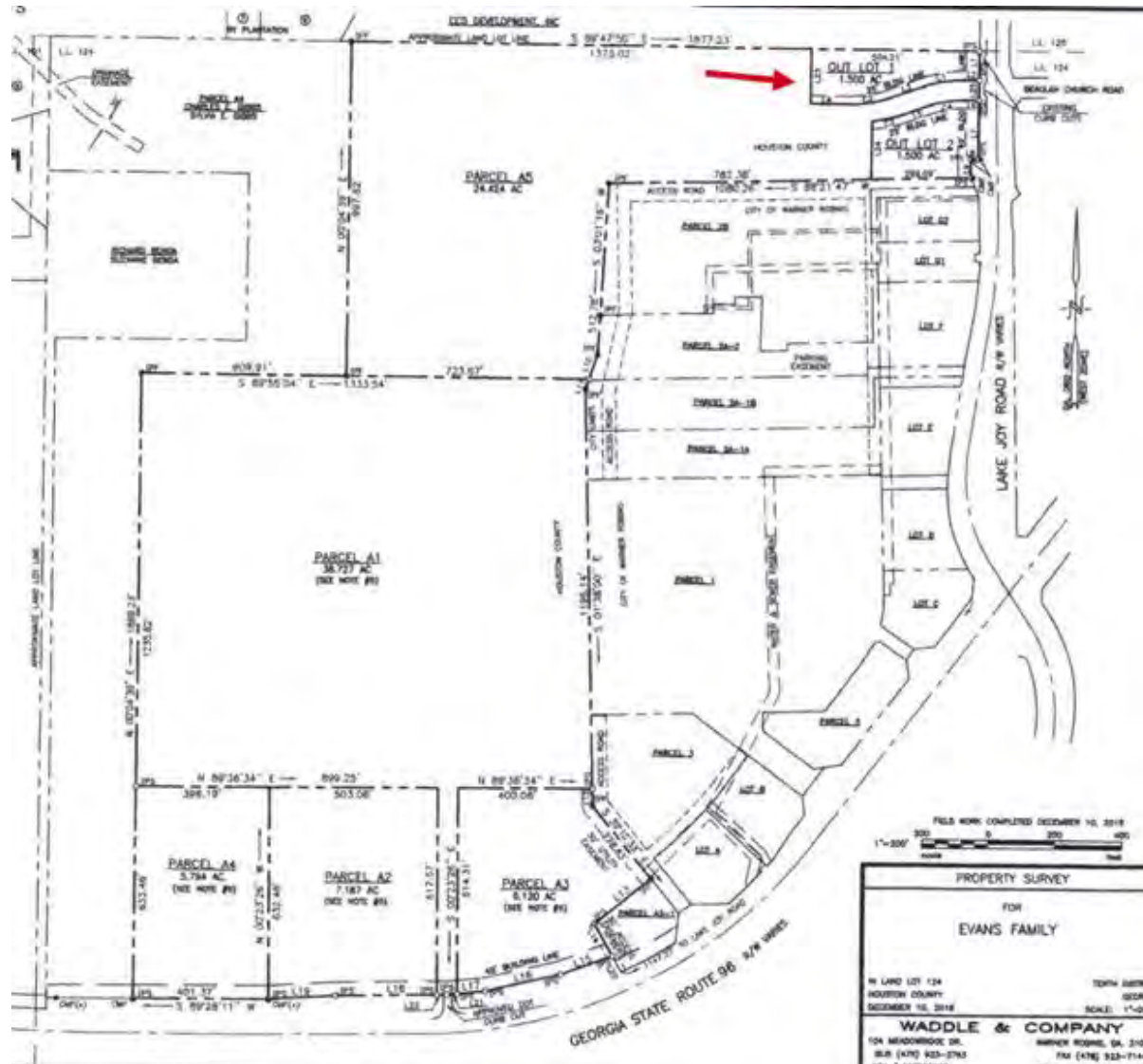


# Retailer Map



# Additional Photos









**TODD DAVIS**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

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## TOM TUGGLE

Advisor

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### PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

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