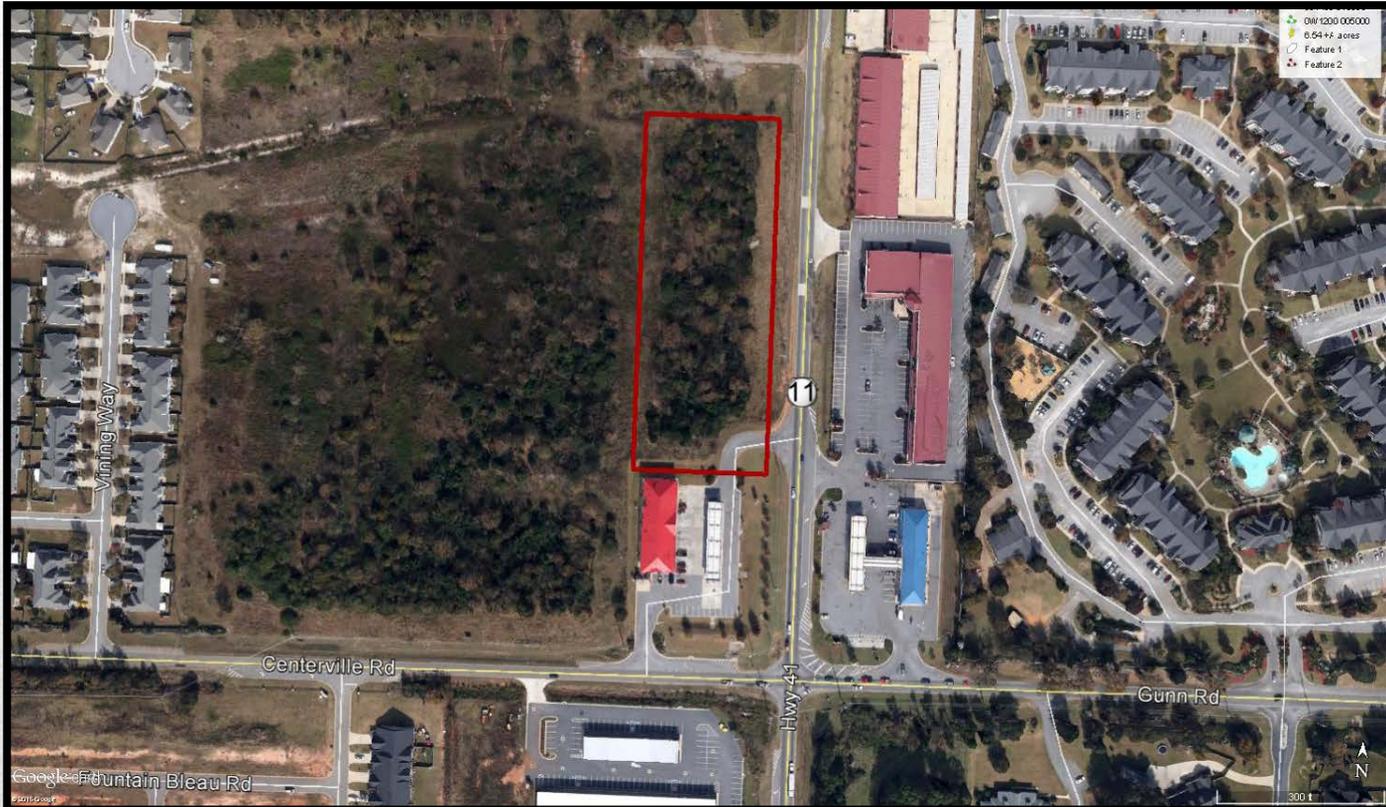


For Sale

Hwy 41 and Gunn Road 3 +/- acres



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The Bateman Group LLC.
Commercial Real Estate

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

Aerial



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Property Overview

Location:	Property is located in Houston County on Hwy 41
Site:	3.1 +/- acres
Description:	Level with a curb cut in place on the newly four lane Hwy 41
Zoned:	Commercial
Utilities:	on site
PRICE:	\$135,000/acre

Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	2,516	20,109	60,853
2010 Population	5,853	28,199	81,065
2015 Population	6,197	29,157	84,406
2020 Population	6,645	30,641	88,913
2000-2010 Annual Rate	8.81%	3.44%	2.91%
2010-2015 Annual Rate	1.09%	0.64%	0.77%
2015-2020 Annual Rate	1.41%	1.00%	1.05%
2015 Male Population	48.3%	48.3%	48.2%
2015 Female Population	51.7%	51.7%	51.8%
2015 Median Age	36.2	36.0	35.5

In the identified area, the current year population is 84,406. In 2010, the Census count in the area was 81,065. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 88,913 representing a change of 1.05% annually from 2015 to 2020. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	63.2%	65.2%	62.2%
2015 Black Alone	25.8%	24.4%	28.1%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	5.9%	3.5%	3.2%
2015 Pacific Islander Alone	0.2%	0.2%	0.1%
2015 Other Race	1.4%	3.1%	2.7%
2015 Two or More Races	3.0%	3.2%	3.3%
2015 Hispanic Origin (Any Race)	5.4%	7.4%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	983	7,439	23,112
2010 Households	2,453	11,029	31,517
2015 Total Households	2,587	11,498	33,034
2020 Total Households	2,773	12,113	34,866
2000-2010 Annual Rate	9.58%	4.02%	3.15%
2010-2015 Annual Rate	1.02%	0.80%	0.90%
2015-2020 Annual Rate	1.40%	1.05%	1.09%
2015 Average Household Size	2.40	2.54	2.55

The household count in this area has changed from 31,517 in 2010 to 33,034 in the current year, a change of 0.90% annually. The five-year projection of households is 34,866, a change of 1.09% annually from the current year total. Average household size is currently 2.55, compared to 2.56 in the year 2010. The number of families in the current year is 23,026 in the specified area.

Median Household Income

2015 Median Household Income	\$61,178	\$55,601	\$54,739
2020 Median Household Income	\$72,392	\$64,327	\$63,728
2015-2020 Annual Rate	3.42%	2.96%	3.09%

Average Household Income

2015 Average Household Income	\$67,886	\$64,897	\$64,944
2020 Average Household Income	\$76,401	\$73,251	\$73,362
2015-2020 Annual Rate	2.39%	2.45%	2.47%

Per Capita Income

2015 Per Capita Income	\$27,464	\$25,595	\$25,428
2020 Per Capita Income	\$30,911	\$28,960	\$28,776
2015-2020 Annual Rate	2.39%	2.50%	2.50%

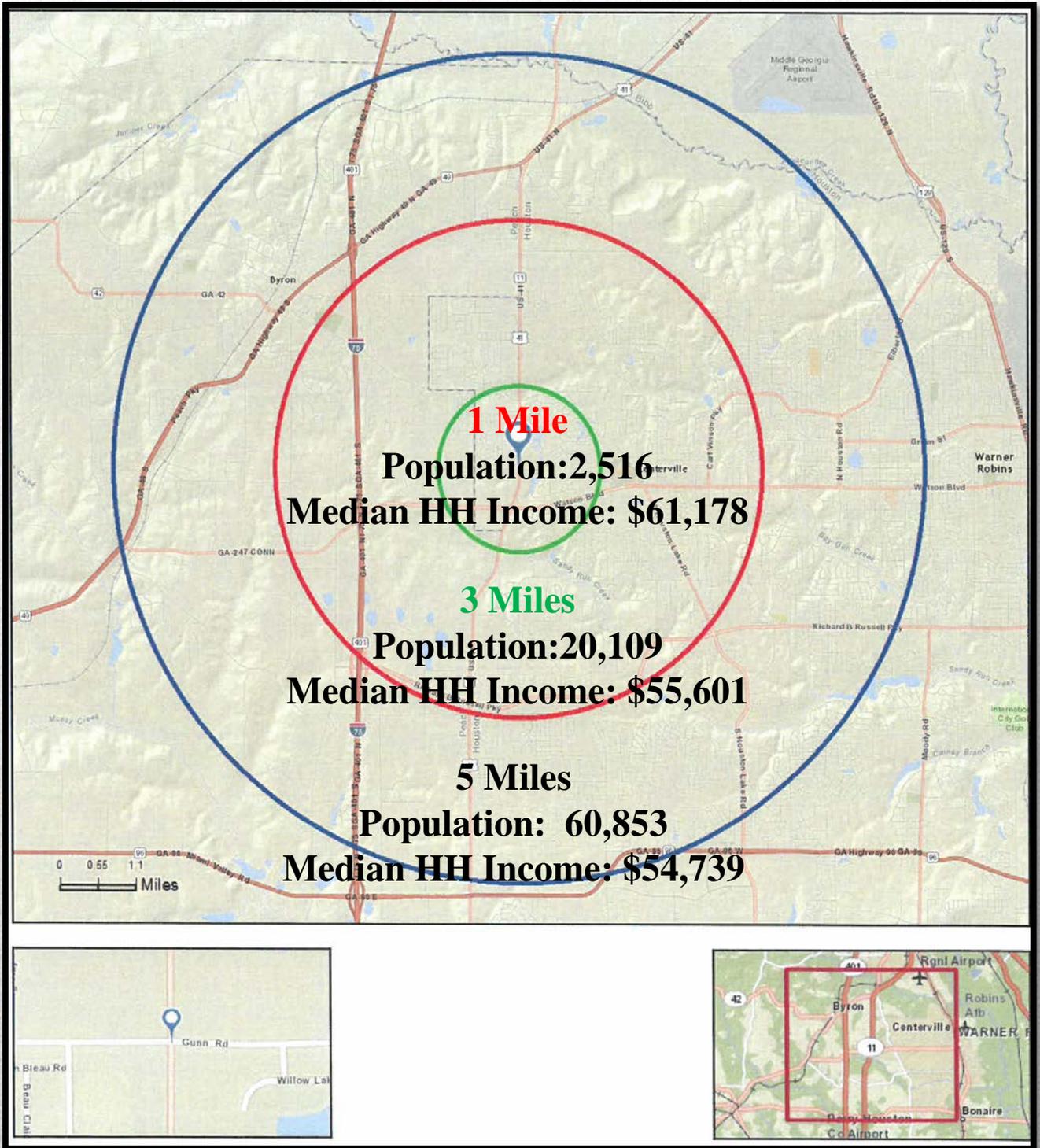
Households by Income

Current median household income is \$54,739 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$63,728 in five years, compared to \$60,683 for all U.S. households

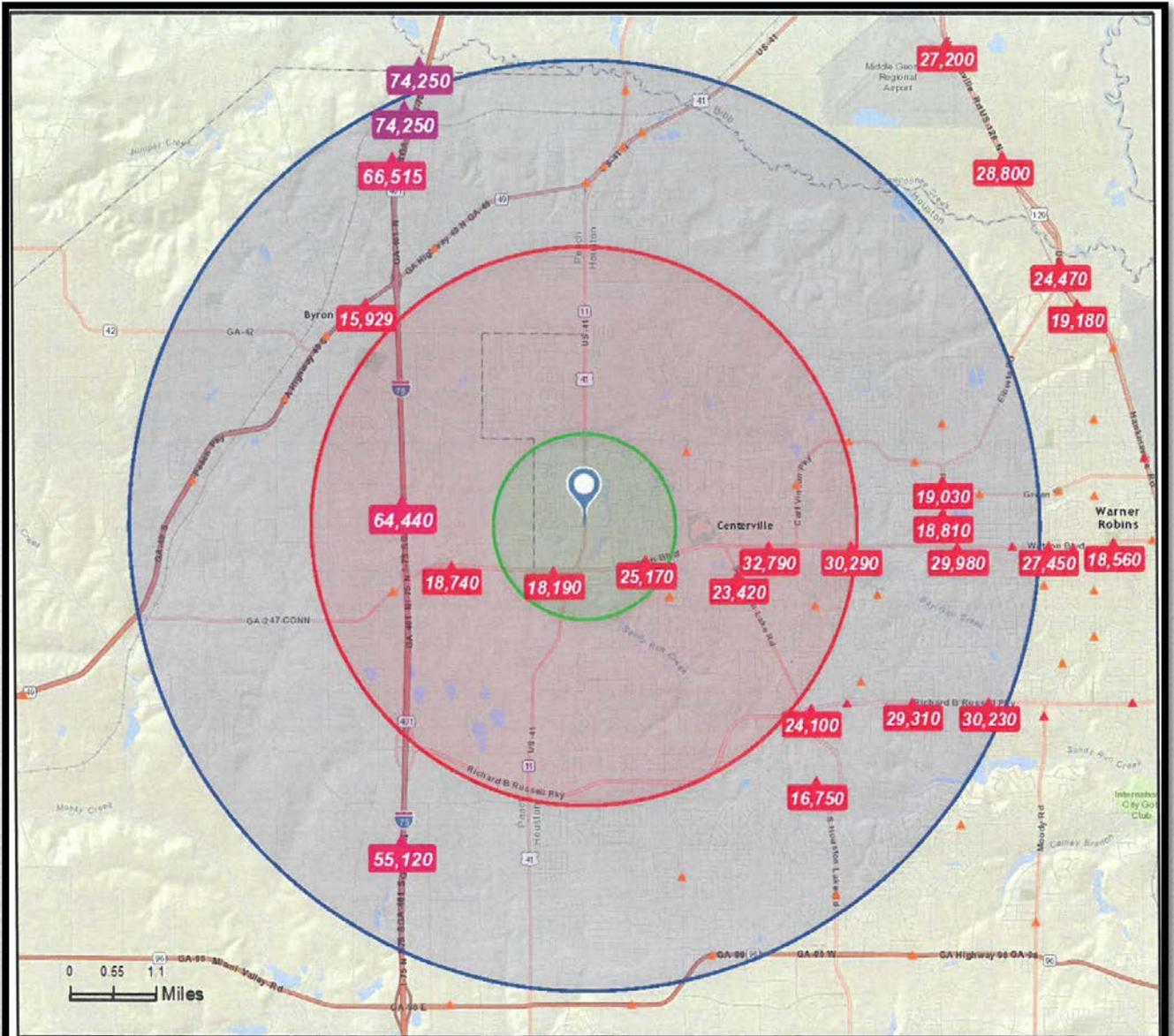
Current average household income is \$64,944 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$73,362 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,428 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,776 in five years, compared to \$32,501 for all U.S. households

Demographics: 1, 3, 5 Miles



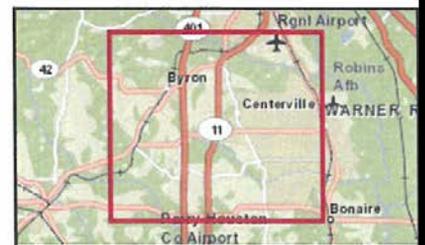
Traffic Count Map



0 0.55 1.1 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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