



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

114 Sutherlin Dr Suite C-1, Warner Robins,

Latitude: 32.5485

Longitude: -83.6689

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	6,228	53,328	109,294
2020 Population	8,409	66,437	131,300
2023 Population	8,981	70,886	137,917
2028 Population	9,391	74,572	143,962
2010-2020 Annual Rate	3.05%	2.22%	1.85%
2020-2023 Annual Rate	2.05%	2.01%	1.52%
2023-2028 Annual Rate	0.90%	1.02%	0.86%
2020 Male Population	48.8%	48.5%	48.3%
2020 Female Population	51.2%	51.5%	51.7%
2020 Median Age	35.8	36.3	36.4
2023 Male Population	49.1%	49.0%	49.0%
2023 Female Population	50.9%	51.0%	51.0%
2023 Median Age	36.1	36.5	37.0

In the identified area, the current year population is 137,917. In 2020, the Census count in the area was 131,300. The rate of change since 2020 was 1.52% annually. The five-year projection for the population in the area is 143,962 representing a change of 0.86% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	56.0%	56.9%	54.2%
2023 Black Alone	28.5%	27.1%	30.6%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2023 Asian Alone	4.4%	4.7%	3.8%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	2.2%	2.7%	3.1%
2023 Two or More Races	8.4%	8.2%	7.9%
2023 Hispanic Origin (Any Race)	6.9%	7.5%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 19.4% 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 66.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	113	97	83
2010 Households	2,148	19,425	41,739
2020 Households	3,125	24,259	49,978
2023 Households	3,348	25,993	52,872
2028 Households	3,522	27,626	55,748
2010-2020 Annual Rate	3.82%	2.25%	1.82%
2020-2023 Annual Rate	2.14%	2.15%	1.75%
2023-2028 Annual Rate	1.02%	1.23%	1.06%
2023 Average Household Size	2.67	2.72	2.59

The household count in this area has changed from 49,978 in 2020 to 52,872 in the current year, a change of 1.75% annually. The five-year projection of households is 55,748, a change of 1.06% annually from the current year total. Average household size is currently 2.59, compared to 2.60 in the year 2020. The number of families in the current year is 36,672 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	14.4%	14.7%	15.9%
Median Household Income			
2023 Median Household Income	\$101,372	\$92,763	\$78,796
2028 Median Household Income	\$113,133	\$103,308	\$88,215
2023-2028 Annual Rate	2.22%	2.18%	2.28%
Average Household Income			
2023 Average Household Income	\$126,939	\$114,263	\$100,432
2028 Average Household Income	\$143,567	\$129,860	\$115,083
2023-2028 Annual Rate	2.49%	2.59%	2.76%
Per Capita Income			
2023 Per Capita Income	\$48,129	\$42,255	\$38,468
2028 Per Capita Income	\$54,827	\$48,515	\$44,523
2023-2028 Annual Rate	2.64%	2.80%	2.97%
GINI Index			
2023 Gini Index	30.4	33.5	36.8

Households by Income

Current median household income is \$78,796 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$88,215 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$100,432 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$115,083 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$38,468 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,523 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	169	165	152
2010 Total Housing Units	2,306	20,951	45,489
2010 Owner Occupied Housing Units	1,683	14,473	28,380
2010 Renter Occupied Housing Units	463	4,952	13,358
2010 Vacant Housing Units	158	1,526	3,750
2020 Total Housing Units	3,360	25,677	53,305
2020 Owner Occupied Housing Units	2,013	17,459	32,522
2020 Renter Occupied Housing Units	1,112	6,800	17,456
2020 Vacant Housing Units	213	1,378	3,307
2023 Total Housing Units	3,610	27,414	56,125
2023 Owner Occupied Housing Units	2,509	18,851	34,888
2023 Renter Occupied Housing Units	839	7,142	17,984
2023 Vacant Housing Units	262	1,421	3,253
2028 Total Housing Units	3,780	28,945	58,781
2028 Owner Occupied Housing Units	2,665	20,261	37,348
2028 Renter Occupied Housing Units	857	7,365	18,400
2028 Vacant Housing Units	258	1,319	3,033

Socioeconomic Status Index

2023 Socioeconomic Status Index	62.7	58.4	54.0
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Currently, 62.2% of the 56,125 housing units in the area are owner occupied; 32.0%, renter occupied; and 5.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 53,305 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.60%. Median home value in the area is \$208,043, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.96% annually to \$218,186.

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