



# Executive Summary

S Davis Dr, Warner Robins, Georgia, 31088  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.59378  
Longitude: -83.61361

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,509	42,084	74,610
2010 Population	6,562	42,814	83,985
2017 Population	7,010	45,019	89,234
2022 Population	7,272	46,939	93,591
2000-2010 Annual Rate	0.08%	0.17%	1.19%
2010-2017 Annual Rate	0.92%	0.70%	0.84%
2017-2022 Annual Rate	0.74%	0.84%	0.96%
2017 Male Population	49.4%	48.9%	48.6%
2017 Female Population	50.6%	51.1%	51.4%
2017 Median Age	30.4	33.9	34.6

In the identified area, the current year population is 89,234. In 2010, the Census count in the area was 83,985. The rate of change since 2010 was 0.84% annually. The five-year projection for the population in the area is 93,591 representing a change of 0.96% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 30.4, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	39.6%	53.3%	55.0%
2017 Black Alone	44.8%	36.0%	34.3%
2017 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2017 Asian Alone	2.2%	2.4%	2.7%
2017 Pacific Islander Alone	0.1%	0.2%	0.2%
2017 Other Race	8.8%	3.9%	3.7%
2017 Two or More Races	4.4%	3.8%	3.6%
2017 Hispanic Origin (Any Race)	14.7%	8.9%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.1% 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 64.5 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,667	15,852	28,002
2010 Households	2,604	16,792	32,327
2017 Total Households	2,798	17,676	34,321
2022 Total Households	2,910	18,436	35,992
2000-2010 Annual Rate	-0.24%	0.58%	1.45%
2010-2017 Annual Rate	1.00%	0.71%	0.83%
2017-2022 Annual Rate	0.79%	0.85%	0.96%
2017 Average Household Size	2.51	2.52	2.58

The household count in this area has changed from 32,327 in 2010 to 34,321 in the current year, a change of 0.83% annually. The five-year projection of households is 35,992, a change of 0.96% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 23,557 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2017 Median Household Income	\$40,632	\$50,405	\$53,197
2022 Median Household Income	\$44,814	\$54,546	\$58,516
2017-2022 Annual Rate	1.98%	1.59%	1.92%
<b>Average Household Income</b>			
2017 Average Household Income	\$50,794	\$63,801	\$67,898
2022 Average Household Income	\$58,043	\$72,610	\$77,240
2017-2022 Annual Rate	2.70%	2.62%	2.61%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$20,053	\$25,218	\$26,208
2022 Per Capita Income	\$22,956	\$28,665	\$29,767
2017-2022 Annual Rate	2.74%	2.60%	2.58%

### Households by Income

Current median household income is \$53,197 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$58,516 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$67,898 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$77,240 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,208 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,767 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,105	17,632	30,630
2000 Owner Occupied Housing Units	1,156	9,198	17,677
2000 Renter Occupied Housing Units	1,511	6,654	10,324
2000 Vacant Housing Units	438	1,780	2,629
2010 Total Housing Units	2,941	18,835	35,785
2010 Owner Occupied Housing Units	1,037	9,473	20,052
2010 Renter Occupied Housing Units	1,567	7,319	12,275
2010 Vacant Housing Units	337	2,043	3,458
2017 Total Housing Units	3,210	19,958	38,228
2017 Owner Occupied Housing Units	971	9,177	19,871
2017 Renter Occupied Housing Units	1,827	8,500	14,450
2017 Vacant Housing Units	412	2,282	3,907
2022 Total Housing Units	3,351	20,866	40,187
2022 Owner Occupied Housing Units	981	9,476	20,718
2022 Renter Occupied Housing Units	1,929	8,960	15,274
2022 Vacant Housing Units	441	2,430	4,195

Currently, 52.0% of the 38,228 housing units in the area are owner occupied; 37.8%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 35,785 housing units in the area - 56.0% owner occupied, 34.3% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 2.98%. Median home value in the area is \$125,693, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.19% annually to \$140,092.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.