

FOR SALE

2.8± Acre Commercial Development Site

630 & 638 Pinehill Road Spur
Dublin, Laurens County, Georgia 31021



EBERHARDT & BARRY INC



- Located off I-16 at Exit 51
- 2.8± Acres (Divisible)
- Topography: Flat, road grade
- All utilities available to site

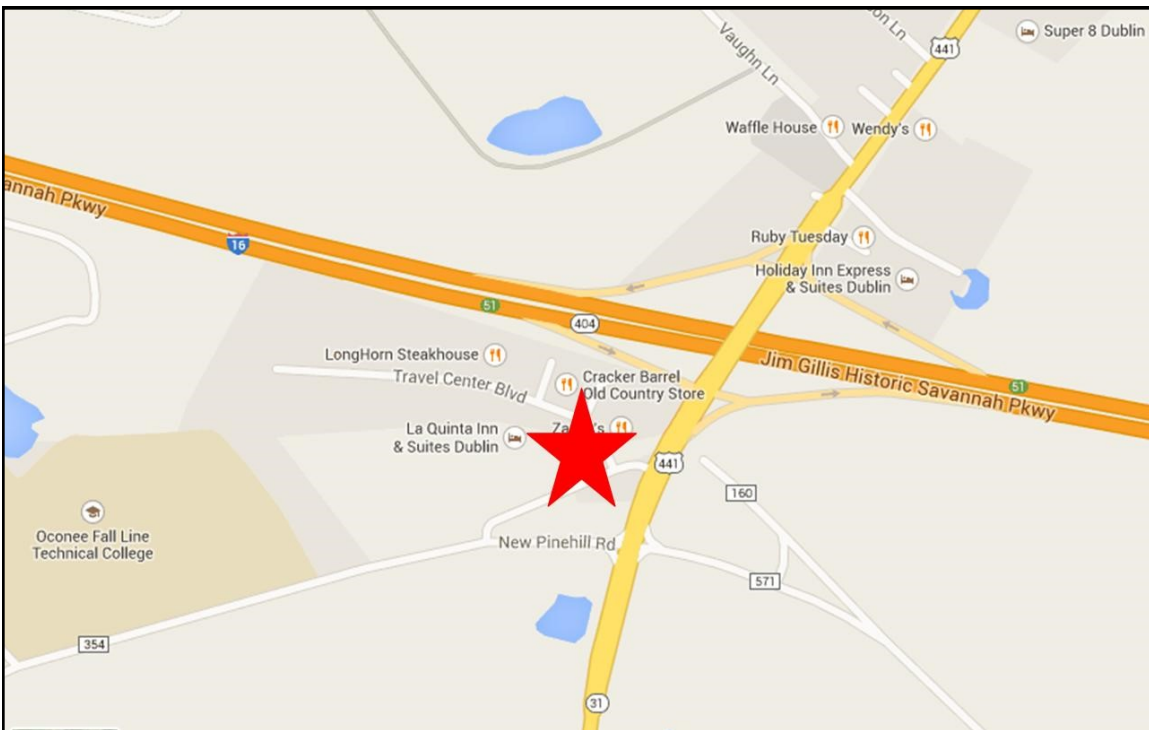
SALES PRICE: \$1,100,000

FOR MORE DETAILS CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-718-1806
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201





Demographic and Income Profile

Laurens County, GA
 Laurens County, GA (13175)
 Geography: County

Summary	Census 2010	2014	2019
Population	48,434	49,005	49,127
Households	18,641	18,909	18,966
Families	13,060	13,163	13,136
Average Household Size	2.54	2.53	2.53
Owner Occupied Housing Units	12,318	12,065	12,083
Renter Occupied Housing Units	6,323	6,844	6,883
Median Age	37.9	38.7	39.5
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	0.05%	0.90%	0.73%
Households	0.06%	0.93%	0.75%
Families	-0.04%	0.84%	0.66%
Owner HHs	0.03%	0.89%	0.69%
Median Household Income	3.24%	3.11%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	4,076	21.6%	3,822	20.2%
\$15,000 - \$24,999	2,728	14.4%	2,072	10.9%
\$25,000 - \$34,999	2,051	10.8%	1,729	9.1%
\$35,000 - \$49,999	2,794	14.8%	2,787	14.7%
\$50,000 - \$74,999	3,581	18.9%	3,972	20.9%
\$75,000 - \$99,999	2,039	10.8%	2,442	12.9%
\$100,000 - \$149,999	750	4.0%	1,115	5.9%
\$150,000 - \$199,999	483	2.6%	541	2.9%
\$200,000+	407	2.2%	486	2.6%
Median Household Income	\$37,438		\$43,899	
Average Household Income	\$50,091		\$56,601	
Per Capita Income	\$19,405		\$21,899	

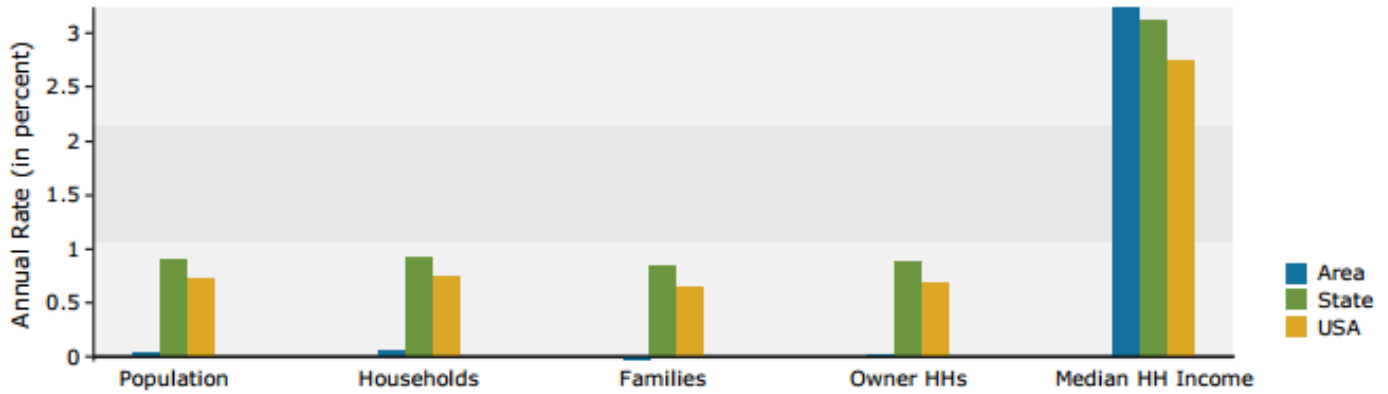
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,462	7.1%	3,383	6.9%	3,347	6.8%
5 - 9	3,489	7.2%	3,479	7.1%	3,375	6.9%
10 - 14	3,315	6.8%	3,366	6.9%	3,385	6.9%
15 - 19	3,535	7.3%	3,034	6.2%	3,097	6.3%
20 - 24	2,772	5.7%	3,095	6.3%	2,650	5.4%
25 - 34	5,893	12.2%	5,975	12.2%	5,934	12.1%
35 - 44	6,282	13.0%	6,083	12.4%	6,061	12.3%
45 - 54	6,820	14.1%	6,621	13.5%	6,247	12.7%
55 - 64	5,982	12.4%	6,368	13.0%	6,454	13.1%
65 - 74	3,834	7.9%	4,447	9.1%	5,107	10.4%
75 - 84	2,176	4.5%	2,250	4.6%	2,525	5.1%
85+	874	1.8%	904	1.8%	945	1.9%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,355	60.6%	29,581	60.4%	29,386	59.8%
Black Alone	17,324	35.8%	17,422	35.6%	17,418	35.5%
American Indian Alone	100	0.2%	113	0.2%	127	0.3%
Asian Alone	483	1.0%	541	1.1%	608	1.2%
Pacific Islander Alone	4	0.0%	6	0.0%	8	0.0%
Some Other Race Alone	591	1.2%	680	1.4%	786	1.6%
Two or More Races	577	1.2%	662	1.4%	794	1.6%
Hispanic Origin (Any Race)	1,143	2.4%	1,310	2.7%	1,522	3.1%

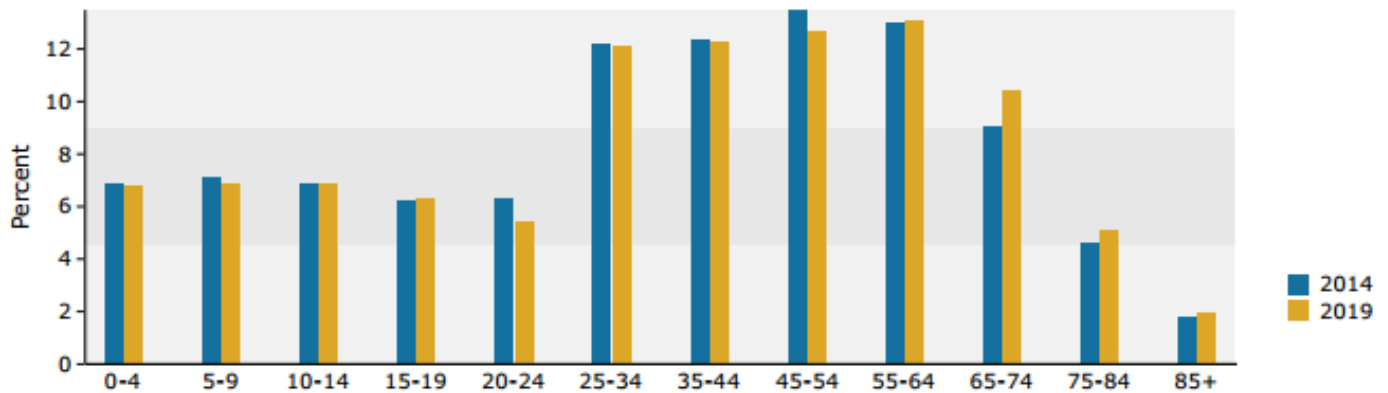
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

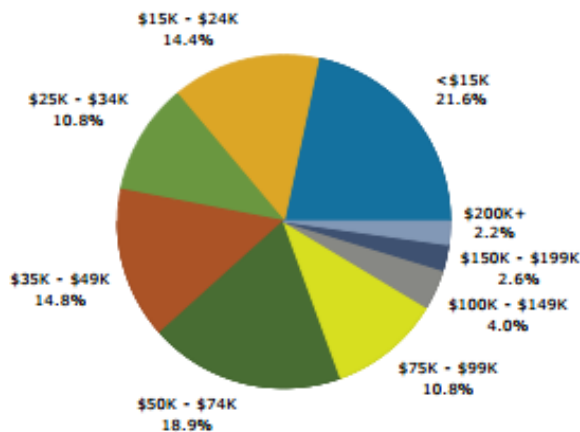
Trends 2014-2019



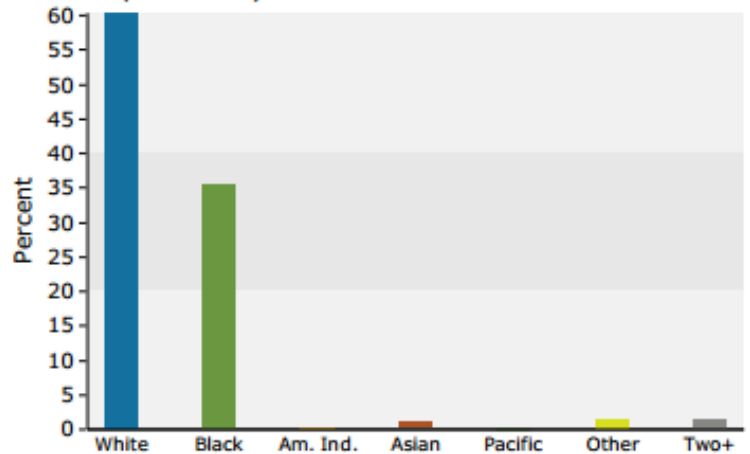
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 2.7%



Oconee Fall Line
Technical College

Dublin-
Laurens
Welcome
Center

SITE