

FOR SALE



EBERHARDT & BARRY



**7,038± SF Professional Office Building - 1± Acre**

**4000 Russell Parkway**

**Warner Robins, Houston County, GA 31088**

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**SALES PRICE: \$925,000**

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**FOR MORE DETAILS CONTACT:**

Created 10/4/18

**PATRICK BARRY - EXCLUSIVE AGENT**  
**pbarry@cbcworldwide.com**  
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<b>Fax</b> 478-746-1362	<b>Cell</b> 478-718-1806

990 Riverside Drive Macon, GA 31201
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EBERHARDT & BARRY

4000 Russell Parkway - Warner Robins, GA

PROPERTY OVERVIEW

<b>LOCATION:</b>	Located at the intersection of Russell Parkway & Tharpe Road.
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 7,038±SF Professional Office Building</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 1± Acre</li> <li>• 170' frontage on Russell Parkway</li> </ul>
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	21,200 vehicles per day
<b>ZONED:</b>	C1
<b>YEAR BUILT:</b>	2009
<b>EXTERIOR WALLS:</b>	Brick / Stucco
<b>INTERIOR WALLS:</b>	Painted drywall
<b>CEILING/LIGHTING:</b>	Fluorescent fixtures
<b>FLOORING:</b>	Carpet, Tile & Vinyl
<b>PLUMBING:</b>	<ul style="list-style-type: none"> <li>• Ladies - Three (3) fixtures</li> <li>• Men - Three (3) fixtures</li> </ul>
<b>ROOF:</b>	Architectural asphalt shingles
<b>HEAT AND AIR:</b>	Central Heat and air conditioning
<b>PARKING:</b>	Asphalt paved for 40 vehicles
<b>UTILITIES:</b>	All public utilities available to site.
<b>PROPERTY TAX BILL:</b>	\$8,083





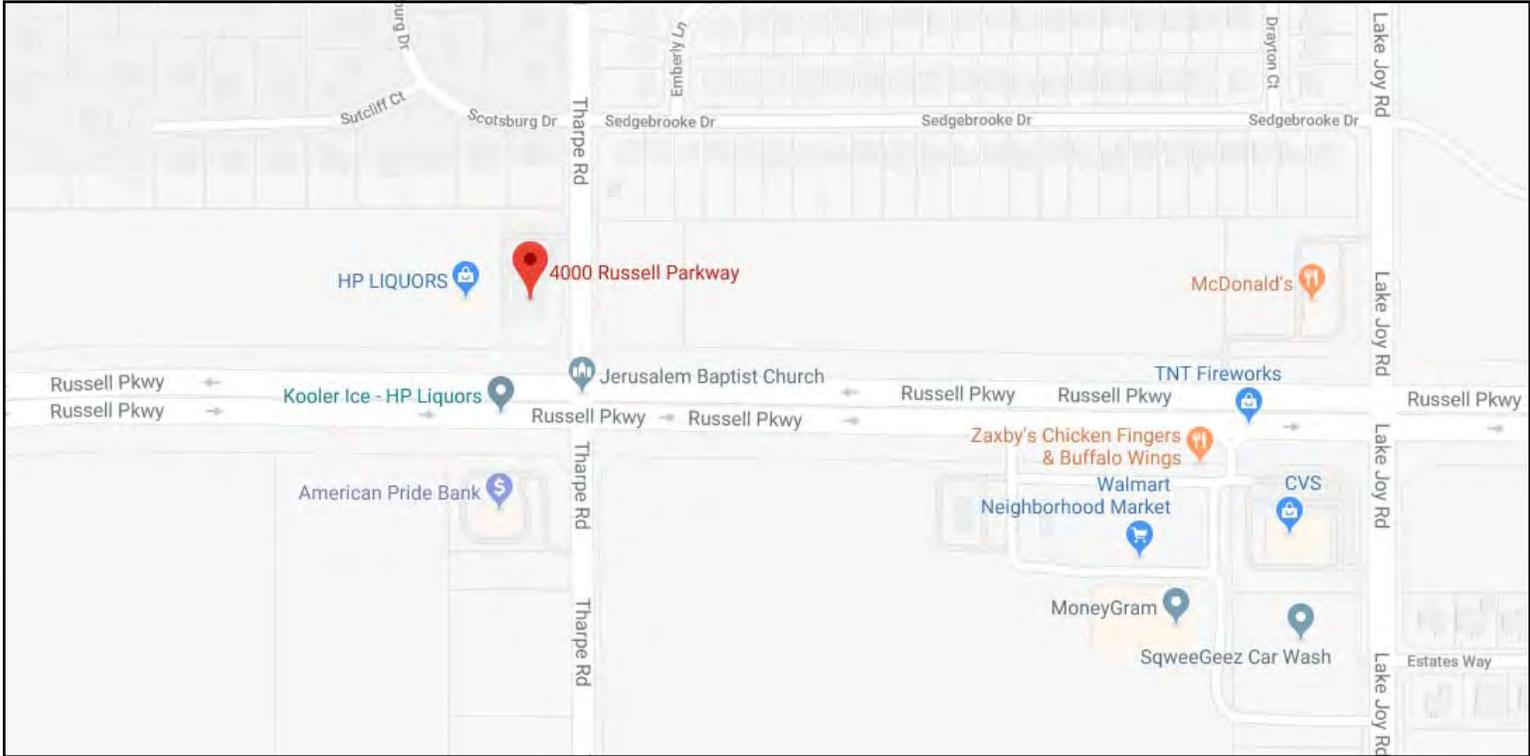
4000 Russell Parkway - Warner Robins, GA

PHOTOS





**4000 Russell Parkway - Warner Robins, GA / LOCATION MAPS**





# Demographic and Income Profile

Houston County, GA  
 Houston County, GA (13153)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	139,900	154,185	164,351			
Households	53,051	58,109	61,791			
Families	37,874	41,003	43,379			
Average Household Size	2.61	2.63	2.64			
Owner Occupied Housing Units	35,364	37,615	41,054			
Renter Occupied Housing Units	17,687	20,494	20,737			
Median Age	34.5	36.1	36.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.29%	1.10%	0.83%			
Households	1.24%	1.08%	0.79%			
Families	1.13%	0.99%	0.71%			
Owner HHs	1.77%	1.52%	1.16%			
Median Household Income	1.86%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	5,644	9.7%	5,232	8.5%		
\$15,000 - \$24,999	4,745	8.2%	4,527	7.3%		
\$25,000 - \$34,999	5,250	9.0%	5,138	8.3%		
\$35,000 - \$49,999	7,574	13.0%	7,493	12.1%		
\$50,000 - \$74,999	11,132	19.2%	11,511	18.6%		
\$75,000 - \$99,999	9,303	16.0%	10,311	16.7%		
\$100,000 - \$149,999	9,267	15.9%	10,610	17.2%		
\$150,000 - \$199,999	2,929	5.0%	3,678	6.0%		
\$200,000+	2,265	3.9%	3,291	5.3%		
Median Household Income	\$60,665		\$66,513			
Average Household Income	\$76,981		\$87,149			
Per Capita Income	\$29,346		\$33,078			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,345	6.7%	11,013	6.7%
5 - 9	10,345	7.4%	10,353	6.7%	10,907	6.6%
10 - 14	10,279	7.3%	10,430	6.8%	11,030	6.7%
15 - 19	10,563	7.6%	9,827	6.4%	10,366	6.3%
20 - 24	9,426	6.7%	10,090	6.5%	9,508	5.8%
25 - 34	19,992	14.3%	23,654	15.3%	25,217	15.3%
35 - 44	18,918	13.5%	20,316	13.2%	23,614	14.4%
45 - 54	21,205	15.2%	19,905	12.9%	18,950	11.5%
55 - 64	14,390	10.3%	19,257	12.5%	19,647	12.0%
65 - 74	8,463	6.0%	12,197	7.9%	14,643	8.9%
75 - 84	4,706	3.4%	5,875	3.8%	7,225	4.4%
85+	1,402	1.0%	1,936	1.3%	2,231	1.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,634	58.8%	91,281	55.5%
Black Alone	39,998	28.6%	48,553	31.5%	54,890	33.4%
American Indian Alone	475	0.3%	556	0.4%	597	0.4%
Asian Alone	3,403	2.4%	4,910	3.2%	6,250	3.8%
Pacific Islander Alone	185	0.1%	225	0.1%	267	0.2%
Some Other Race Alone	3,360	2.4%	4,165	2.7%	4,730	2.9%
Two or More Races	3,853	2.8%	5,142	3.3%	6,336	3.9%
Hispanic Origin (Any Race)	8,515	6.1%	10,540	6.8%	12,298	7.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

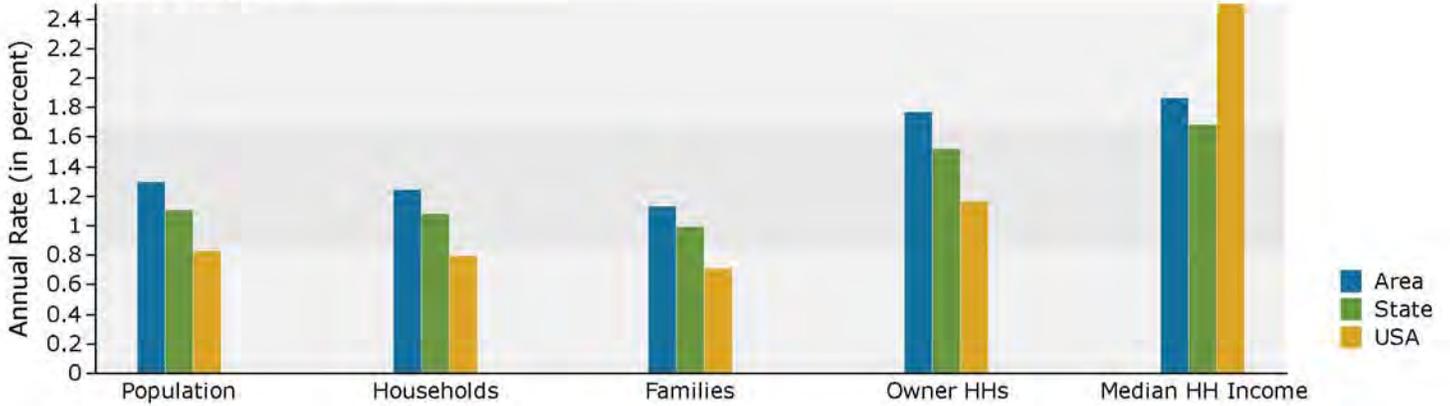


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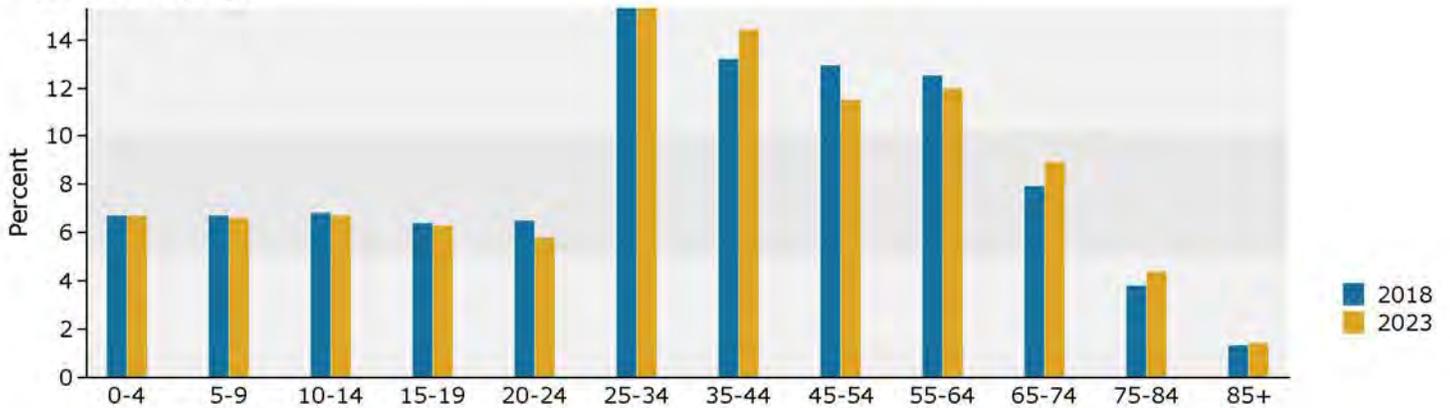
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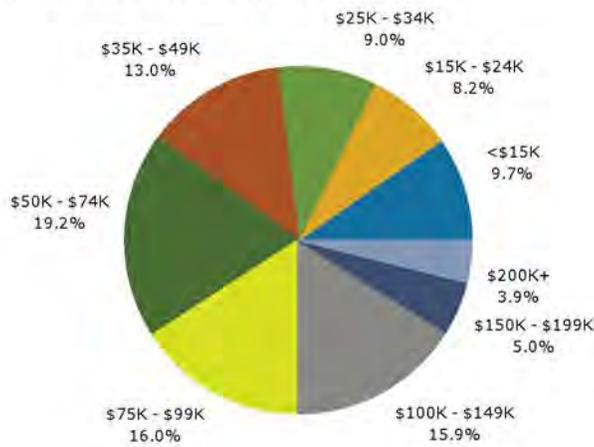
## Trends 2018-2023



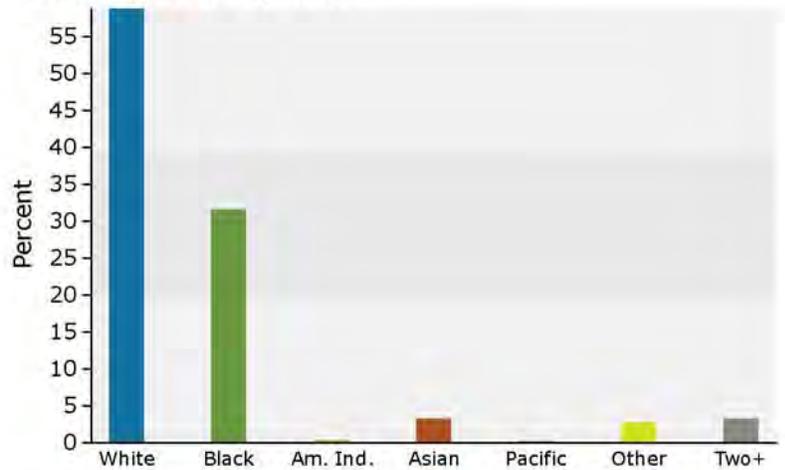
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 6.8%