

For Sale



EBERHARDT & BARRY INC.

BANK OWNED



**30,500± SF Commercial / Industrial / Showroom Building
4.5± Acres**

**2170 Fairburn Road (Highway 92)
Douglasville, Douglas County, Georgia 30135**

SALES PRICE: \$375,000

FOR MORE DETAILS CONTACT:

Created 4/12/16

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LOCATION:	Subject property is located on the northeast side of SR 92 and southeast of the Interstate 20 corridor, opposite Ingles Grocery Store.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 30,496± SF Commercial / Industrial Building consisting of office, showroom, warehouse and a cabinet shop. <ul style="list-style-type: none"> - 2,100± SF Office • 5,440± SF Unfinished, undecked second-story
ACREAGE:	<ul style="list-style-type: none"> • 4.52± acres • 516' frontage on Fairburn Road
TOPOGRAPHY:	Slightly above road grade
YEAR BUILT:	1949; updated through the years
WALLS:	<ul style="list-style-type: none"> • Pre-engineered metal, concrete and steel • Clear span load bearing steel supporting corrugated metal exterior siding.
ROOF:	Aluminum
FLOOR:	Concrete slab
LIGHTING:	Fluorescent fixtures
CEILING HEIGHTS:	12' - 14' in warehouse; 10' clear in offices
HVAC:	Gas fired heaters in warehouse
TRUCK LOADING:	<ul style="list-style-type: none"> • One dock high door • One roll-up door
PARKING:	13 asphalt parking spaces on side of building; additional parking available at rear of building
UTILITIES:	<ul style="list-style-type: none"> • All public utilities with sewer available. Subject property uses on site septic. • Electrical: 208 volt, 600 amps
ZONING:	CG, General Commercial District
TAX BILL:	\$6,100 (Estimated)
SALES PRICE:	\$375,000



Main Front



Fairburn Road View



Side Yard



Rear View



Second Story Unfinished



Second Story Unfinished



Loading Dock



Office



Warehouse



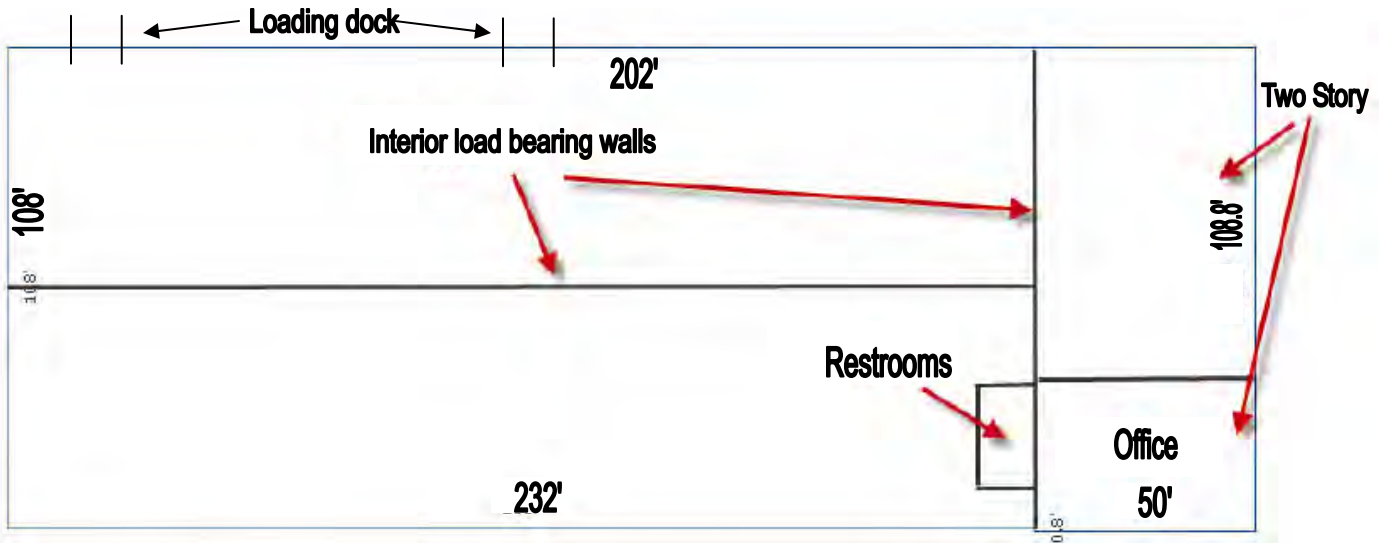
Warehouse



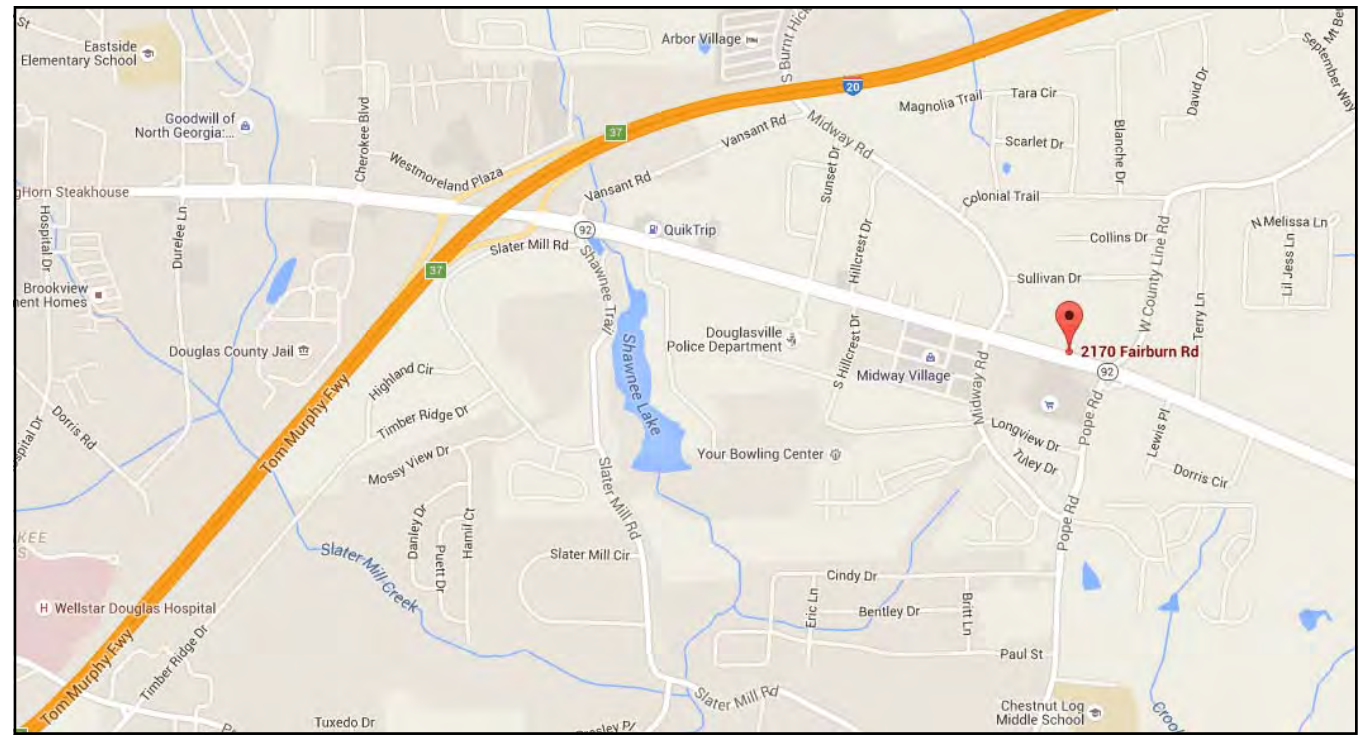
Warehouse



Warehouse









Demographic and Income Profile

Douglas County, GA
 Douglas County, GA (13097)
 Geography: County

Prepared by Esri

Summary	Census 2010	2015	2020
Population	132,403	136,373	142,582
Households	46,624	47,952	50,087
Families	34,429	35,073	36,418
Average Household Size	2.81	2.82	2.82
Owner Occupied Housing Units	32,571	31,919	33,245
Renter Occupied Housing Units	14,053	16,033	16,842
Median Age	35.0	35.9	36.2
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.89%	0.90%	0.75%
Households	0.88%	0.93%	0.77%
Families	0.76%	0.80%	0.69%
Owner HHs	0.82%	0.90%	0.70%
Median Household Income	2.88%	2.80%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	4,866	10.1%	4,603	9.2%
\$15,000 - \$24,999	4,096	8.5%	3,132	6.3%
\$25,000 - \$34,999	5,124	10.7%	4,297	8.6%
\$35,000 - \$49,999	7,675	16.0%	7,372	14.7%
\$50,000 - \$74,999	9,296	19.4%	9,450	18.9%
\$75,000 - \$99,999	7,155	14.9%	8,874	17.7%
\$100,000 - \$149,999	6,933	14.5%	8,740	17.4%
\$150,000 - \$199,999	1,629	3.4%	2,282	4.6%
\$200,000+	1,178	2.5%	1,337	2.7%
Median Household Income	\$54,258		\$62,533	
Average Household Income	\$68,429		\$77,106	
Per Capita Income	\$24,145		\$27,168	

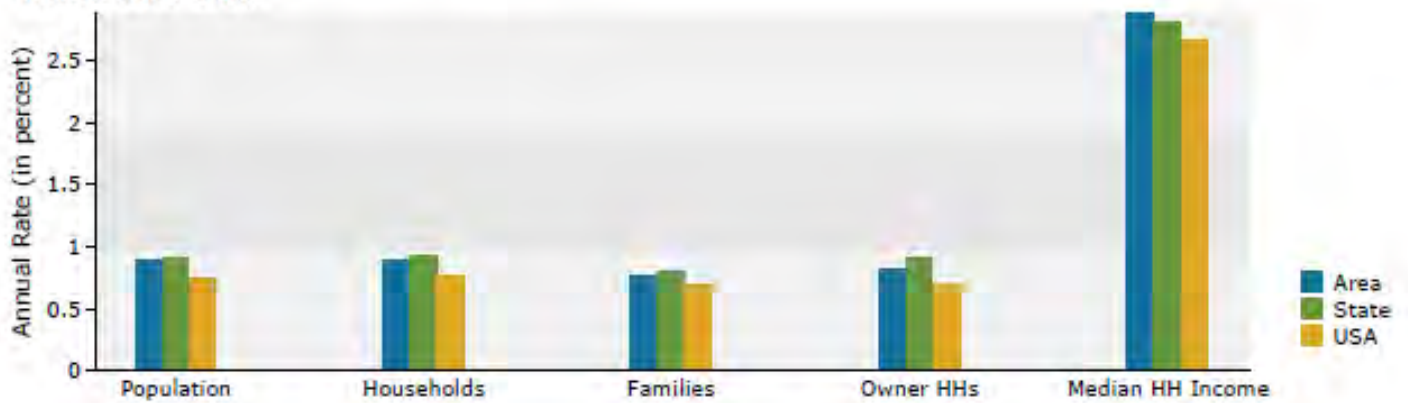
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,732	7.4%	9,553	7.0%	9,684	6.8%
5 - 9	10,357	7.8%	9,673	7.1%	9,739	6.8%
10 - 14	10,864	8.2%	10,205	7.5%	10,415	7.3%
15 - 19	10,250	7.7%	9,645	7.1%	9,831	6.9%
20 - 24	7,466	5.6%	9,647	7.1%	8,793	6.2%
25 - 34	17,505	13.2%	17,866	13.1%	20,420	14.3%
35 - 44	21,998	16.6%	20,043	14.7%	19,418	13.6%
45 - 54	19,456	14.7%	20,153	14.8%	19,861	13.9%
55 - 64	13,531	10.2%	15,502	11.4%	17,009	11.9%
65 - 74	7,241	5.5%	9,456	6.9%	11,364	8.0%
75 - 84	3,004	2.3%	3,536	2.6%	4,804	3.4%
85+	999	0.8%	1,094	0.8%	1,244	0.9%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	69,458	52.5%	64,931	47.6%	61,591	43.2%
Black Alone	52,290	39.5%	58,902	43.2%	66,134	46.4%
American Indian Alone	399	0.3%	404	0.3%	421	0.3%
Asian Alone	1,904	1.4%	2,306	1.7%	2,816	2.0%
Pacific Islander Alone	137	0.1%	144	0.1%	151	0.1%
Some Other Race Alone	5,058	3.8%	5,720	4.2%	6,449	4.5%
Two or More Races	3,157	2.4%	3,966	2.9%	5,020	3.5%
Hispanic Origin (Any Race)	11,125	8.4%	12,588	9.2%	14,206	10.0%

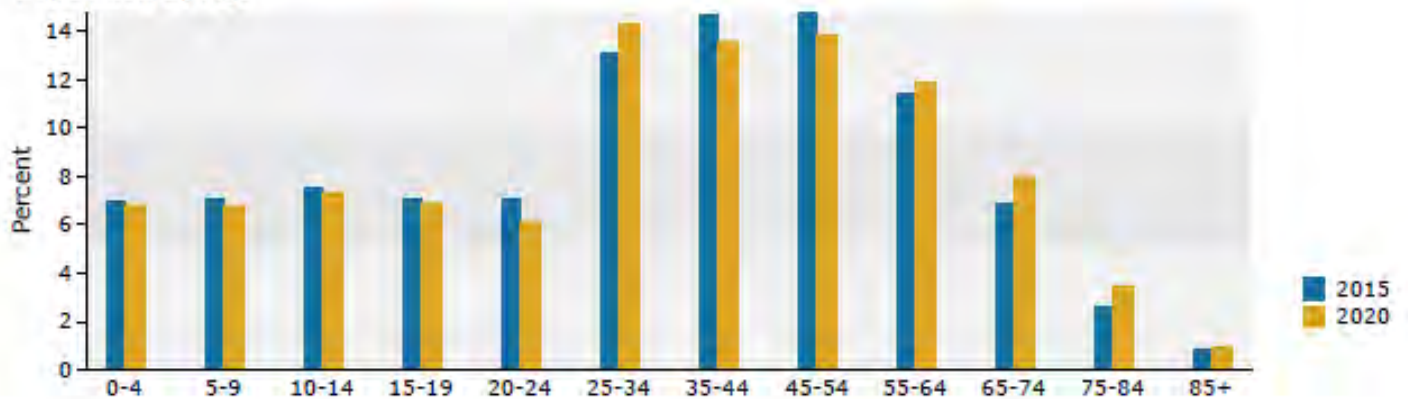
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

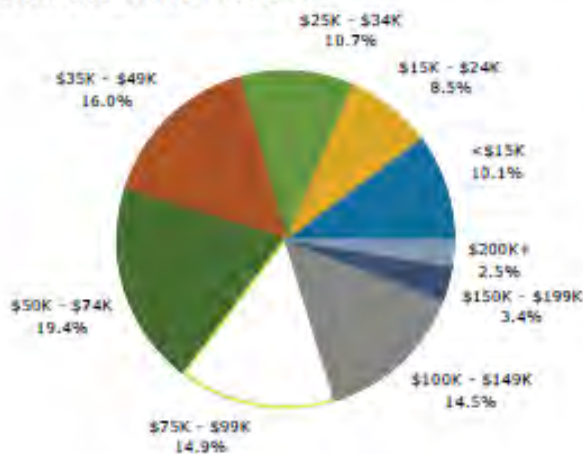
Trends 2015-2020



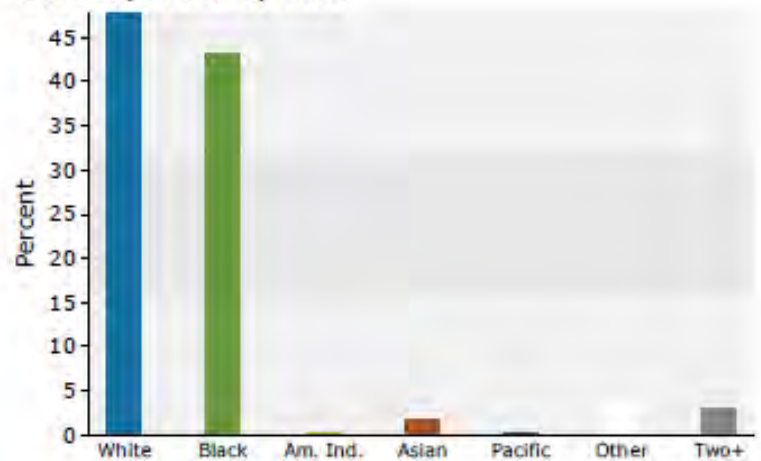
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 9.2%