

FOR SALE



**International City Self-Storage Facility**

**10,500±SF Total - Four (4) Buildings**

**.89± Acres**

**746 N Houston Road**

**Warner Robins, Houston County, GA 31093**

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**SALES PRICE: \$499,000 - CAP RATE: 9.5**

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**FOR MORE DETAILS CONTACT:**

Created 4/10/19

**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

990 Riverside Drive  
Macon, GA 31201



EBERHARDT & BARRY

746 N Houston Road - Warner Robins, GA 31093 / PROPERTY OVERVIEW

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 10,500± SF Total - Four Buildings <ul style="list-style-type: none"> <li>- Building A: 1,400± SF</li> <li>- Building B: 2,600± SF</li> <li>- Building C: 2,600± SF</li> <li>- Building D: 3,900± SF</li> </ul> </li> <li>• As of 3/31/19, there are no vacant storage units. There are two (2) vacant offices.</li> </ul>
<b>UNIT MIX / RENTAL RATES:</b>	See Page 4 & 5
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• .89± Acres; fenced</li> <li>• 160' frontage; 243' depth</li> </ul>
<b>YEAR BUILT:</b>	1994
<b>EXTERIOR WALLS:</b>	Galvanized Metal
<b>ROOF:</b>	Galvanized Metal
<b>FLOORING:</b>	Concrete
<b>LIGHTING:</b>	Fluorescent fixtures
<b>HVAC:</b>	Window unit in offices.
<b>UTILITIES:</b>	All public utilities available to the site.
<b>ZONED</b>	C2
<b>TAX BILL:</b>	\$4,624.45
<b>SALES PRICE:</b>	<b>\$499,000</b>





International City Self Storage, LLC

10X15 D-21		10X15 D-22		10X10 C-28		10X10 C-29		10X10 B-28		10X10 B-1		10X10 A-13
10X15 D-20		10X15 D-23		10X10 C-27		10X10 C-30		10X10 B-27		10X10 B-2		10X10 A-12
10X15 D-19		10X15 D-24		10X10 C-26		10X10 C-31		10X10 B-26		10X10 B-3		10X10 A-11
10X15 D-7		10X15 D-8		5X10 C-13		5X10 C-14		10X10 B-11		10X10 B-4		10X10 A-10
10X15 D-6		10X15 D-9		5X10 C-12		5X10 C-15		5X10 B-10 B		10X10 B-5		10X10 A-1
10X15 D-5		10X15 D-10		10X10 C-10		5X10 C-16		5X10 B-10 A		10X10 B-18		10X10 A-2
10X15 D-4		10X15 D-11		10X10 C-9		10X10 C-18		10X10 B-9		10X10 B-19		10X10 A-3
10 X 20 D-3		10 X 10 D-12		10X10 C-8		10X10 C-19		10X10 B-8		10X10 B-20		10X10 A-4
10 X 15 D-2		10 X 15 D-13		10X10 C-7		10 X 10 C-20		10X10 B-7		10X10 B-21		10X10 A-5
10 X 20 D-1		10 X 10 D-14		5 X 10 C 5 & 6		10X15 C-21		10X10 B-12		10X10 B-22		10X10 A-6
10 X 10 D-18		10 X 10 D-15		5 X 10 C 3 & 4		10X15 C-22		10X20 B-22		5 X 10 B 23		10X10 A-7
D-17 350 square feet Office		D-16 350 square feet Office		5 X 10 C 1 & 2		5 X 10 C 23		5 X 10 B 6		10 X 25 B-25		5 X 10 A 8
				C 24 & C 25 500 Square feet Office				10 X 25 B-24		10 X 25 B-24		10 X 25 A-9

3900 Square Feet

2600 Square Feet

2600 Square Feet

1400 Square Feet

	Size	# Units	Square Foot
	5x10	15	750
	10x10	45	4,500
	10x15	18	2,700
	10x20	3	600
RV Space		1	
Office	250 SF	3	750
Office	500 SF	1	500
Office	350 SF	2	700
<b>Total</b>	<b>10,500 sf</b>	<b>88</b>	<b>10,500</b>

Bldg A	Size	Rent
A1	10x10	\$50.00
A2	10x10	\$45.00
A3	10x10	\$50.00
A4	10x10	\$50.00
A5	10x10	\$50.00
A6	10x10	\$45.00
A7	10x10	\$50.00
A8	5x10	\$30.00
A9	10x25	\$200.00
A10	10x10	\$50.00
A11	10x10	\$50.00
A12	10x10	\$50.00
A13	10x10	\$45.00
parking space		\$30.00
<b>Total</b>		<b>\$795.00</b>

Bldg B	Size	Rent
B1	10x10	\$45.00
B2	10x10	\$50.00
B3	10x10	\$45.00
B4	10x10	\$45.00
B5	10x10	\$50.00
B6	5x10	\$25.00
B7	10x10	\$40.00
B8	10x10	\$50.00
B9	10x10	\$45.00
B10-A	5x10	\$25.00
B10-B	5x10	\$30.00
B11	10x10	\$50.00
B12	10x10	\$50.00
B18	10x10	\$50.00
B19	10x10	\$50.00
B20	10x10	\$50.00
B21	10x10	\$50.00
B22	10x20	\$65.00
B23	5x10	\$30.00
B24	10x25	\$200.00
B25	10x25	\$200.00
B26	10x10	\$25.00
B27	10x10	\$45.00
B28	10x10	\$50.00
<b>Total</b>		<b>\$1,365.00</b>

Bldg C	Size	Rent
C1 & C2	5x10	\$30.00
C3 & C4	5x10	\$30.00
C5 & C6	5x10	\$25.00
C7	10x10	\$40.00
C8	10x10	\$50.00
C9	10x10	\$50.00
C10	10x10	\$50.00
C12	5x10	\$30.00
C13	5x10	\$30.00
C14	5x10	\$30.00
C15	5x10	\$30.00
C16	5x10	\$30.00
C17	5x10	\$30.00
C18	10x10	\$50.00
C19	10x10	\$50.00
C20	10x10	\$50.00
C21	10x15	\$60.00
C22	10x15	\$65.00
C23	5x10	\$30.00
C24 & C25	500sf	\$325.00
C26	10x10	\$25.00
C27	10x10	\$30.00
C28	10x10	\$45.00
C29	10x10	\$40.00
C30	10x10	\$50.00
C31	10x10	\$45.00
<b>Total</b>		<b>\$1,320.00</b>

Bldg D	Size	Rent
D1	10x20	\$95.00
D2	10x15	\$65.00
D3	10x20	\$95.00
D4	10x15	\$50.00
D5	10x15	\$65.00
D6	10x15	\$60.00
D7	10x15	\$45.00
D8	10x15	\$50.00
D9	10x15	\$65.00
D10	10x15	\$65.00
D11	10x15	\$65.00
D12	10x10	\$50.00
D13	10x15	\$65.00
D14	10x10	\$50.00
D15	10x10	\$40.00
D16	350sf	\$350.00
D17	350sf	\$350.00
D18	10x10	\$45.00
D19	10x15	\$50.00
D20	10x15	\$65.00
D21	10x15	\$60.00
D22	10x15	\$65.00
D23	10x15	\$50.00
D24	10x15	\$65.00
<b>Total</b>		<b>\$2,025.00</b>

Total Balances	
Bldg A	\$795.00
Bldg B	\$1,365.00
Bldg C	\$1,320.00
Bldg D	\$2,025.00
<b>Total</b>	<b>\$5,505.00</b>

- Some tenants receive discounts for longevity and multiple units rented, therefore, there is some upside rent potential.
- Units A9, B24, B25, C24, C25, D16 and D17 are offices.



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746 N Houston Road - Warner Robins, GA 31093

INCOME / EXPENSE STATEMENT

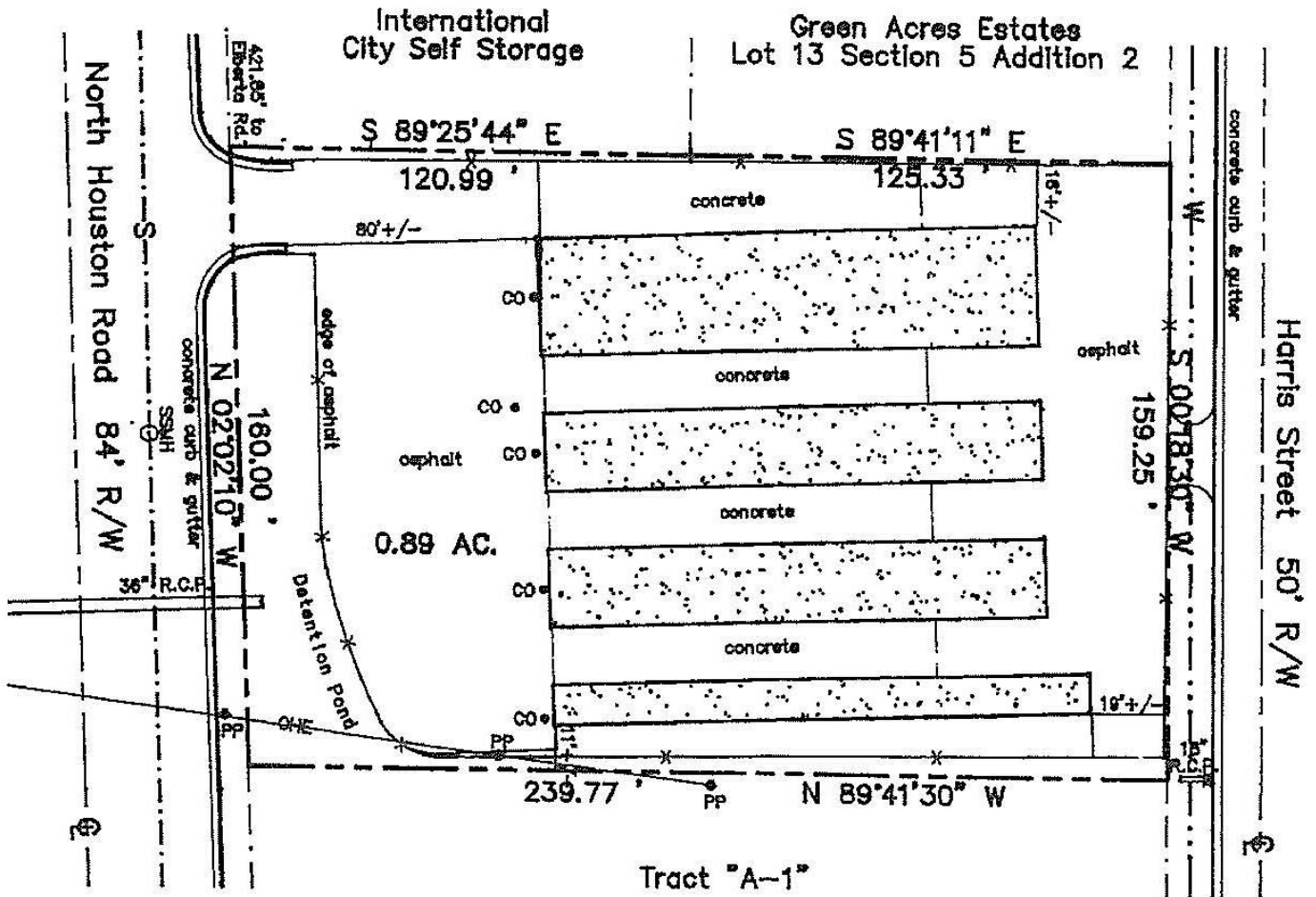
**INCOME:**

Rental Income	\$66,060
Allowance for vacancy	<u>3,303</u>
<b>TOTAL INCOME:</b>	<b>\$62,757</b>

**EXPENSES:**

Taxes	\$4,625
Insurance	\$1,526
Management	5,021
Utilities	2,122
Maintenance/Office Supplies	<u>2,162</u>
<b>TOTAL EXPENSES:</b>	<b>\$15,456</b>
<b>NET OPERATING INCOME:</b>	<b>\$47,301</b>

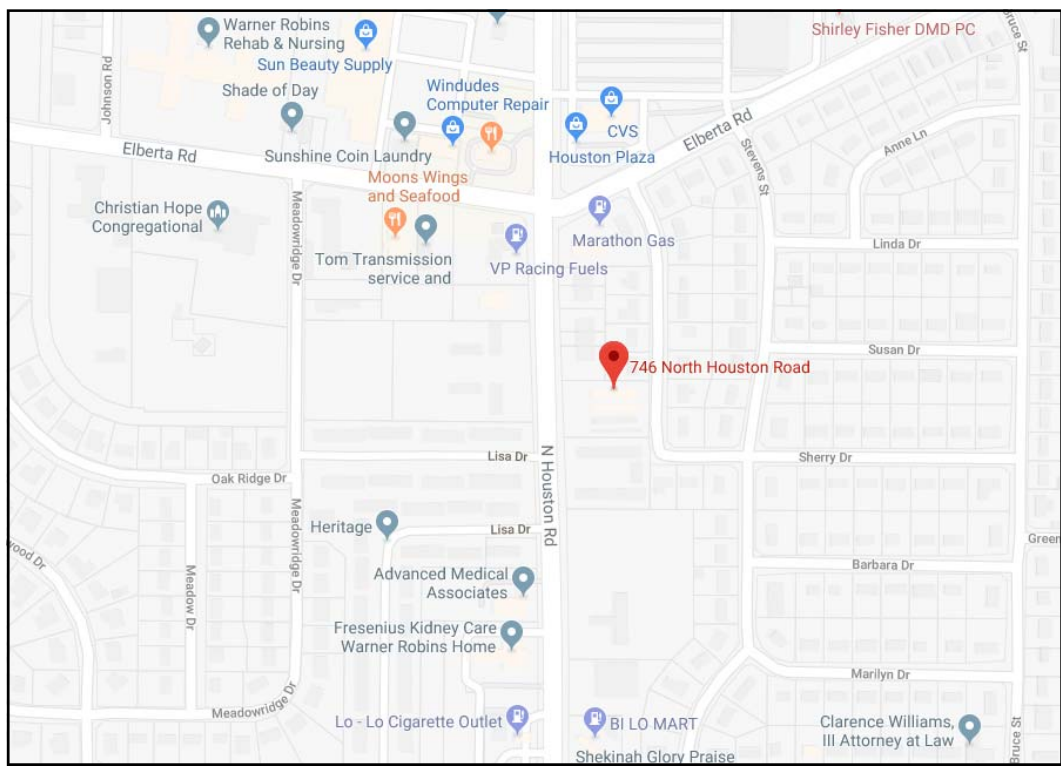
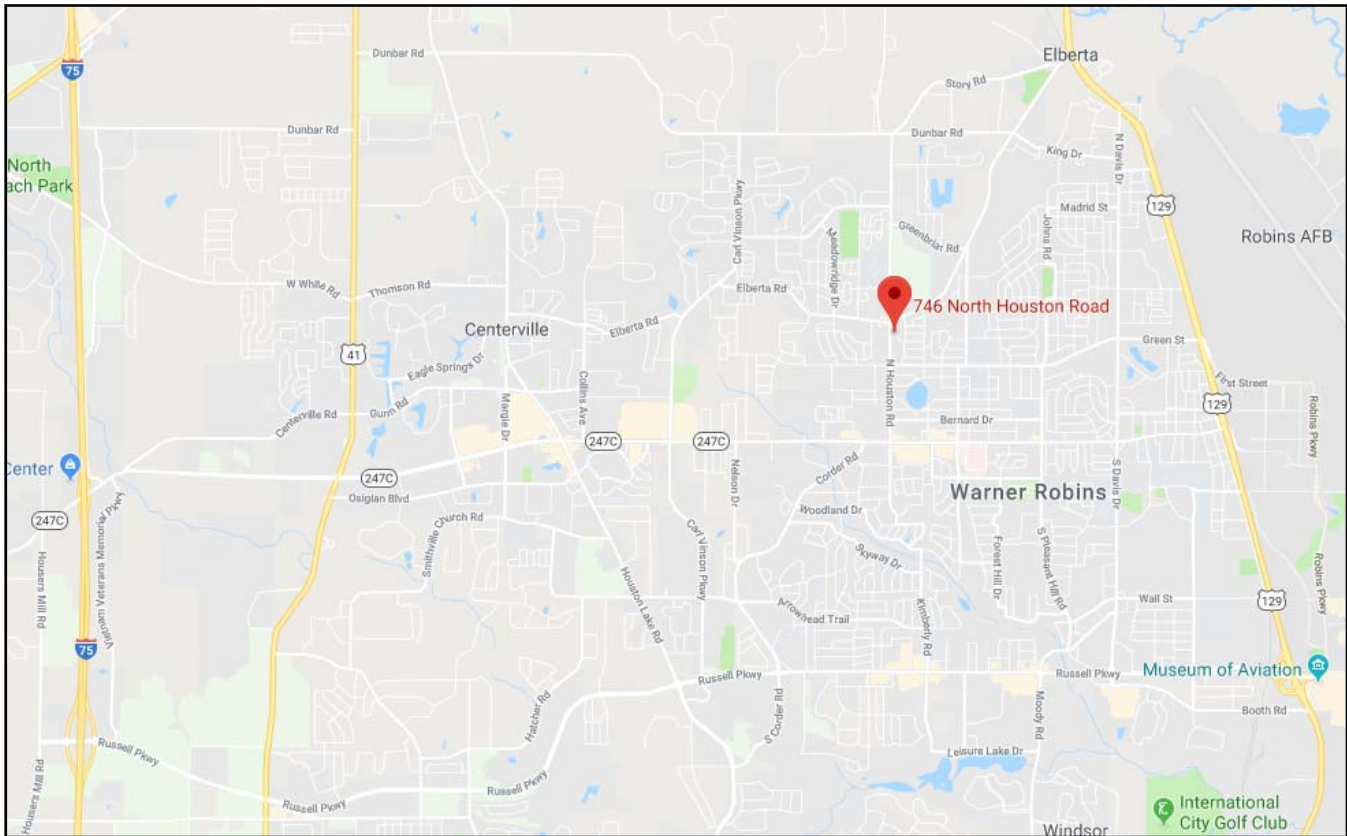
746 N Houston Road - Warner Robins, GA 31093 / PLAT







**746 N Houston Road - Warner Robins, GA 31093 / LOCATION MAP**





# Demographic and Income Profile

746 N Houston Rd, Warner Robins, Georgia, 31093  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.62925  
 Longitude: -83.64156

Summary	Census 2010	2018	2023
Population	8,433	9,068	9,563
Households	3,418	3,649	3,838
Families	2,159	2,261	2,358
Average Household Size	2.43	2.45	2.46
Owner Occupied Housing Units	1,939	1,962	2,123
Renter Occupied Housing Units	1,479	1,687	1,715
Median Age	35.3	36.7	37.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.07%	1.10%	0.83%
Households	1.02%	1.08%	0.79%
Families	0.84%	0.99%	0.71%
Owner HHs	1.59%	1.52%	1.16%
Median Household Income	1.55%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	413	11.3%	378	9.8%
\$15,000 - \$24,999	411	11.3%	394	10.3%
\$25,000 - \$34,999	444	12.2%	440	11.5%
\$35,000 - \$49,999	636	17.4%	641	16.7%
\$50,000 - \$74,999	784	21.5%	826	21.5%
\$75,000 - \$99,999	480	13.2%	561	14.6%
\$100,000 - \$149,999	321	8.8%	389	10.1%
\$150,000 - \$199,999	89	2.4%	115	3.0%
\$200,000+	71	1.9%	95	2.5%
Median Household Income	\$47,508		\$51,301	
Average Household Income	\$59,765		\$66,699	
Per Capita Income	\$24,717		\$27,414	

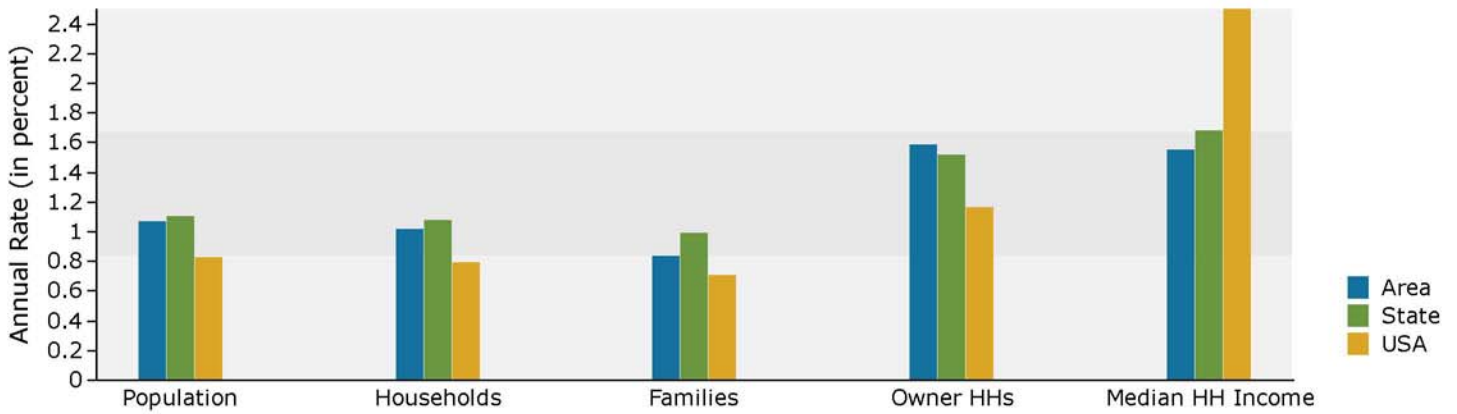
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	624	7.4%	625	6.9%	650	6.8%
5 - 9	570	6.8%	587	6.5%	626	6.5%
10 - 14	524	6.2%	567	6.3%	615	6.4%
15 - 19	634	7.5%	557	6.1%	586	6.1%
20 - 24	618	7.3%	623	6.9%	597	6.2%
25 - 34	1,214	14.4%	1,378	15.2%	1,409	14.7%
35 - 44	994	11.8%	1,096	12.1%	1,234	12.9%
45 - 54	1,149	13.6%	1,056	11.6%	1,059	11.1%
55 - 64	895	10.6%	1,077	11.9%	1,099	11.5%
65 - 74	599	7.1%	785	8.7%	897	9.4%
75 - 84	459	5.4%	522	5.8%	578	6.0%
85+	153	1.8%	196	2.2%	214	2.2%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,291	50.9%	4,106	45.3%	3,997	41.8%
Black Alone	3,452	40.9%	4,072	44.9%	4,519	47.3%
American Indian Alone	37	0.4%	50	0.6%	57	0.6%
Asian Alone	135	1.6%	182	2.0%	222	2.3%
Pacific Islander Alone	12	0.1%	17	0.2%	20	0.2%
Some Other Race Alone	275	3.3%	347	3.8%	395	4.1%
Two or More Races	231	2.7%	294	3.2%	352	3.7%
Hispanic Origin (Any Race)	636	7.5%	786	8.7%	906	9.5%

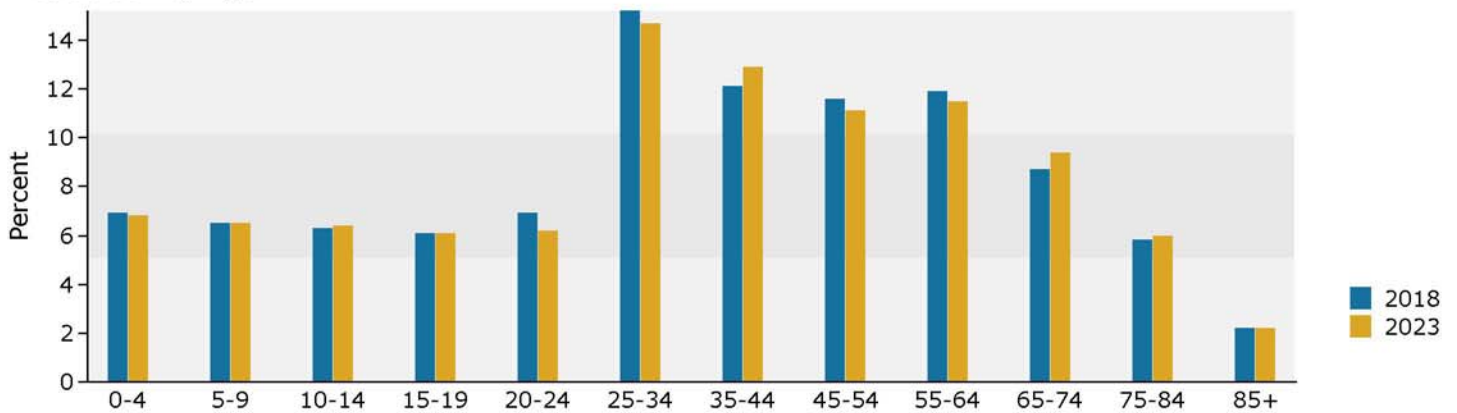
**Data Note:** Income is expressed in current dollars.

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

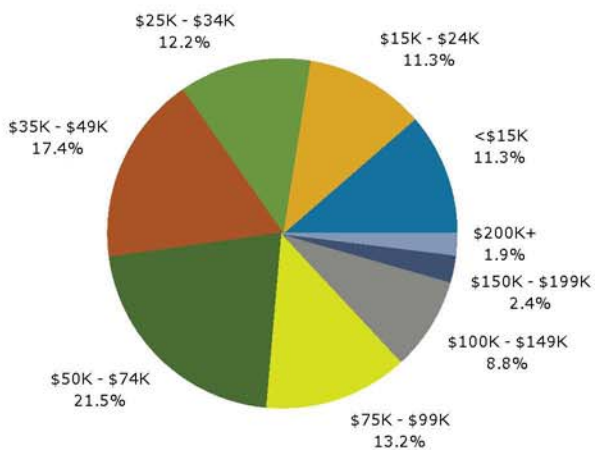
## Trends 2018-2023



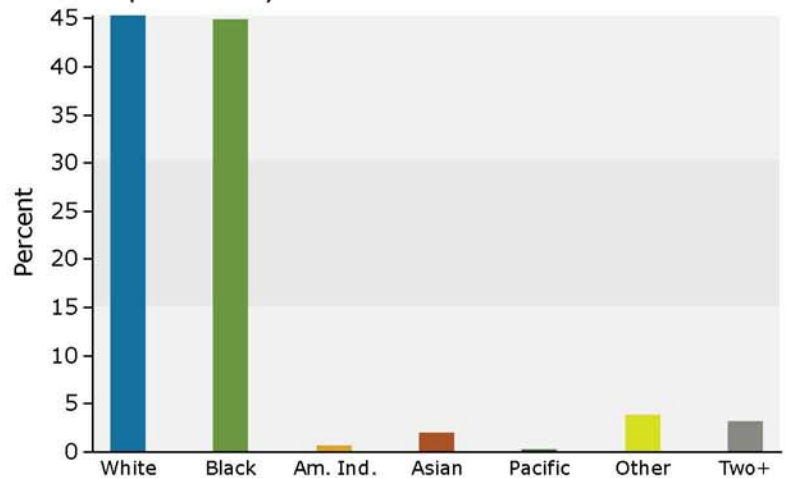
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 8.7%



# Demographic and Income Profile

746 N Houston Rd, Warner Robins, Georgia, 31093  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.62925  
 Longitude: -83.64156

Summary	Census 2010	2018	2023
Population	50,415	52,108	53,903
Households	20,146	20,677	21,346
Families	13,088	13,173	13,484
Average Household Size	2.49	2.50	2.51
Owner Occupied Housing Units	10,908	10,663	11,333
Renter Occupied Housing Units	9,238	10,013	10,013
Median Age	33.8	35.0	36.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.68%	1.10%	0.83%
Households	0.64%	1.08%	0.79%
Families	0.47%	0.99%	0.71%
Owner HHs	1.23%	1.52%	1.16%
Median Household Income	1.72%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,002	14.5%	2,747	12.9%
\$15,000 - \$24,999	2,519	12.2%	2,398	11.2%
\$25,000 - \$34,999	2,418	11.7%	2,387	11.2%
\$35,000 - \$49,999	3,446	16.7%	3,438	16.1%
\$50,000 - \$74,999	4,131	20.0%	4,332	20.3%
\$75,000 - \$99,999	2,609	12.6%	2,969	13.9%
\$100,000 - \$149,999	1,828	8.8%	2,121	9.9%
\$150,000 - \$199,999	417	2.0%	523	2.5%
\$200,000+	307	1.5%	431	2.0%
Median Household Income	\$44,316		\$48,272	
Average Household Income	\$56,499		\$63,050	
Per Capita Income	\$22,655		\$25,200	

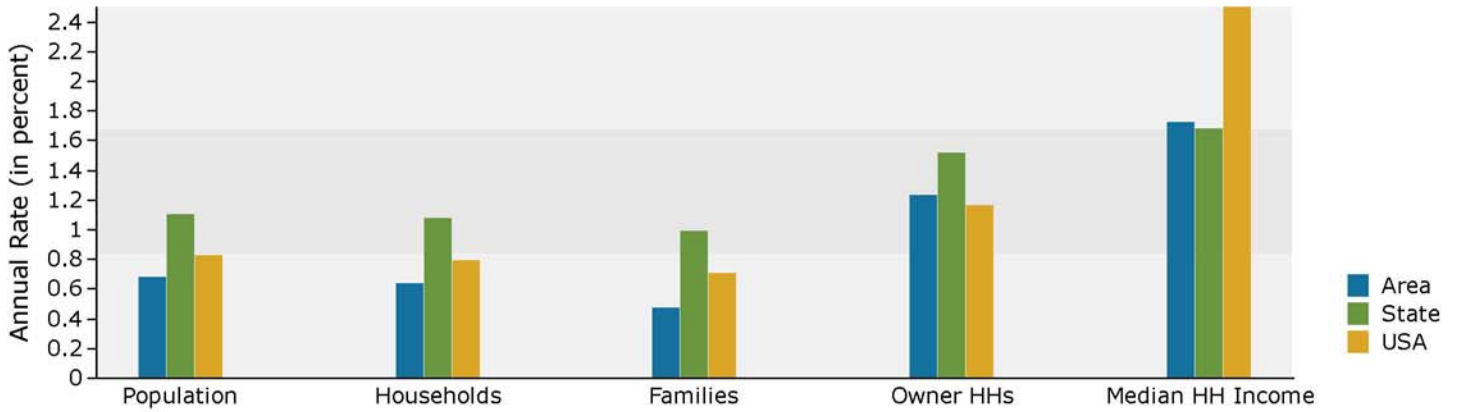
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,000	7.9%	3,812	7.3%	3,904	7.2%
5 - 9	3,587	7.1%	3,645	7.0%	3,717	6.9%
10 - 14	3,292	6.5%	3,422	6.6%	3,628	6.7%
15 - 19	3,765	7.5%	3,202	6.1%	3,427	6.4%
20 - 24	3,921	7.8%	3,550	6.8%	3,398	6.3%
25 - 34	7,417	14.7%	8,388	16.1%	8,058	14.9%
35 - 44	5,949	11.8%	6,354	12.2%	7,255	13.5%
45 - 54	7,010	13.9%	5,989	11.5%	5,814	10.8%
55 - 64	5,276	10.5%	6,120	11.7%	6,057	11.2%
65 - 74	3,391	6.7%	4,317	8.3%	4,895	9.1%
75 - 84	2,145	4.3%	2,438	4.7%	2,801	5.2%
85+	663	1.3%	870	1.7%	948	1.8%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,042	53.6%	25,402	48.7%	24,504	45.5%
Black Alone	19,098	37.9%	21,497	41.3%	23,377	43.4%
American Indian Alone	200	0.4%	234	0.4%	246	0.5%
Asian Alone	824	1.6%	1,074	2.1%	1,301	2.4%
Pacific Islander Alone	115	0.2%	115	0.2%	125	0.2%
Some Other Race Alone	1,580	3.1%	1,879	3.6%	2,096	3.9%
Two or More Races	1,556	3.1%	1,907	3.7%	2,254	4.2%
Hispanic Origin (Any Race)	3,695	7.3%	4,292	8.2%	4,847	9.0%

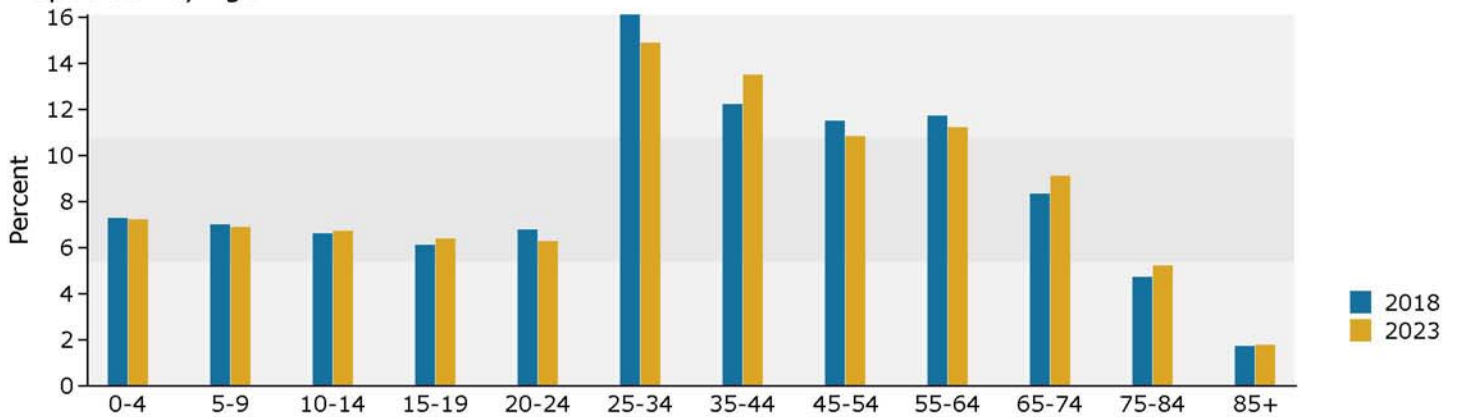
**Data Note:** Income is expressed in current dollars.

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

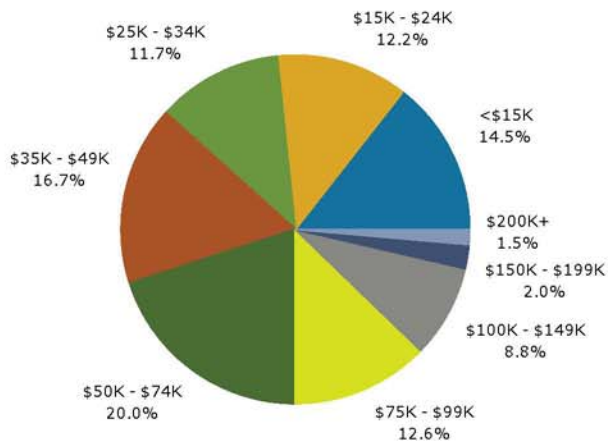
## Trends 2018-2023



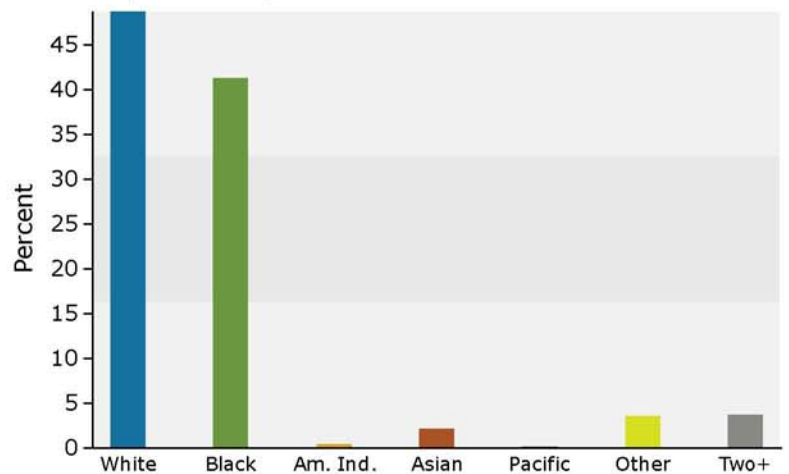
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 8.2%



# Demographic and Income Profile

746 N Houston Rd, Warner Robins, Georgia, 31093  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.62925  
 Longitude: -83.64156

Summary	Census 2010	2018	2023
Population	89,287	94,574	99,097
Households	34,636	36,492	38,166
Families	23,776	24,653	25,608
Average Household Size	2.56	2.57	2.58
Owner Occupied Housing Units	21,312	21,465	23,013
Renter Occupied Housing Units	13,324	15,026	15,153
Median Age	33.5	35.1	35.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.94%	1.10%	0.83%
Households	0.90%	1.08%	0.79%
Families	0.76%	0.99%	0.71%
Owner HHs	1.40%	1.52%	1.16%
Median Household Income	1.41%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	4,008	11.0%	3,672	9.6%
\$15,000 - \$24,999	3,615	9.9%	3,425	9.0%
\$25,000 - \$34,999	3,607	9.9%	3,521	9.2%
\$35,000 - \$49,999	5,316	14.6%	5,244	13.7%
\$50,000 - \$74,999	7,640	20.9%	7,893	20.7%
\$75,000 - \$99,999	5,413	14.8%	6,026	15.8%
\$100,000 - \$149,999	4,445	12.2%	5,095	13.3%
\$150,000 - \$199,999	1,419	3.9%	1,787	4.7%
\$200,000+	1,029	2.8%	1,503	3.9%
Median Household Income	\$53,883		\$57,790	
Average Household Income	\$68,417		\$77,337	
Per Capita Income	\$26,582		\$29,953	

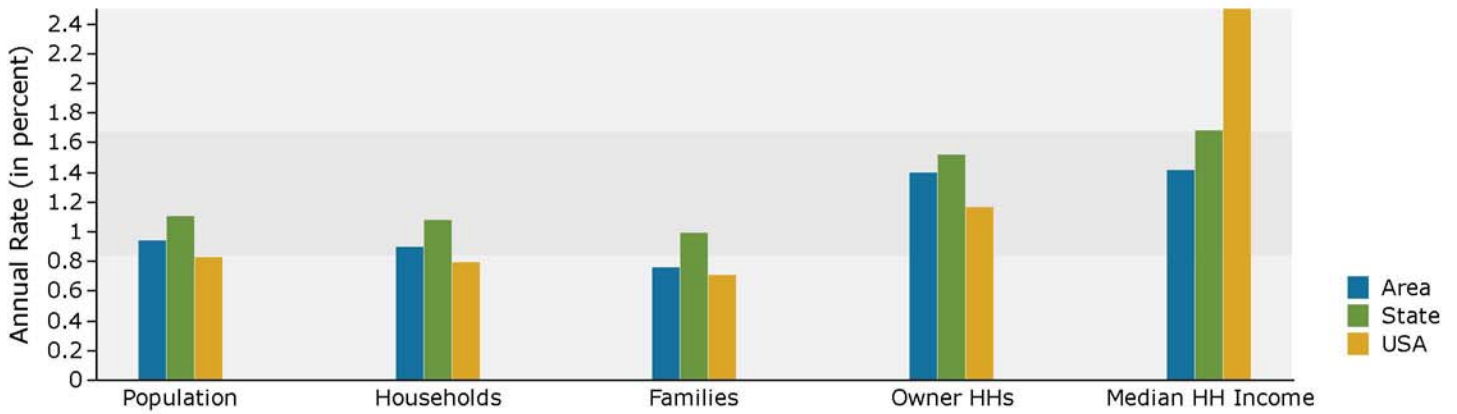
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,873	7.7%	6,719	7.1%	7,039	7.1%
5 - 9	6,539	7.3%	6,569	6.9%	6,852	6.9%
10 - 14	6,148	6.9%	6,364	6.7%	6,782	6.8%
15 - 19	6,632	7.4%	5,874	6.2%	6,299	6.4%
20 - 24	6,830	7.6%	6,350	6.7%	6,070	6.1%
25 - 34	13,409	15.0%	15,310	16.2%	15,316	15.5%
35 - 44	11,317	12.7%	12,342	13.1%	14,430	14.6%
45 - 54	12,837	14.4%	11,430	12.1%	10,941	11.0%
55 - 64	9,160	10.3%	11,207	11.8%	11,068	11.2%
65 - 74	5,506	6.2%	7,418	7.8%	8,506	8.6%
75 - 84	3,148	3.5%	3,765	4.0%	4,413	4.5%
85+	888	1.0%	1,226	1.3%	1,382	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,916	59.3%	51,364	54.3%	50,499	51.0%
Black Alone	28,326	31.7%	33,052	34.9%	36,618	37.0%
American Indian Alone	327	0.4%	373	0.4%	392	0.4%
Asian Alone	2,025	2.3%	2,770	2.9%	3,441	3.5%
Pacific Islander Alone	163	0.2%	182	0.2%	209	0.2%
Some Other Race Alone	2,840	3.2%	3,405	3.6%	3,806	3.8%
Two or More Races	2,690	3.0%	3,427	3.6%	4,131	4.2%
Hispanic Origin (Any Race)	6,615	7.4%	7,854	8.3%	8,965	9.0%

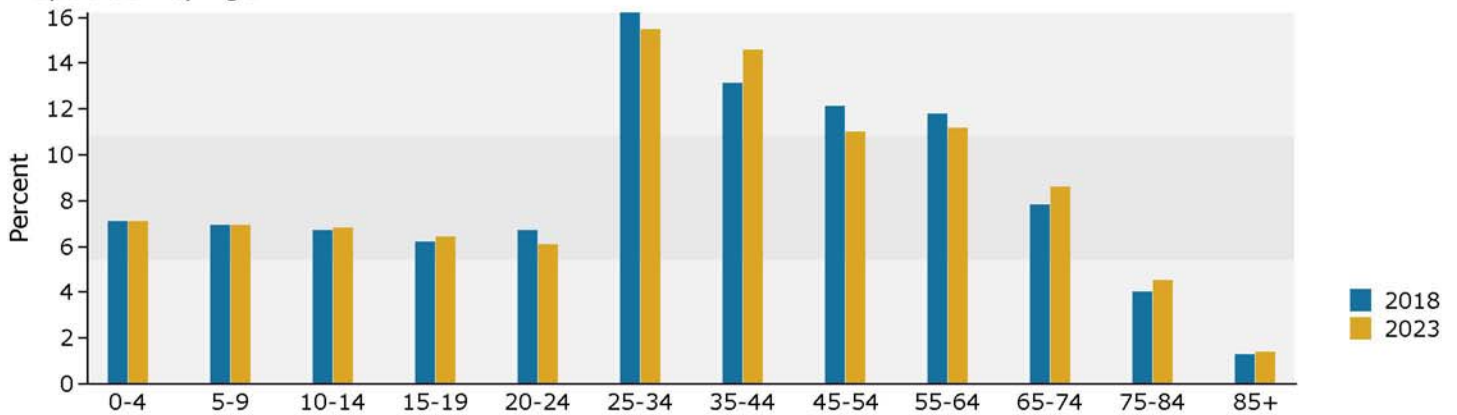
**Data Note:** Income is expressed in current dollars.

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

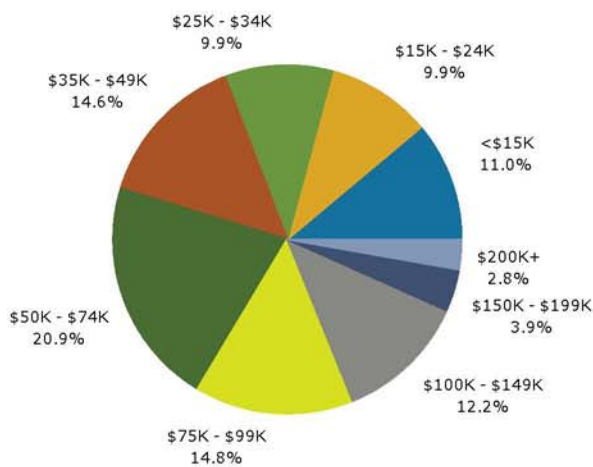
## Trends 2018-2023



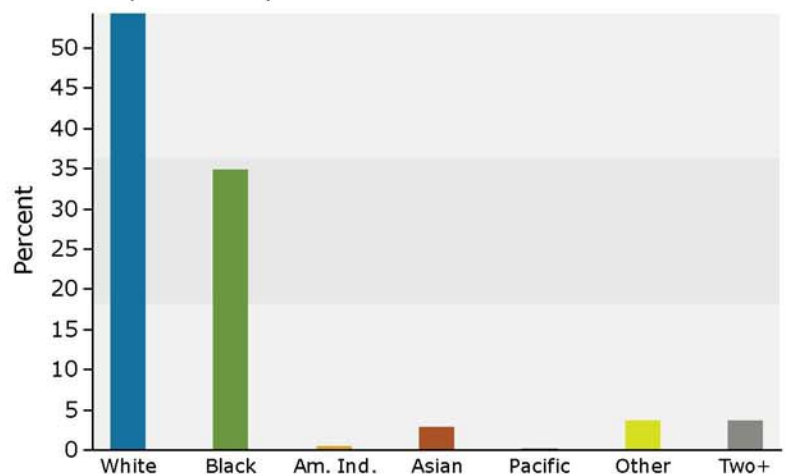
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 8.3%