



**PRICE REDUCED**

**SALE**

**1350 Radio Loop**

**Warner Robins, Houston County, Georgia 31088**



**COMMERCIAL BUILDING**

**3,300± SF • 3.09± ACRES**

**REDUCED SALES PRICE: \$175,000**

**CBCMACON.COM**

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 **COLDWELL  
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## PROPERTY OVERVIEW

1350 Radio Loop  
Warner Robins, Houston County, Georgia 31088

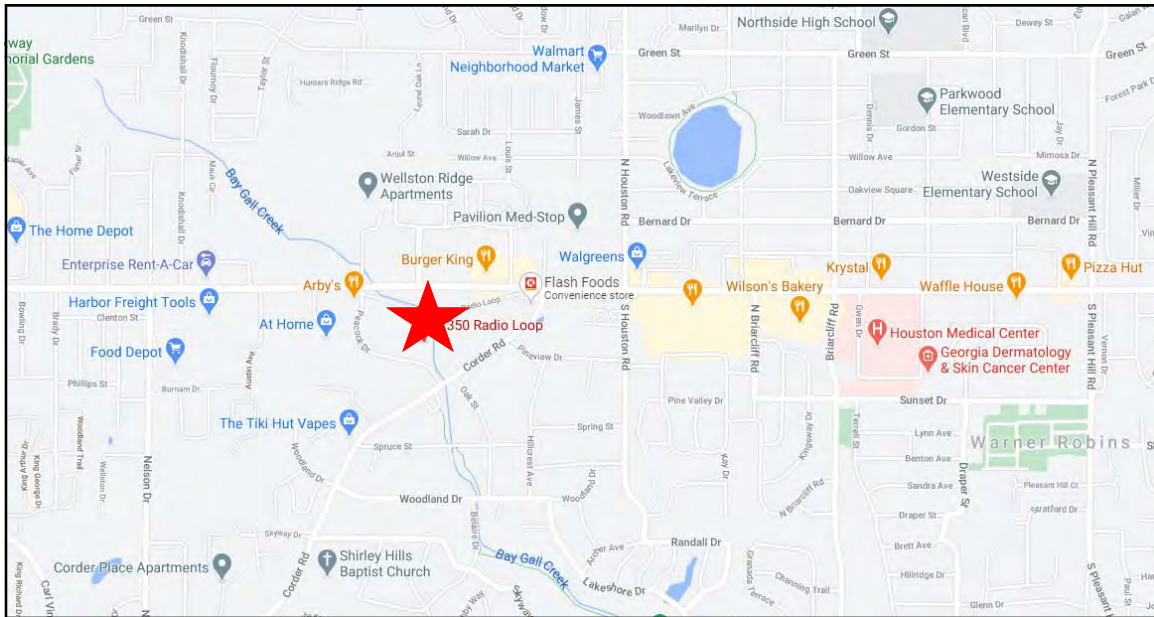
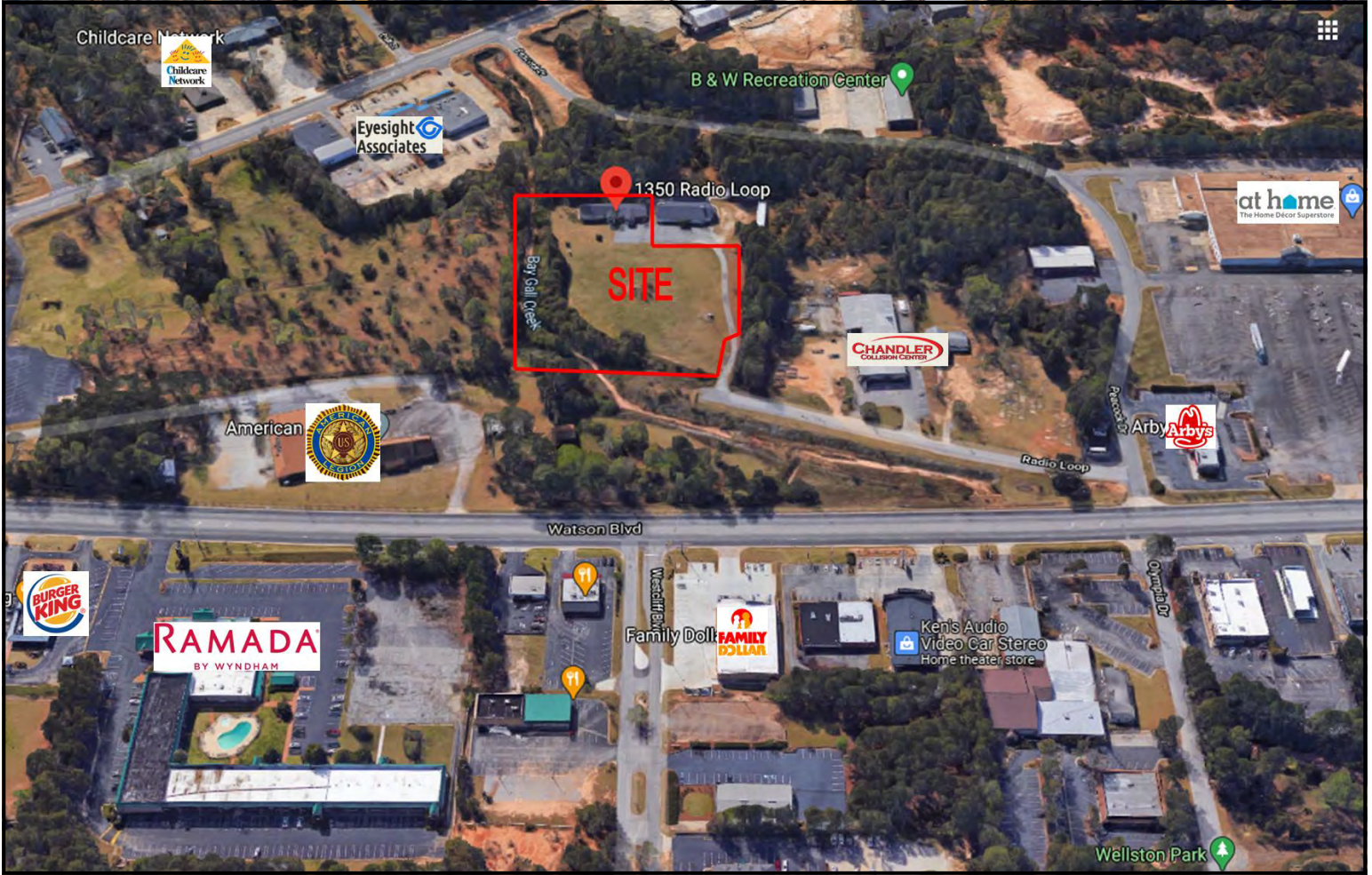
<b>LOCATION:</b>	Subject property located off Watson Boulevard
<b>BUILDING INFORMATION:</b>	3,300± SF Commercial Building <ul style="list-style-type: none"><li>- Reception</li><li>- Eight (8) private offices</li><li>- Conference room</li><li>- Two (2) restrooms</li></ul>
<b>RADIO/CELL TOWERS: (NO INCOME)</b>	Property contains two (2) radio transmission towers that will remain on the property and remain owned by Georgia Eagle Broadcasting, Inc.
<b>ACREAGE:</b>	3.09± Acres
<b>YEAR BUILT:</b>	1986
<b>CONSTRUCTION:</b>	Stucco
<b>ROOF:</b>	Asphalt shingles
<b>HVAC:</b>	Central heat and air conditioning
<b>ZONING:</b>	Commercial
<b>UTILITIES:</b>	All public utilities available to site.
<b>PROPERTY TAX BILL:</b>	\$3,419.51 (2019)
<b>REDUCED SALES PRICE: \$175,000</b>	





# MAPS

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# DEMOGRAPHICS - HOUSTON COUNTY

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## KEY FACTS

159,812

Population



2.6

Average Household Size

36.4

Median Age

\$59,229

Median Household Income

## EDUCATION

8%

No High School Diploma



27%

High School Graduate



36%

Some College



29%

Bachelor's/Grad/Prof Degree

## BUSINESS



4,013

Total Businesses



76,780

Total Employees

## EMPLOYMENT



62%

White Collar



23%

Blue Collar



14%

Services



Unemployment Rate

## INCOME



\$59,229

Median Household Income



\$33,311

Per Capita Income



\$86,086

Median Net Worth

### Households By Income

The largest group: \$35,000 - \$49,999 (16.1%)

The smallest group: \$150,000 - \$199,999 (6.9%)

Indicator ▲	Value	Difference	
<\$15,000	8.3%	-2.5%	<div style="width: 8.3%;"></div>
\$15,000 - \$24,999	7.3%	-1.9%	<div style="width: 7.3%;"></div>
\$25,000 - \$34,999	11.1%	+1.8%	<div style="width: 11.1%;"></div>
\$35,000 - \$49,999	16.1%	+3.4%	<div style="width: 16.1%;"></div>
\$50,000 - \$74,999	15.8%	-1.9%	<div style="width: 15.8%;"></div>
\$75,000 - \$99,999	11.1%	-1.4%	<div style="width: 11.1%;"></div>
\$100,000 - \$149,999	15.7%	+1.1%	<div style="width: 15.7%;"></div>
\$150,000 - \$199,999	6.9%	+0.7%	<div style="width: 6.9%;"></div>
\$200,000+	7.7%	+0.6%	<div style="width: 7.7%;"></div>