



PRICE REDUCED

**324 Corder Road
Warner Robins, Houston County, Georgia 31088**

SALE



**27,313± TOTAL SF • 3.58± ACRES
SIX (6) BUILDINGS**

REDUCED SALES PRICE: ~~\$1,250,000~~ \$975,000

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Revised 10/13/21



PROPERTY OVERVIEW

324 Corder Road

Warner Robins, Houston County, Georgia 31088

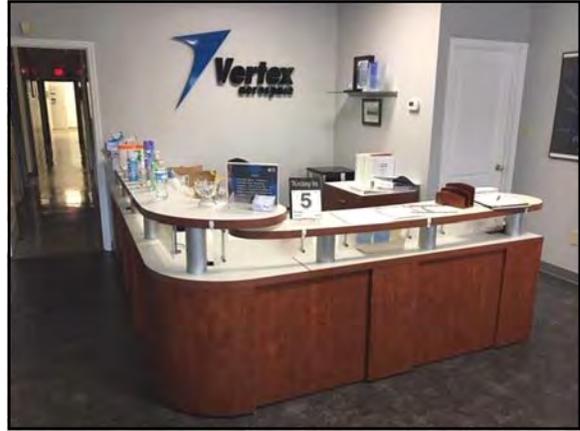
LOCATION:	Subject property located near the intersection of Watson Boulevard & Corder Road.
BUILDING INFORMATION:	<ul style="list-style-type: none">• Six (6) Buildings - (5) Connected and (1) Stand-Alone<ul style="list-style-type: none">- Building 1: 5,900± SF Office / Warehouse- Building 2: 4,018± SF Office / Warehouse- Building 3: 3,760± SF Office / Warehouse- Building 4: 870± SF Warehouse- Building 5: 3,680± SF Office / Warehouse- Annex: 9,085± SF Office / Warehouse• Previous home to TCS Aerospace (85 employees)
ACREAGE:	<ul style="list-style-type: none">• 3.58±Acres (Additional 8 acres available @ \$160,000)• 194' frontage on Corder Road; 499' depth
YEAR BUILT:	<ul style="list-style-type: none">• Building 1: 1961• Building 2: 2005• Building 3: 1996• Building 4: 1996• Building 5: 1994• Annex: 2007
CEILING HEIGHTS:	<ul style="list-style-type: none">• Building 1: 12'• Building 2: 18'• Building 3: 12'• Building 4: 9'• Building 5: 14'• Stand-Alone: 12'
TRUCK LOADING:	<ul style="list-style-type: none">• Two (2) dock high doors• One (1) overhead roll-up door
EXTERIOR WALL:	Metal
ROOF:	Metal
FLOORING:	Carpet, tile, vinyl, concrete
LIGHTING:	Fluorescent fixtures
HVAC:	All buildings have central heat and air conditioning.
ZONING:	C2
PARKING:	Plenty of paved parking
UTILITIES:	All public utilities serve the property.
AD VALOREM TAX:	\$16,407.35 (2021)



PHOTOS

324 Corder Road

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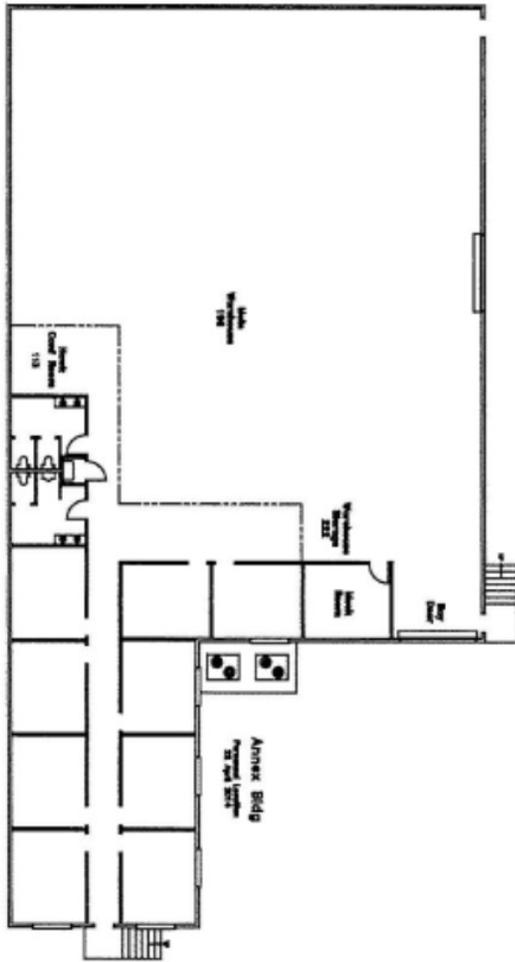


FLOOR PLAN

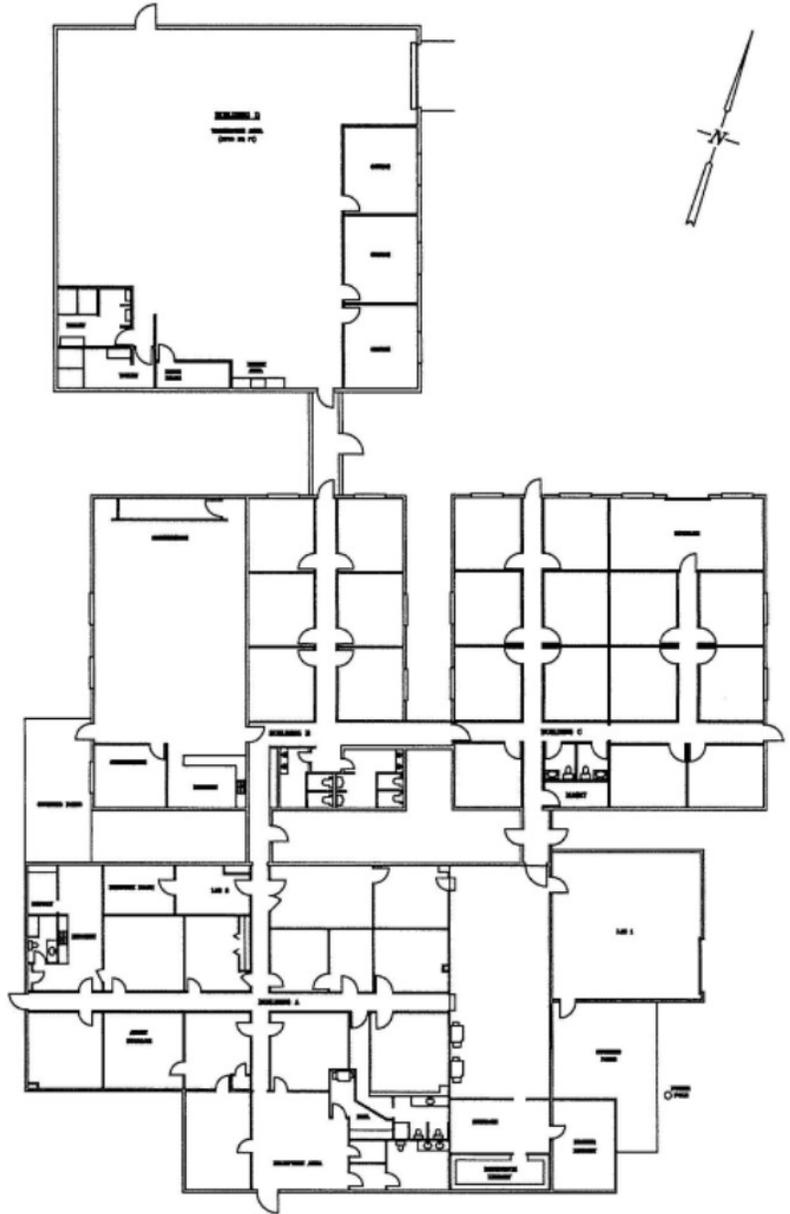
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Annex - 9,085± SF



Five (5) Connecting Buildings





PARCEL TAX MAP

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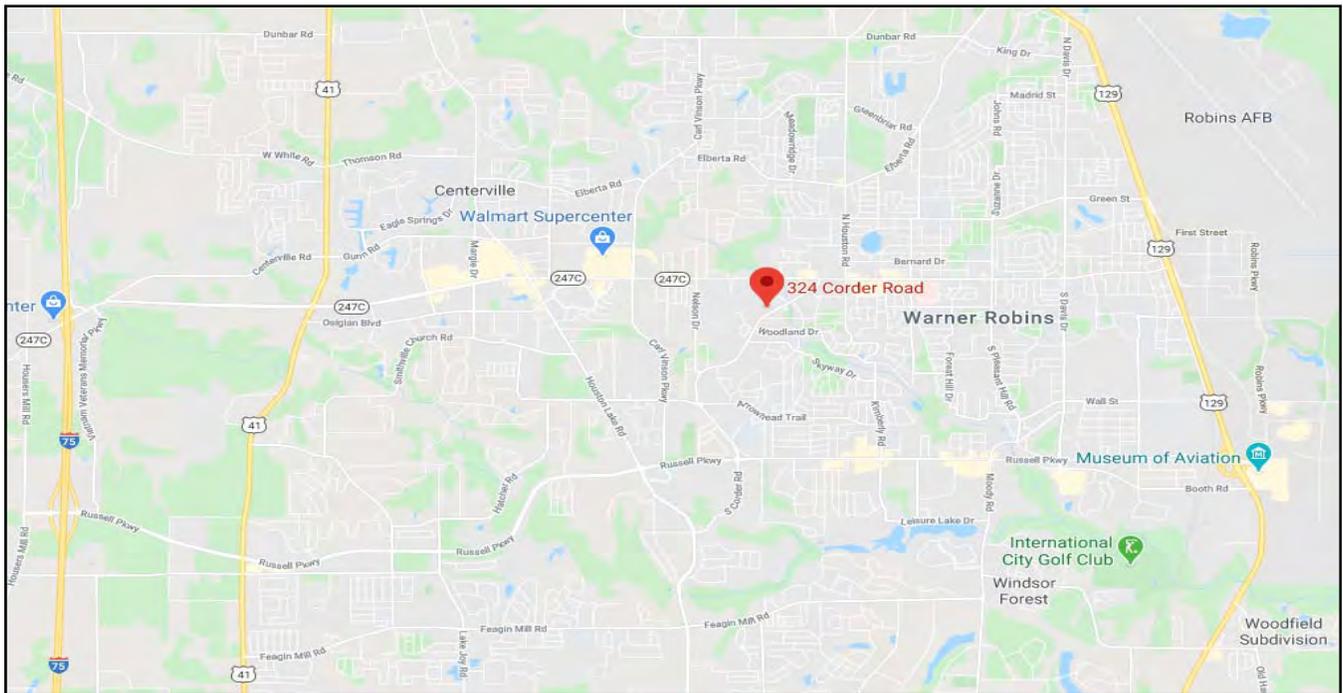
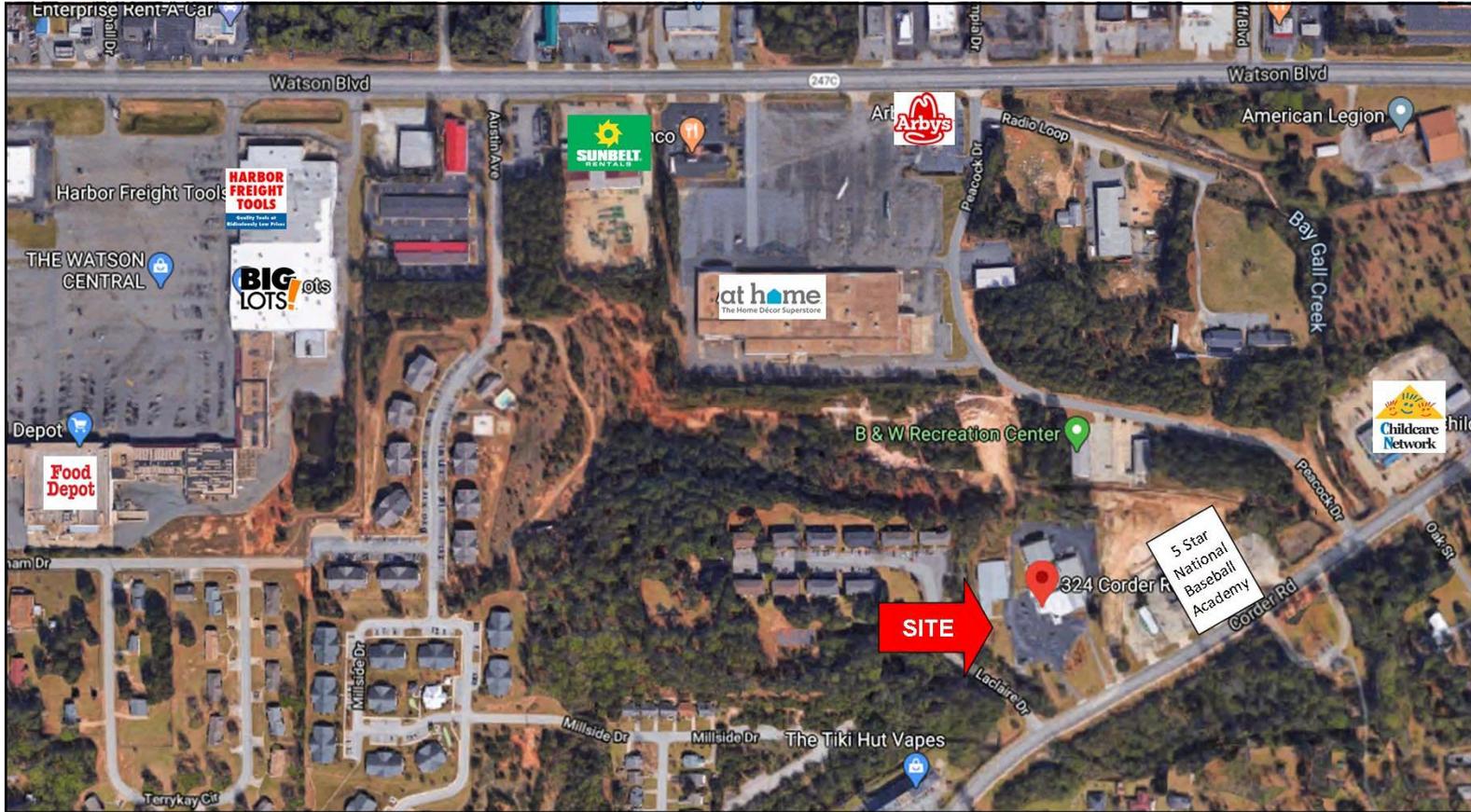




MAPS

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DEMOGRAPHICS - HOUSTON COUNTY

324 Corder Road

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KEY FACTS

162,257

Population



2.6

Average Household Size

36.7

Median Age

\$63,790

Median Household Income

EDUCATION

8%

No High School Diploma



26%
High School Graduate



36%
Some College



30%
Bachelor's/Grad/Prof Degree

BUSINESS



3,989

Total Businesses



96,182

Total Employees

EMPLOYMENT



65%

White Collar



23%

Blue Collar



12%

Services

4.6%

Unemployment Rate

INCOME



\$63,790

Median Household Income



\$30,611

Per Capita Income



\$111,346

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.6%	+0.1%	
\$15,000 - \$24,999	6%	-2.8%	
\$25,000 - \$34,999	9%	+0.1%	
\$35,000 - \$49,999	12.8%	+0.5%	
\$50,000 - \$74,999	18.2%	0	
\$75,000 - \$99,999	15.7%	+3%	
\$100,000 - \$149,999	16.2%	+1.3%	
\$150,000 - \$199,999	7.4%	+1.1%	
\$200,000+	4.2%	-3.1%	

Bars show deviation from Georgia