



**PRICE REDUCED**

**FOR SALE**



**INVESTMENT PROPERTY**

**TWO STORY MULTI-TENANT OFFICE BUILDING**

**4,470± SQ FT • FIVE SUITES**

**524 S HOUSTON LAKE ROAD - BUILDING "B"  
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088**

**CBCMACON.COM**

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 **COLDWELL  
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## PROPERTY OVERVIEW

524 S Houston Lake Road, Building "B"  
Warner Robins, Houston County, Georgia 31088

<b>BUILDING INFORMATION / AVAILABLE SUITES:</b>	4,470± SF Two-Story Multi-Tenant Office Building - Five Suites <ul style="list-style-type: none"><li>• Suite 100 (991± SF): Leased - Innovate International Intelligence &amp; Intergration, LLC</li><li>• Suite 200: (860± RSF) - Leased -</li><li>• Suite 300 (846± SF): Leased - Penciled IN Resume Writing &amp; Career Services</li><li>• Suite 400 (918± SF): Leased - Parkwest Security, Inc.</li><li>• Suite 500 (934± SF): Leased - Nicholas White, Attorney</li></ul>
<b>NET OPERATING INCOME:</b>	\$33,743
<b>LAND AREA:</b>	.20± Acres
<b>YEAR BUILT:</b>	2004
<b>BUILDING CONSTRUCTION:</b>	<ul style="list-style-type: none"><li>• Exterior Walls: Brick</li><li>• Roof: Original</li><li>• Foundation: Slab, on-grade</li></ul>
<b>CEILING HEIGHT:</b>	10'
<b>FLOORS:</b>	VCT Tile & Carpet
<b>LIGHTING:</b>	Fluorescent fixtures
<b>INTERIOR WALLS:</b>	Sheetrock
<b>HVAC:</b>	Five (5) units
<b>PARKING:</b>	Asphalt paved parking
<b>UTILITIES:</b>	<ul style="list-style-type: none"><li>• Suites metered separately for electricity.</li><li>• One water meter for the building.</li></ul>
<b>PROPERTY TAX BILL:</b>	\$3,887.13 (2020)
<b>ZONED:</b>	C1
<b>REDUCED SALES PRICE</b>	<b>\$395,000 \$375,000 (9% CAP RATE)</b>



## 2020 EXPENSES

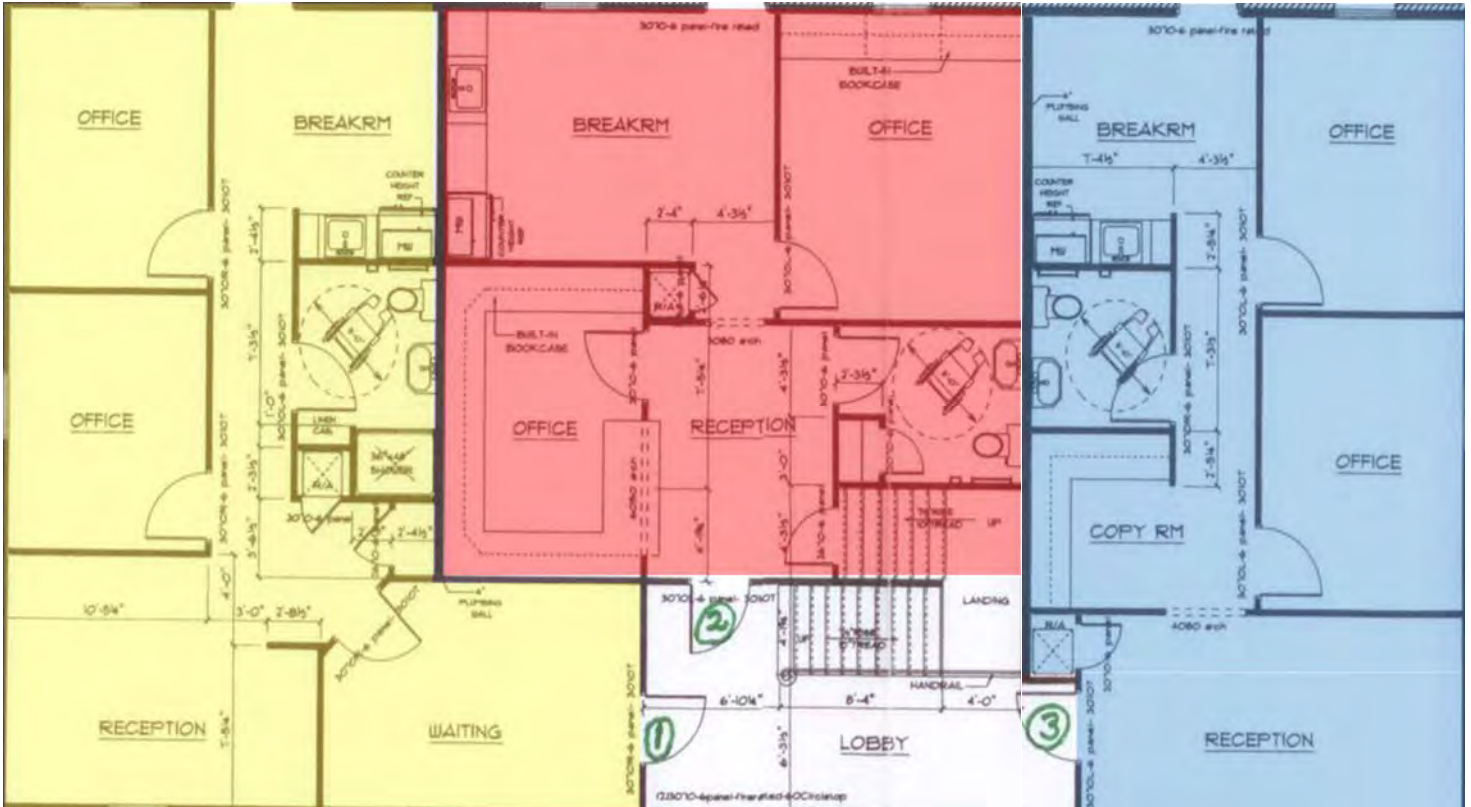
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<b><u>ANNUAL INCOME</u></b>	<b><u>\$45,204.00</u></b>
<b><u>2020 EXPENSES</u></b>	
Water	\$859.26
Storm Water	105.50
Landscaping	560.00
Taxes	3,887.13
HSE Electric	570.78
Pest Control	307.00
Repair and Maintenance	3,848.56
Insurance	1,323.25
<b><u>TOTAL EXPENSES</u></b>	<b><u>\$11,461.48</u></b>
<b><u>NET OPERATING INCOME</u></b>	<b><u>\$33,742.52</u></b>



# FLOOR PLAN - MAIN FLOOR

524 S Houston Lake Road, Building "B"  
Warner Robins, Houston County, Georgia 31088



**SUITE 100**  
991± RSF

**SUITE 200**  
860± RSF

**SUITE 300**  
846± RSF



# FLOOR PLAN - UPPER FLOOR

524 S Houston Lake Road, Building "B"  
Warner Robins, Houston County, Georgia 31088



**SUITE 400**  
**918± RSF**

**SUITE 500**  
**934± RSF**



# MAPS

524 S Houston Lake Road, Building "B"  
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# DEMOGRAPHICS - HOUSTON COUNTY

524 S Houston Lake Road, Building "B"  
Warner Robins, Houston County, Georgia 31088

## 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