

**FOR SALE**



**EBERHARDT & BARRY**

**PRICE REDUCED**



**HOUSTON VILLAGE SHOPPING CENTER**

**55,025± TOTAL SQ FT**

**823 - 827 N. Houston Road**

**Warner Robins, Houston County, Georgia 31093**

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**REDUCED SALES PRICE: ~~\$2,490,000~~ \$1,750,000**

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**FOR MORE DETAILS CONTACT:**

Revised 1/28/20

**PATRICK BARRY- EXCLUSIVE AGENT**

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**Coldwell Banker Commercial Eberhardt & Barry Inc.**

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**990 Riverside Drive  
Macon, GA 31201**



<b>LOCATION:</b>	Subject property is located 3.5 miles from Robins Air Force Base.
<b>BUILDING INFORMATION:</b>	<p>55,025± SF Shopping Center (Floor Plans Page 16-18)</p> <ul style="list-style-type: none"> <li>• <b>42,225± SF Anchor Space (Vacant)</b> <ul style="list-style-type: none"> <li>- Two (2) Break Rooms</li> <li>- Two (2) Server Rooms</li> <li>- Safe Room</li> <li>- Two (2) Private Offices</li> <li>- Two (2) Women Rest Rooms</li> <li>- Two (2) Men Rest Rooms</li> <li>- Receiving Dock</li> <li>- Riser Room</li> <li>- Second Floor Maintenance Room</li> <li>- Warehouse</li> </ul> </li> <li>• Suite A: 1,200± SF - Wok N Roll</li> <li>• Suite B: 1,200± SF - Boost Mobile</li> <li>• <b>Suite C: 1,200± SF - \$1,200 Per Month</b></li> <li>• Suite D: 1,200± SF - Beauty Salon</li> <li>• Suite E: 8,000± SF - Family Dollar</li> </ul>
<b>YEAR BUILT:</b>	1989 / 1999
<b>LEASE INFORMATION:</b>	See Lease Highlights Page 3-5.
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 9.08 Acres</li> <li>• .4 Acre outparcel with frontage on Bassford Drive</li> </ul>
<b>ACCESS:</b>	<p>Three (3) curb cuts:</p> <ul style="list-style-type: none"> <li>- one (1) off N. Houston Road and two (2) off Bassford Drive</li> </ul>
<b>TOPOGRAPHY:</b>	Level, road grade
<b>ZONING:</b>	C2
<b>PARKING:</b>	330 asphalt paved spaces
<b>TRUCK LOADING:</b>	Three (3) dock high doors
<b>UTILITIES:</b>	All public utilities serve the site
<b>PROPERTY TAX BILL:</b>	<ul style="list-style-type: none"> <li>• Houston County 2019: \$18,535.42</li> <li>• City of Warner Robins 2018: \$7,962.44</li> </ul>



<b>827</b>	<b>Vacant - 42,225± SF - Former Piggly Wiggly</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessor
<b>TERM:</b>	N/A
<b>BASE RENT:</b>	N/A
<b>CAM:</b>	Paid by Lessee
<b>TAXES:</b>	Paid by Lessee
<b>UTILITIES:</b>	Paid by Lessee

<b>827A</b>	<b>Wok N Roll - 1,200± SF</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessee
<b>TERM:</b>	11/01/2018 - 10/31/2023
<b>BASE RENT:</b>	\$1,300 Per Month
<b>CAM:</b>	\$91.00 Per Month (Paid by Lessee)
<b>TAXES:</b>	\$59.00 Per Month (Paid by Lessee)
<b>UTILITIES:</b>	Paid by Lessee



<b>827B</b>	<b>Boost Mobile - 1,200± SF</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessee
<b>TERM:</b>	Three (3) Years
<b>BASE RENT:</b>	\$1,200 per Month
<b>CAM:</b>	N/A
<b>TAXES:</b>	N/A
<b>UTILITIES:</b>	Paid by Lessee

<b>827C</b>	<b>VACANT - 1,200± SF</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessee
<b>TERM:</b>	
<b>BASE RENT:</b>	<b>\$1,200 Per Month</b>
<b>CAM:</b>	N/A
<b>TAXES:</b>	N/A
<b>UTILITIES:</b>	Paid by Lessee



<b>827D</b>	<b>God is Beauty Salon - 1,200± SF</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessee
<b>TERM:</b>	5/1/2003 - 1/9/2020
<b>BASE RENT:</b>	\$1,150
<b>CAM:</b>	\$91.00 (Paid by Lessee)
<b>TAXES:</b>	\$59.00 (Paid by Lessee)
<b>UTILITIES:</b>	Paid by Lessee

<b>827E</b>	<b>Family Dollar #3771 - 8,000± SF</b>
<b>FURNITURE, FIXTURES, &amp; EQUIPMENT:</b>	Property of Lessee
<b>TERM:</b>	10/01/2001 - 12/31/2019
<b>BASE RENT:</b>	\$4,537.50
<b>CAM:</b>	Paid by Lessor
<b>TAXES:</b>	Paid by Lessor
<b>UTILITIES:</b>	Paid by Lessee

<b>INCOME</b>	
Base Rent	\$110,682.00
Expense Reimbursement Revenue:	
CAM	2,439.00
Taxes	1,995.50
Prior Year-Cam	(446.26)
Prior Year-Insurance	760.35
Prior Year-Tax	<u>4,524.21</u>
Total Expense Reimbursement	<u>\$9,272.80</u>
<b>TOTAL INCOME</b>	<b>\$119,954.80</b>
<b>EXPENSES</b>	
Common Area Maintenance Expenses:	
Electricity	\$1,463.44
Janitorial	200.00
Paint/Decorating	2,298.00
Parking Lot Lights	3,531.01
Landscaping Contract	5,700.00
Parking Lot Sweeping	6,600.00
Signs / Directories	<u>622.74</u>
Total Common Area Maintenance Expenses:	\$20,415.19
City Property Tax	9,353.71
County Property Tax	21,830.64
Tax Appeal Service	400.00
Property Insurance	10,400.00
Liability Insurance	1,898.00
Roof Repairs	778.00
HVAC	845.00
Utilities-Electricity	<u>338.00</u>
<b>TOTAL EXPENSES</b>	<b><u>\$66,258.54</u></b>
<b>NET OPERATING INCOME</b>	<b>\$53,696.26</b>

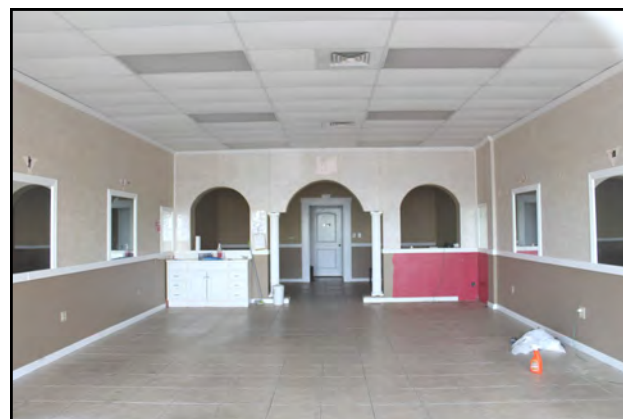
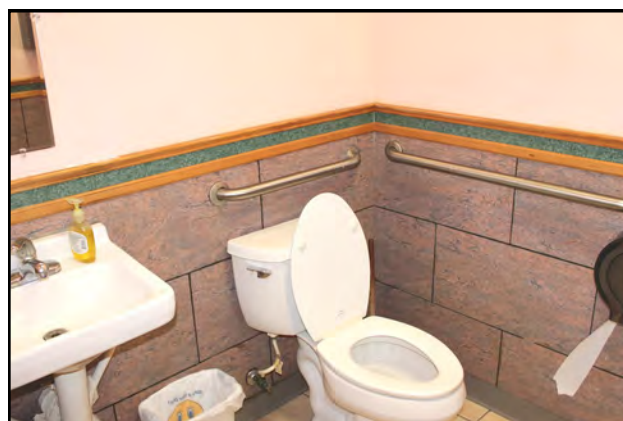




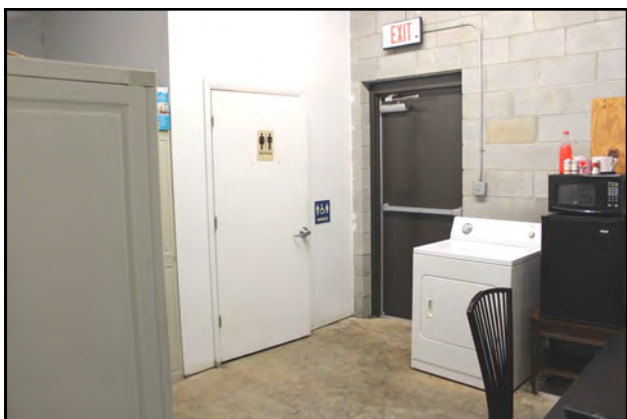
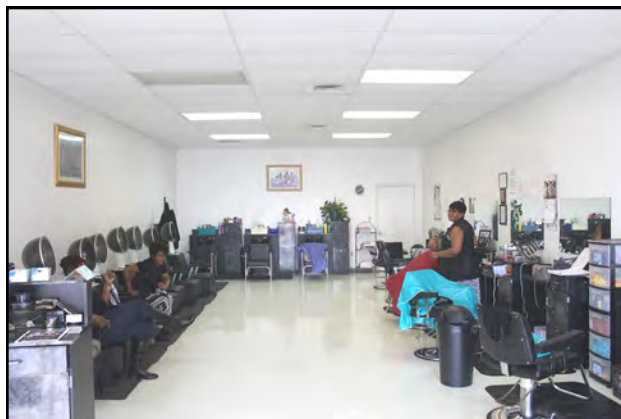


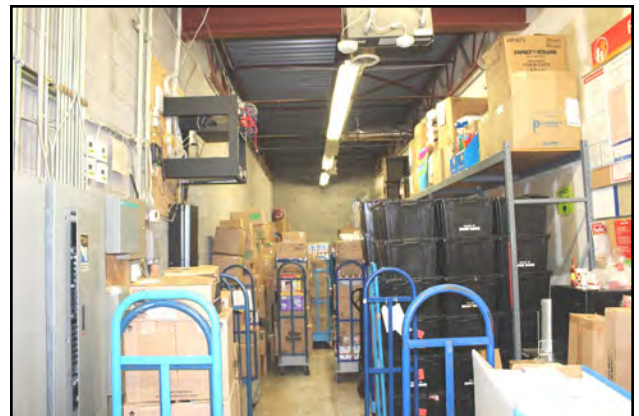
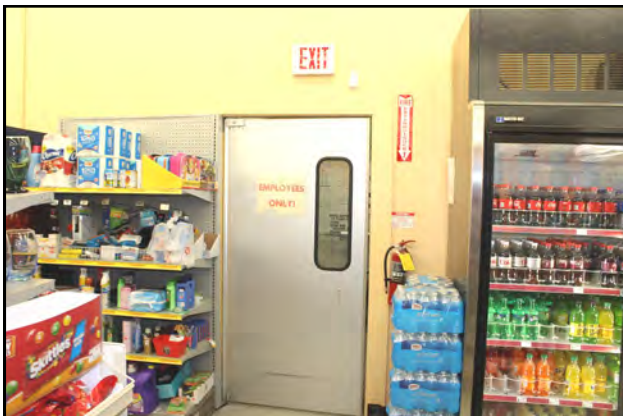
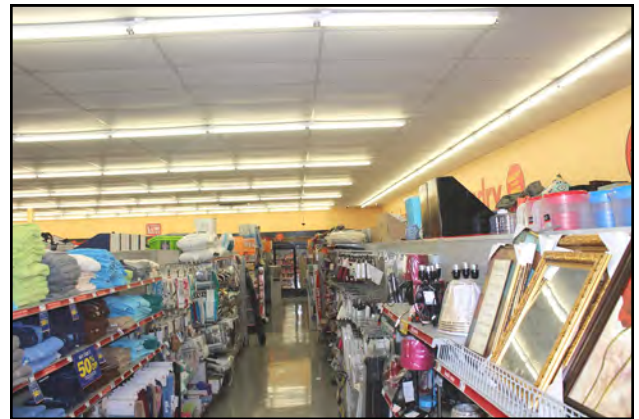
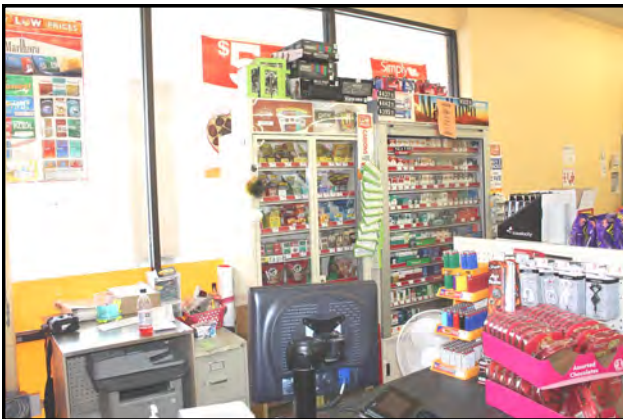






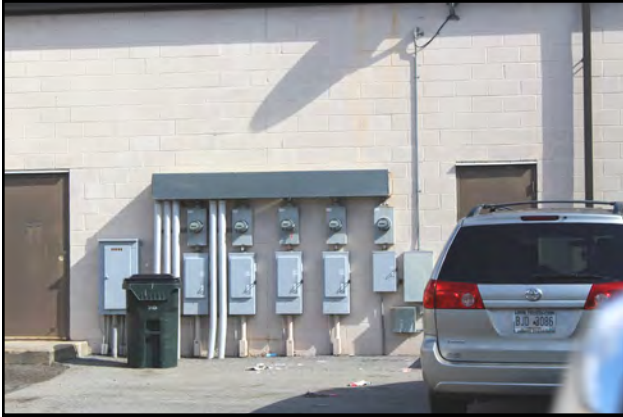




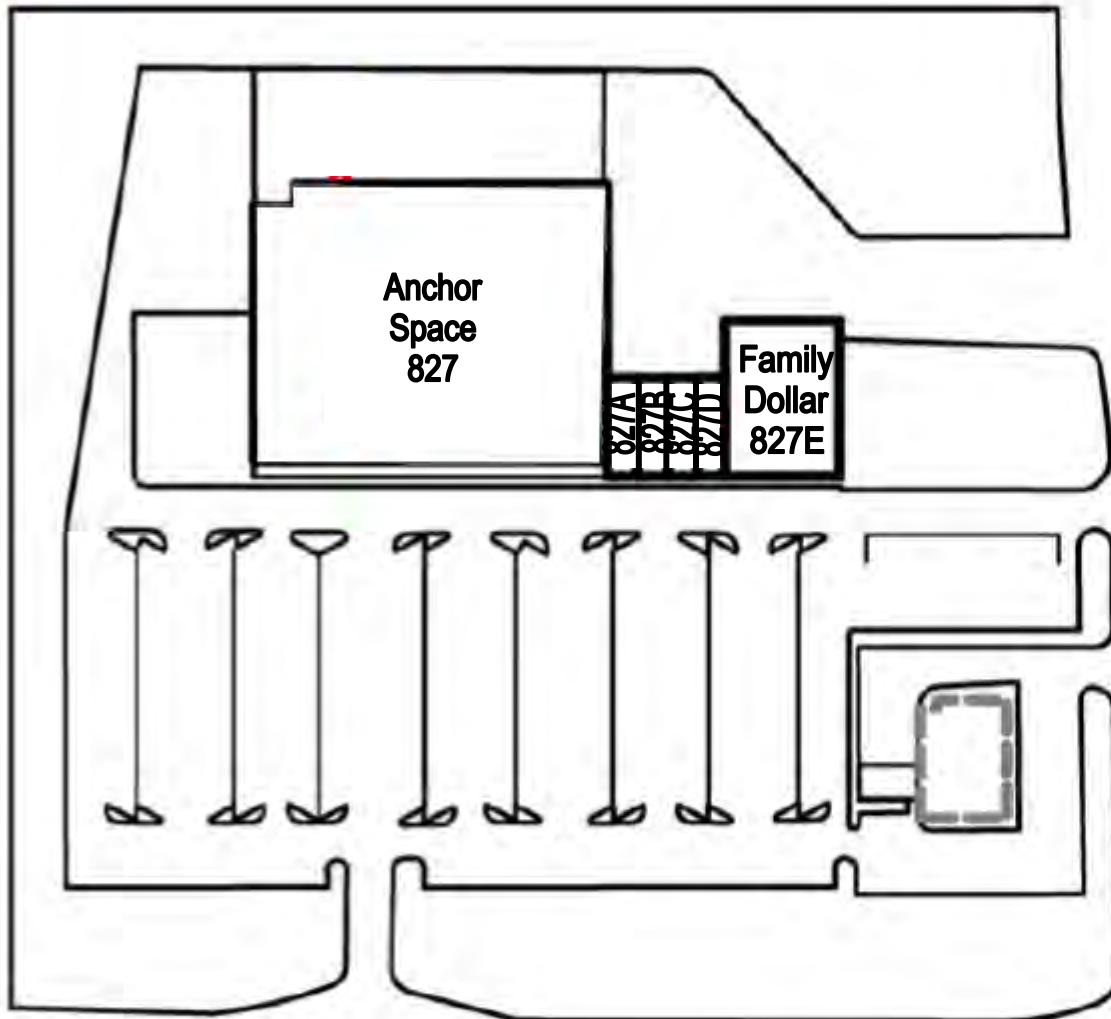








**.4 Acre Outparcel**



**827: Vacant - 42,225 SF**

**827A: Wok N Roll - 1,200 SF**

**827B: Boost Mobile - 1,200 SF**

**827C: Vacant - 1,200 SF**

**827D: God is Beauty Salon - 1,200 SF**

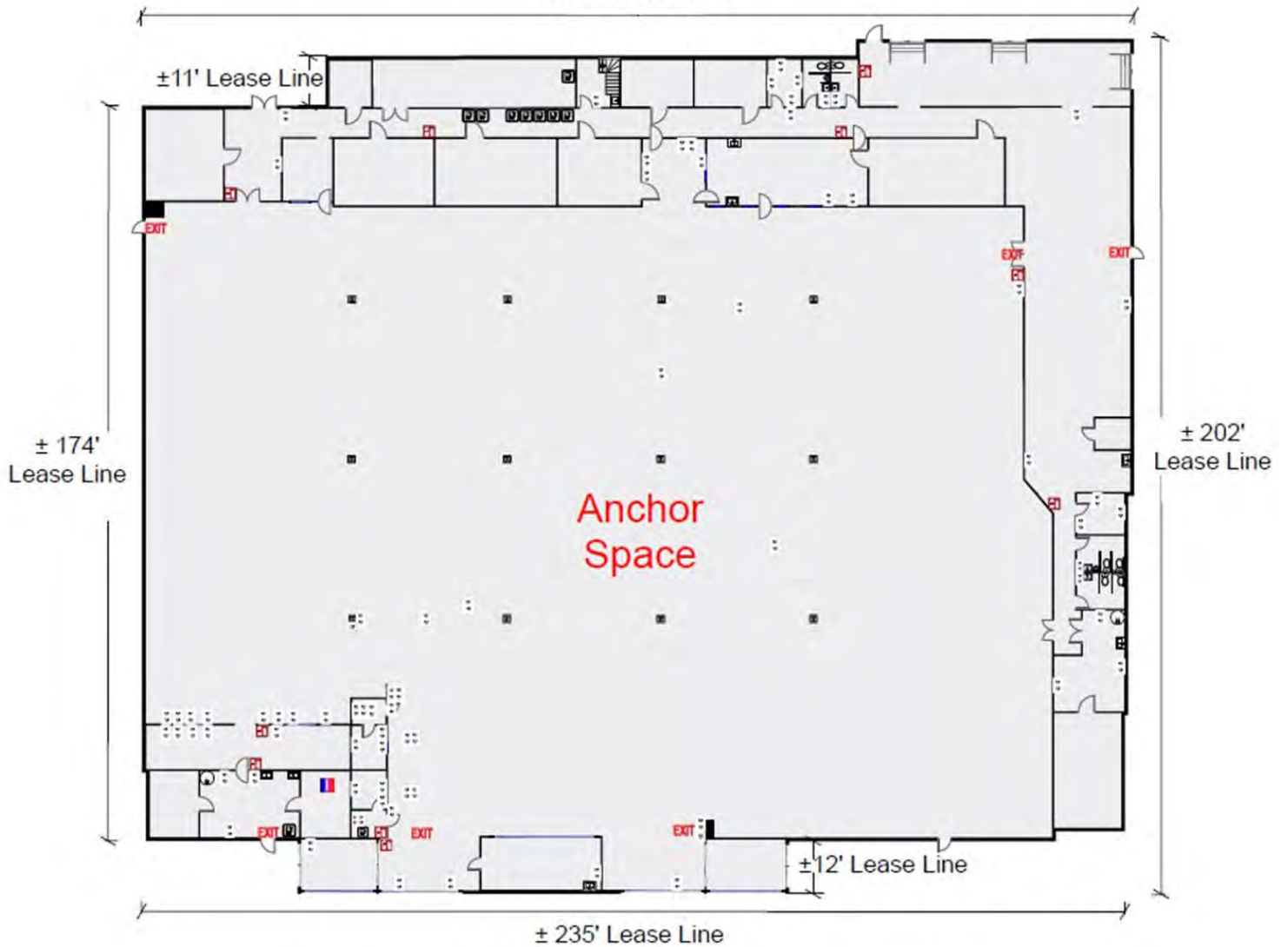
**827E: Family Dollar - 8,000 SF**





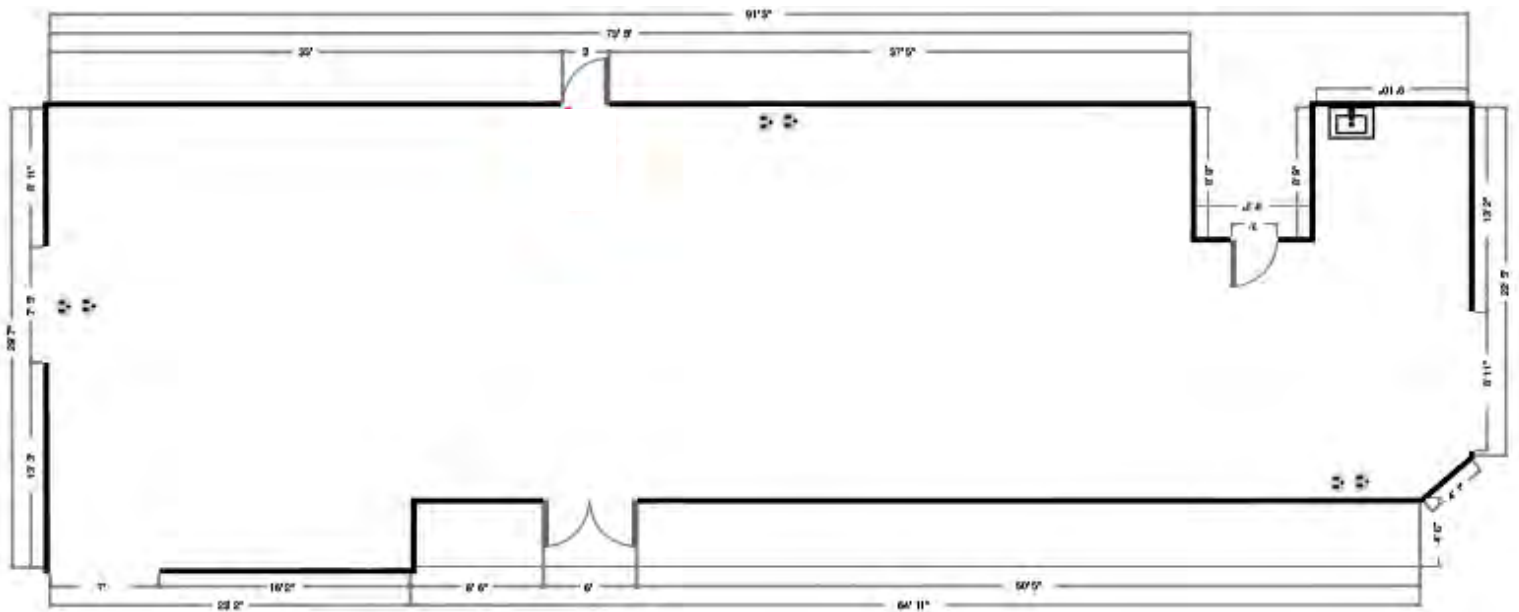
Rear

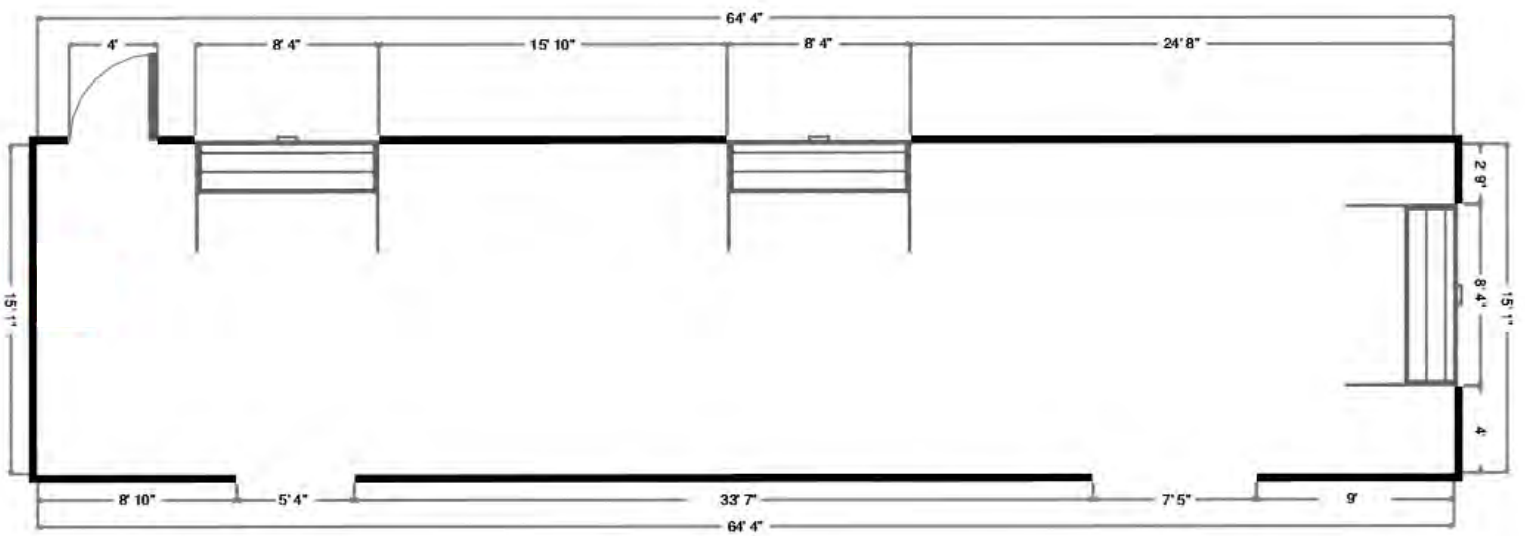
± 235' Lease Line



Front





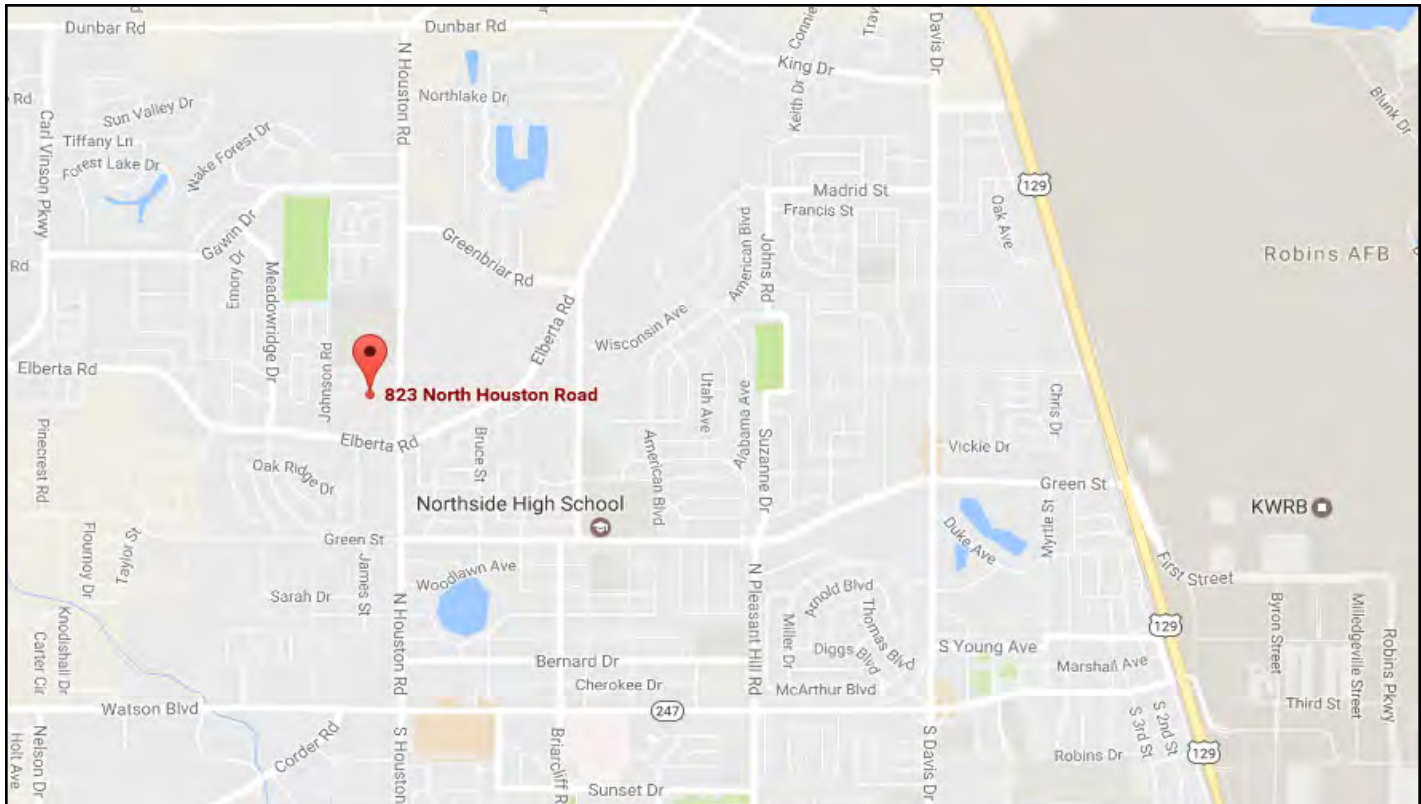
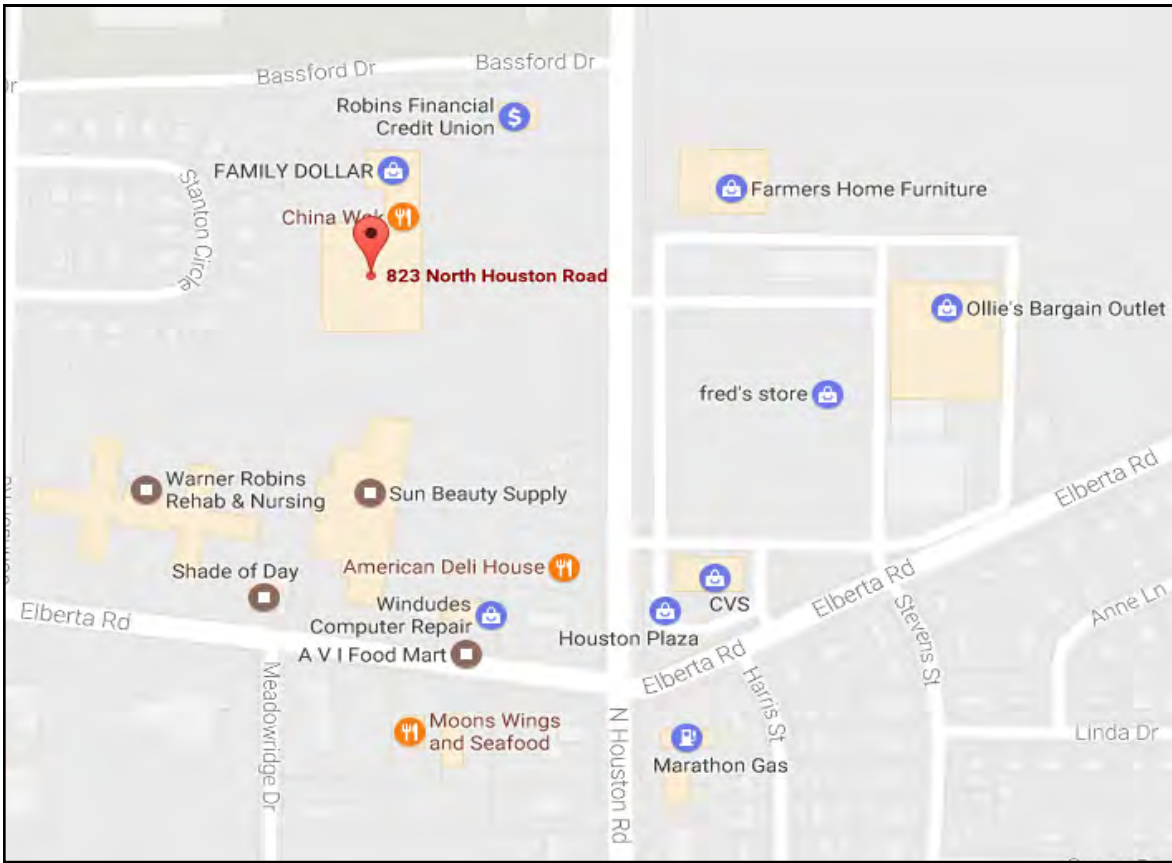








**823 N Houston Road - Warner Robins, GA 31093**      **MAPS**







# Demographic and Income Profile

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

Prepared by Esri  
 Latitude: 32.63333  
 Longitude: -83.64166

Summary	Census 2010	2019	2024
Population	9,974	10,716	11,231
Households	4,007	4,270	4,464
Families	2,554	2,667	2,766
Average Household Size	2.44	2.47	2.48
Owner Occupied Housing Units	2,250	2,275	2,427
Renter Occupied Housing Units	1,757	1,995	2,037
Median Age	34.8	36.3	37.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.94%	1.10%	0.77%
Households	0.89%	1.09%	0.75%
Families	0.73%	1.01%	0.68%
Owner HHs	1.30%	1.41%	0.92%
Median Household Income	4.07%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	518	12.1%	417	9.3%
\$15,000 - \$24,999	760	17.8%	705	15.8%
\$25,000 - \$34,999	770	18.0%	734	16.4%
\$35,000 - \$49,999	489	11.5%	506	11.3%
\$50,000 - \$74,999	823	19.3%	933	20.9%
\$75,000 - \$99,999	460	10.8%	561	12.6%
\$100,000 - \$149,999	381	8.9%	509	11.4%
\$150,000 - \$199,999	36	0.8%	52	1.2%
\$200,000+	33	0.8%	45	1.0%
Median Household Income	\$37,065		\$45,243	
Average Household Income	\$51,299		\$59,129	
Per Capita Income	\$20,571		\$23,645	

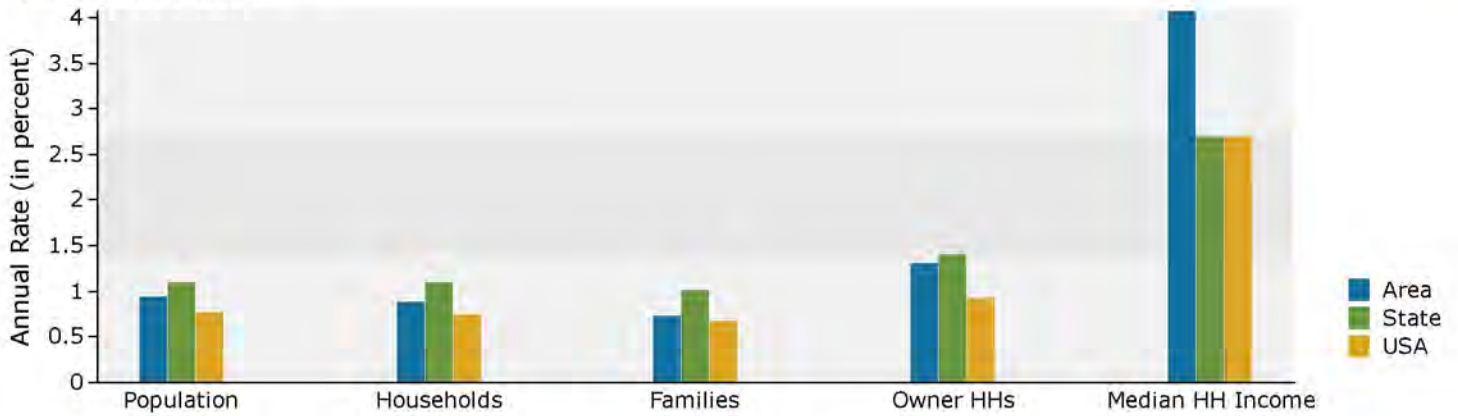
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	750	7.5%	735	6.9%	763	6.8%
5 - 9	690	6.9%	720	6.7%	750	6.7%
10 - 14	627	6.3%	686	6.4%	743	6.6%
15 - 19	748	7.5%	637	5.9%	684	6.1%
20 - 24	738	7.4%	708	6.6%	688	6.1%
25 - 34	1,456	14.6%	1,677	15.7%	1,674	14.9%
35 - 44	1,182	11.9%	1,334	12.5%	1,507	13.4%
45 - 54	1,353	13.6%	1,209	11.3%	1,235	11.0%
55 - 64	1,055	10.6%	1,281	12.0%	1,270	11.3%
65 - 74	692	6.9%	914	8.5%	1,027	9.1%
75 - 84	510	5.1%	588	5.5%	647	5.8%
85+	173	1.7%	225	2.1%	244	2.2%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,790	48.0%	4,444	41.5%	4,295	38.2%
Black Alone	4,384	44.0%	5,242	48.9%	5,756	51.2%
American Indian Alone	41	0.4%	58	0.5%	66	0.6%
Asian Alone	157	1.6%	221	2.1%	265	2.4%
Pacific Islander Alone	11	0.1%	13	0.1%	15	0.1%
Some Other Race Alone	320	3.2%	397	3.7%	437	3.9%
Two or More Races	271	2.7%	342	3.2%	398	3.5%
Hispanic Origin (Any Race)	738	7.4%	904	8.4%	1,020	9.1%

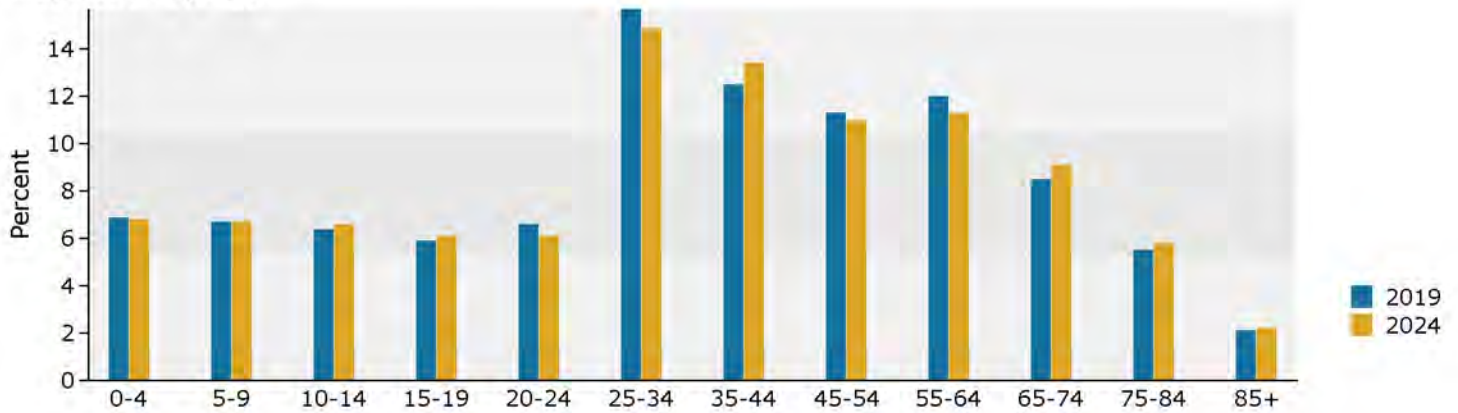
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

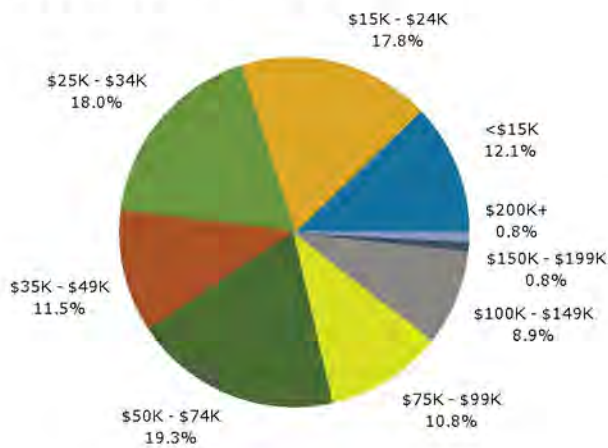
## Trends 2019-2024



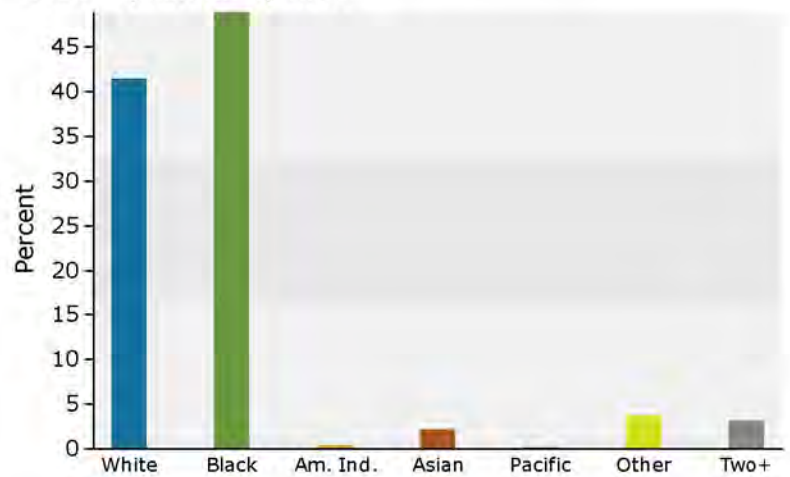
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 8.4%





# Demographic and Income Profile

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

Prepared by Esri  
 Latitude: 32.63333  
 Longitude: -83.64166

Summary	Census 2010	2019	2024
Population	47,740	49,865	51,563
Households	19,019	19,727	20,359
Families	12,411	12,614	12,918
Average Household Size	2.49	2.51	2.52
Owner Occupied Housing Units	10,412	10,278	10,793
Renter Occupied Housing Units	8,607	9,449	9,566
Median Age	33.9	35.4	36.3
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.67%	1.10%	0.77%
Households	0.63%	1.09%	0.75%
Families	0.48%	1.01%	0.68%
Owner HHs	0.98%	1.41%	0.92%
Median Household Income	3.73%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	2,438	12.4%	1,957	9.6%
\$15,000 - \$24,999	3,220	16.3%	2,933	14.4%
\$25,000 - \$34,999	2,881	14.6%	2,702	13.3%
\$35,000 - \$49,999	2,534	12.8%	2,566	12.6%
\$50,000 - \$74,999	3,943	20.0%	4,298	21.1%
\$75,000 - \$99,999	1,993	10.1%	2,357	11.6%
\$100,000 - \$149,999	1,943	9.8%	2,505	12.3%
\$150,000 - \$199,999	472	2.4%	647	3.2%
\$200,000+	302	1.5%	394	1.9%
Median Household Income	\$41,690		\$50,078	
Average Household Income	\$56,445		\$65,191	
Per Capita Income	\$22,313		\$25,722	

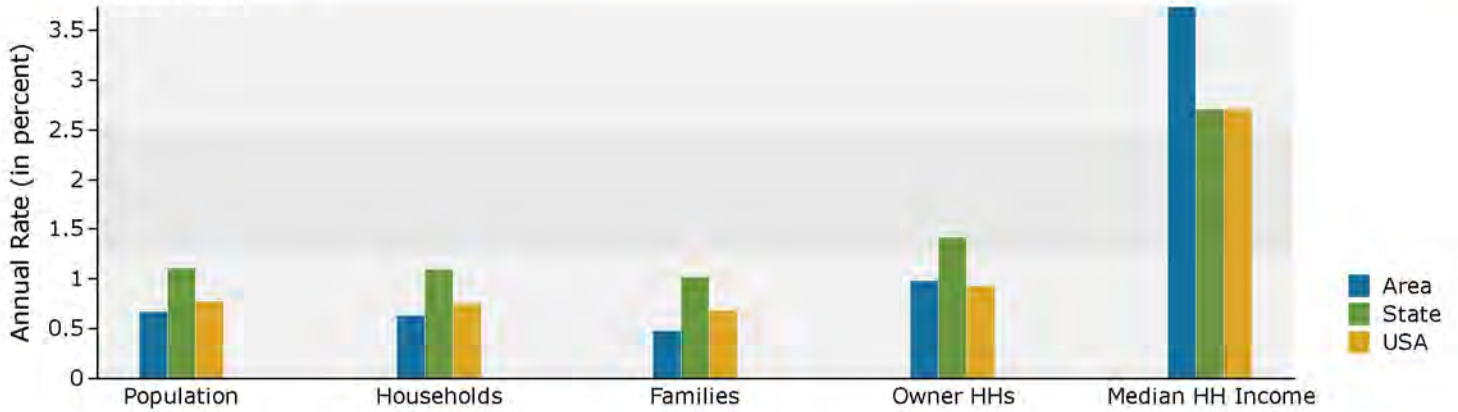
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,780	7.9%	3,621	7.3%	3,729	7.2%
5 - 9	3,417	7.2%	3,488	7.0%	3,572	6.9%
10 - 14	3,130	6.6%	3,327	6.7%	3,492	6.8%
15 - 19	3,589	7.5%	3,039	6.1%	3,298	6.4%
20 - 24	3,645	7.6%	3,233	6.5%	3,230	6.3%
25 - 34	6,954	14.6%	7,960	16.0%	7,522	14.6%
35 - 44	5,652	11.8%	6,203	12.4%	7,012	13.6%
45 - 54	6,661	14.0%	5,613	11.3%	5,584	10.8%
55 - 64	5,017	10.5%	5,939	11.9%	5,742	11.1%
65 - 74	3,225	6.8%	4,214	8.5%	4,711	9.1%
75 - 84	2,044	4.3%	2,373	4.8%	2,735	5.3%
85+	627	1.3%	854	1.7%	937	1.8%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,678	53.8%	23,780	47.7%	22,959	44.5%
Black Alone	18,093	37.9%	21,110	42.3%	22,950	44.5%
American Indian Alone	189	0.4%	226	0.5%	243	0.5%
Asian Alone	747	1.6%	1,046	2.1%	1,253	2.4%
Pacific Islander Alone	113	0.2%	119	0.2%	125	0.2%
Some Other Race Alone	1,446	3.0%	1,743	3.5%	1,898	3.7%
Two or More Races	1,475	3.1%	1,841	3.7%	2,135	4.1%
Hispanic Origin (Any Race)	3,462	7.3%	4,118	8.3%	4,589	8.9%

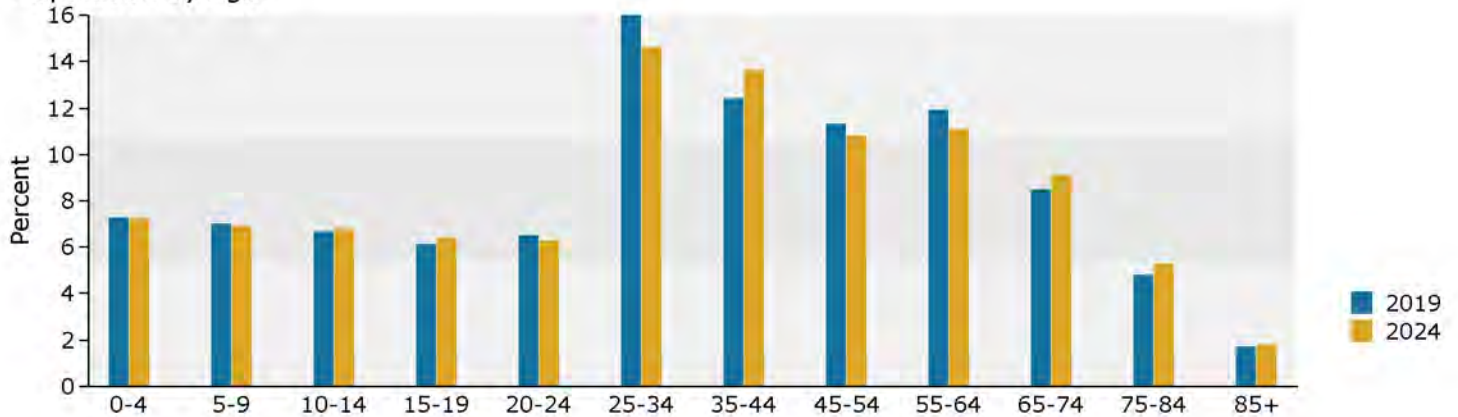
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## Trends 2019-2024



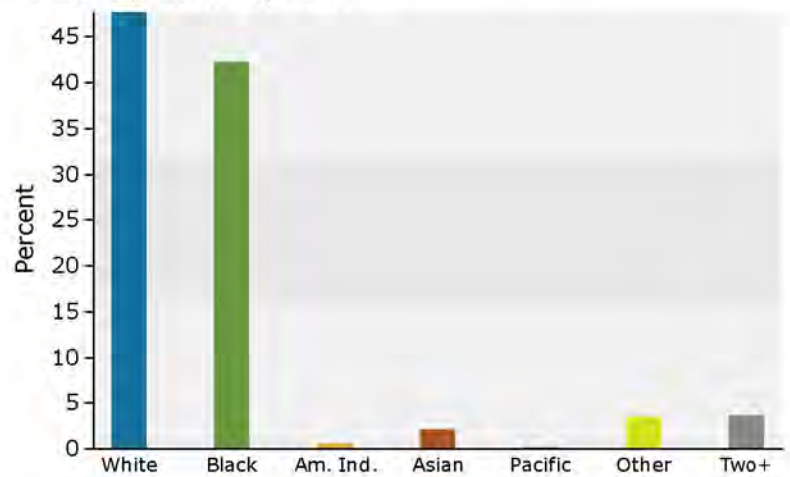
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 8.3%





# Demographic and Income Profile

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

Prepared by Esri  
 Latitude: 32.63333  
 Longitude: -83.64166

Summary	Census 2010	2019	2024
Population	87,203	92,974	97,291
Households	33,893	35,959	37,557
Families	23,173	24,169	25,083
Average Household Size	2.55	2.57	2.57
Owner Occupied Housing Units	20,690	20,949	22,237
Renter Occupied Housing Units	13,203	15,010	15,320
Median Age	33.5	35.2	35.9
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.91%	1.10%	0.77%
Households	0.87%	1.09%	0.75%
Families	0.75%	1.01%	0.68%
Owner HHs	1.20%	1.41%	0.92%
Median Household Income	2.16%	2.70%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	3,363	9.4%	2,687	7.2%
\$15,000 - \$24,999	4,753	13.2%	4,264	11.4%
\$25,000 - \$34,999	4,474	12.4%	4,115	11.0%
\$35,000 - \$49,999	4,281	11.9%	4,262	11.3%
\$50,000 - \$74,999	7,548	21.0%	7,931	21.1%
\$75,000 - \$99,999	4,230	11.8%	4,870	13.0%
\$100,000 - \$149,999	4,723	13.1%	5,981	15.9%
\$150,000 - \$199,999	1,574	4.4%	2,182	5.8%
\$200,000+	1,012	2.8%	1,266	3.4%
Median Household Income	\$52,468		\$58,384	
Average Household Income	\$68,075		\$78,319	
Per Capita Income	\$26,335		\$30,235	

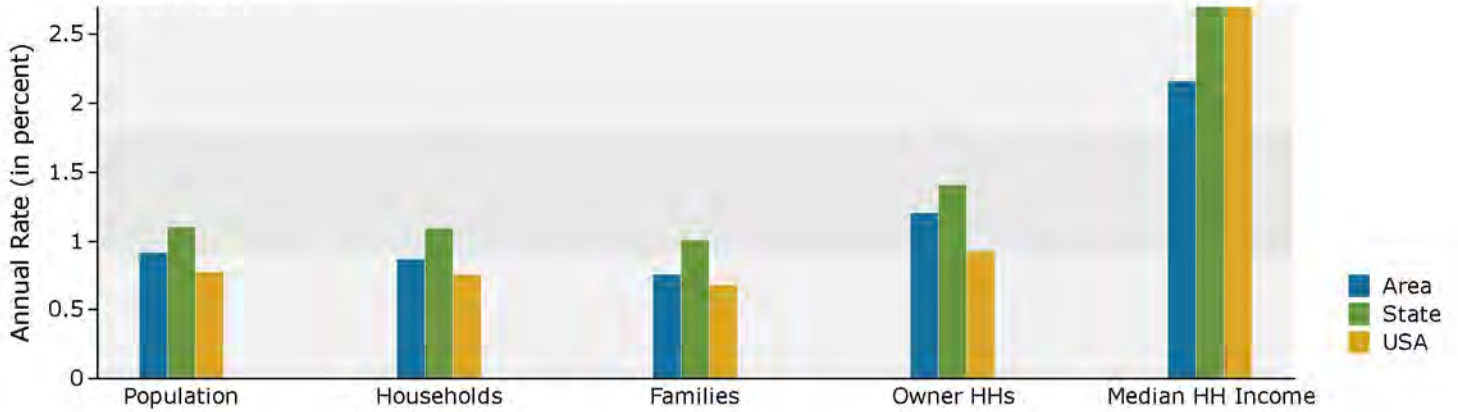
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,740	7.7%	6,585	7.1%	6,940	7.1%
5 - 9	6,398	7.3%	6,441	6.9%	6,732	6.9%
10 - 14	5,970	6.8%	6,235	6.7%	6,603	6.8%
15 - 19	6,457	7.4%	5,667	6.1%	6,108	6.3%
20 - 24	6,705	7.7%	6,035	6.5%	5,998	6.2%
25 - 34	13,135	15.1%	15,213	16.4%	14,927	15.3%
35 - 44	11,012	12.6%	12,367	13.3%	14,360	14.8%
45 - 54	12,451	14.3%	10,745	11.6%	10,521	10.8%
55 - 64	8,943	10.3%	11,137	12.0%	10,665	11.0%
65 - 74	5,411	6.2%	7,484	8.0%	8,465	8.7%
75 - 84	3,097	3.6%	3,807	4.1%	4,543	4.7%
85+	885	1.0%	1,259	1.4%	1,429	1.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,489	59.0%	49,204	52.9%	48,337	49.7%
Black Alone	27,819	31.9%	33,560	36.1%	37,118	38.2%
American Indian Alone	322	0.4%	376	0.4%	401	0.4%
Asian Alone	1,944	2.2%	2,841	3.1%	3,498	3.6%
Pacific Islander Alone	171	0.2%	199	0.2%	219	0.2%
Some Other Race Alone	2,833	3.2%	3,411	3.7%	3,723	3.8%
Two or More Races	2,626	3.0%	3,384	3.6%	3,996	4.1%
Hispanic Origin (Any Race)	6,542	7.5%	7,898	8.5%	8,891	9.1%

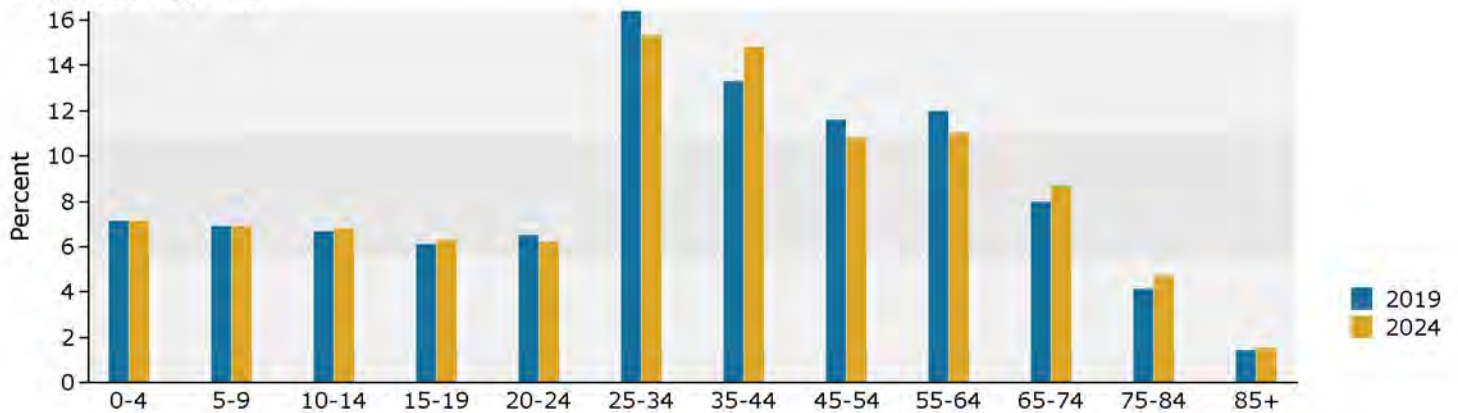
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

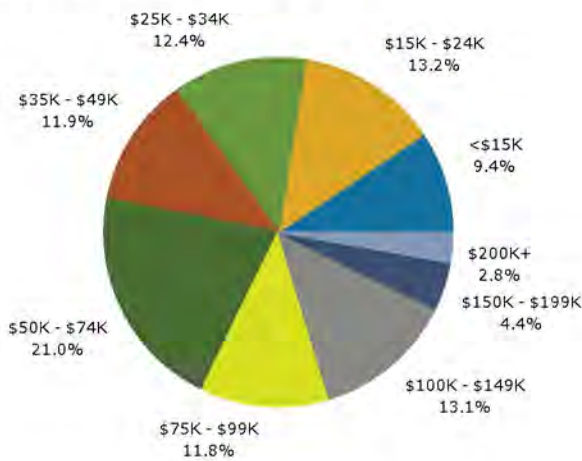
## Trends 2019-2024



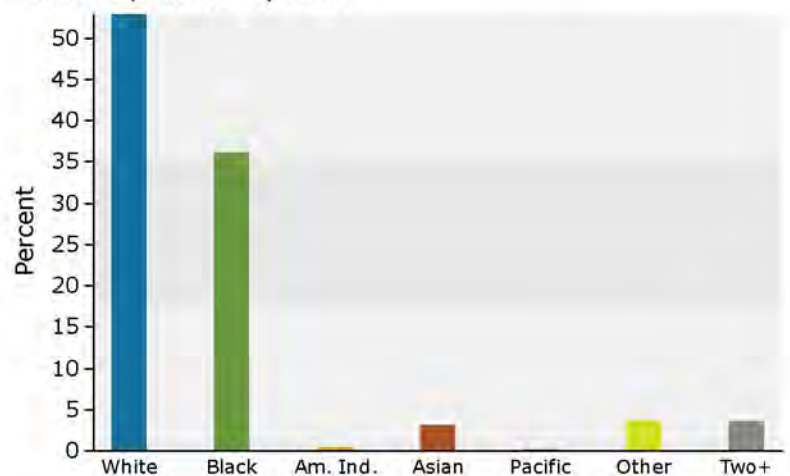
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 8.5%



**FOR SALE  
OR LEASE**



**HOUSTON VILLAGE SHOPPING CENTER  
55,025± TOTAL SQ FT**

**823 - 827 N. Houston Road  
Warner Robins, Houston County, Georgia 31093**

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**SALES PRICE: \$2,249,000  
LEASE RATE: \$4.50/PSF**

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**FOR MORE DETAILS CONTACT:**

Created 1/9/17

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Fax 478-746-1362 Cell 478-718-1806  
[www.coldwellbankercommercialeb.com](http://www.coldwellbankercommercialeb.com)

990 Riverside Drive  
Macon, GA 31201



<b>INCOME</b>	
Base Rent	\$89,680.50
Expense Reimbursement Revenue:	
CAM	2,439.00
Taxes	1,995.50
Prior Year-Cam	(446.26)
Prior Year-Insurance	760.35
Prior Year-Tax	<u>4,524.21</u>
Total Expense Reimbursement	<u>\$9,272.80</u>
<b>TOTAL INCOME</b>	<b>\$98,953.30</b>
<b>EXPENSES</b>	
Common Area Maintenance Expenses:	
Electricity	\$1,463.44
Janitorial	200.00
Paint/Decorating	2,298.00
Parking Lot Lights	3,531.01
Landscaping Contract	5,700.00
Parking Lot Sweeping	6,600.00
Signs / Directories	<u>622.74</u>
Total Common Area Maintenance Expenses:	\$20,415.19
City Property Tax	9,353.71
County Property Tax	21,830.64
Tax Appeal Service	400.00
Property Insurance	10,400.00
Liability Insurance	1,898.00
Roof Repairs	778.00
HVAC	845.00
Utilities-Electricity	<u>338.00</u>
<b>TOTAL EXPENSES</b>	<b><u>\$66,258.54</u></b>
<b>Net Operating Income</b>	<b>\$32,694.76</b>

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<b>Net Operating Income</b>	<b>\$32,694.76</b>
Interest Expense	93,044.45
Bank Expense	744.40
Postage & Courier Expense	132.00
Architect Fees	2,533.50
Professional Fees	1,000.00
Legal	2,162.68
Management Fees	7,650.00
Misc - Office	27.50
<b>TOTAL NON-OPERATING EXPENSES</b>	<b><u>\$107,294.53</u></b>
<b>NET INCOME (LOSS)</b>	<b><u>(\$74,599.77)</u></b>