

**PRICE REDUCED**

**COMMERCIAL DEVELOPMENT SITE  
.77± ACRES**



**FOR SALE**

**REDUCED SALES PRICE:  
\$159,000**

**2299 Moody Road  
Warner Robins, Georgia 31088**

**PATRICK BARRY - EXCLUSIVE AGENT**

**[pbarry@cbcworldwide.com](mailto:pbarry@cbcworldwide.com)**

**Office: (478) 746-8171**

**Cell: (478) 718-1806**

**Coldwell Banker Commercial  
Eberhardt & Barry**

**990 Riverside Drive**

**Macon, Georgia 31201**

**(478) 746-8171**

Revised 2/9/21



## PROPERTY OVERVIEW

2299 Moody Road  
Warner Robins, GA 31088

<b>LOCATION:</b>	Subject property located next to car wash & mini storage warehouses.
<b>PROPERTY HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Pad-ready site with retention</li><li>• 2 curb cuts &amp; 1 deceleration lane already on site</li></ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"><li>• Two (2) Parcels - .77 Acres Total<ul style="list-style-type: none"><li>- .35 Acre (93' X 165')</li><li>- .42 Acre (112' X 165')</li></ul></li><li>• Curb cut has been approved by DOT.</li></ul>
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	13,400 Vehicles Per Day
<b>FRONTAGE/ DEPTH:</b>	205'± Frontage • 165'± Depth
<b>TOPOGRAPHY:</b>	Level, at road grade
<b>ZONED:</b>	C2
<b>PROPERTY TAXES:</b>	\$958.38 (2019)
<b>UTILITIES:</b>	All utilities available to the site.
<b>NEIGHBORS:</b>	Speed Wash Mini Storage & Car Wash, several churches, local retail strip centers
<b>REDUCED SALES PRICE: \$159,000</b>	



## PHOTOS

2299 Moody Road  
Warner Robins, GA 31088

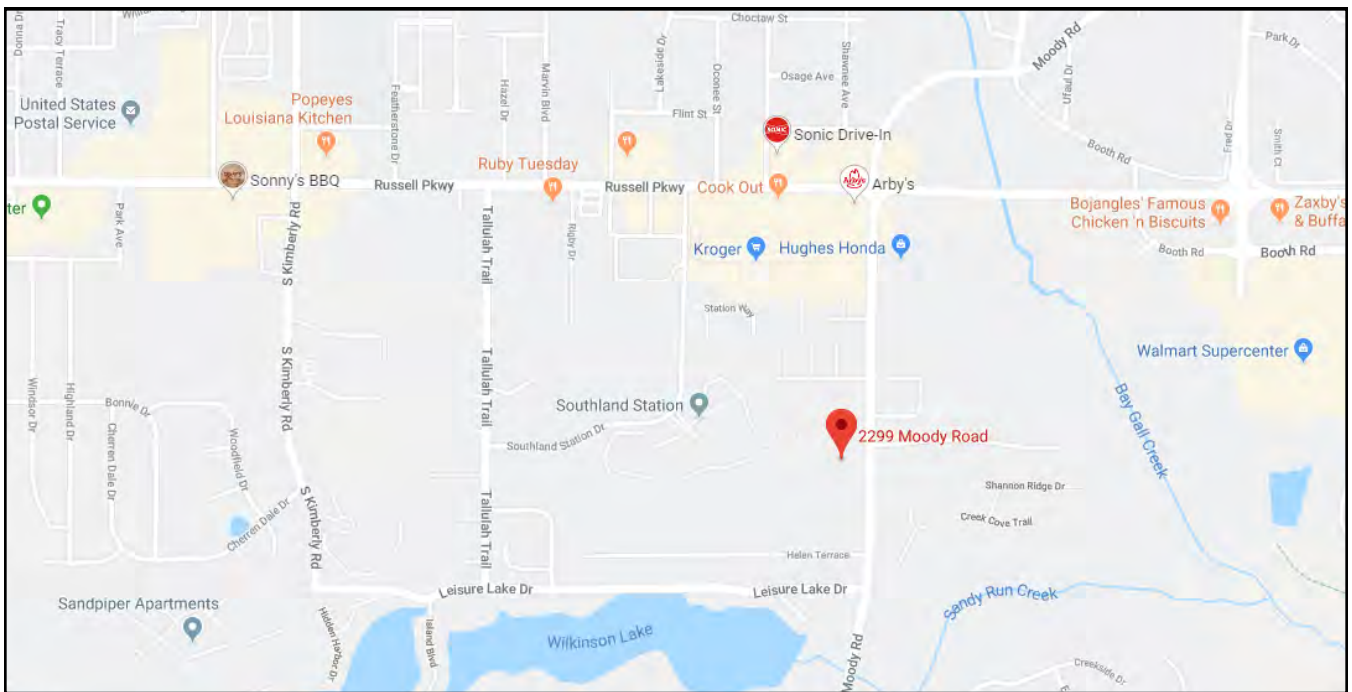






# MAPS

2299 Moody Road  
Warner Robins, GA 31088



**PATRICK BARRY**  
478.718.1806  
pbarry@cbcworldwide.com  
CBCMACON.COM

**COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY  
CBCMACON.COM



# DEMOGRAPHICS

2299 Moody Road  
Warner Robins, GA 31088

## KEY FACTS

156,433

Population



2.6

Average Household Size

36.3

Median Age

\$60,101

Median Household Income

## EDUCATION

9%

No High School Diploma



29%

High School Graduate



36%

Some College



27%

Bachelor's/Grad/Prof Degree

## BUSINESS



4,086

Total Businesses



71,342

Total Employees

## EMPLOYMENT



61%

White Collar



23%

Blue Collar



16%

Services

5.0%

Unemployment Rate

## INCOME



\$60,101

Median Household Income



\$29,456

Per Capita Income



\$99,573

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$200,000+ (4.0%)

Indicator	Value	Difference	
<\$15,000	8.1%	0	
\$15,000 - \$24,999	10.4%	0	
\$25,000 - \$34,999	10.5%	0	
\$35,000 - \$49,999	10.9%	0	
\$50,000 - \$74,999	20.1%	0	
\$75,000 - \$99,999	13.0%	0	
\$100,000 - \$149,999	17.2%	0	
\$150,000 - \$199,999	5.9%	0	
\$200,000+	4.0%	0	

Bars show deviation from  
Houston County