



FOR SALE



EBERHARDT & BARRY



**50.61± ACRES
MULTI-FAMILY DEVELOPMENT SITE**

**Thomson Road
Centerville, Houston County, Georgia 31028**

SALES PRICE: \$795,000

FOR MORE DETAILS CONTACT:

Created 5/25/18

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.cbcmacon.com

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-731-8000

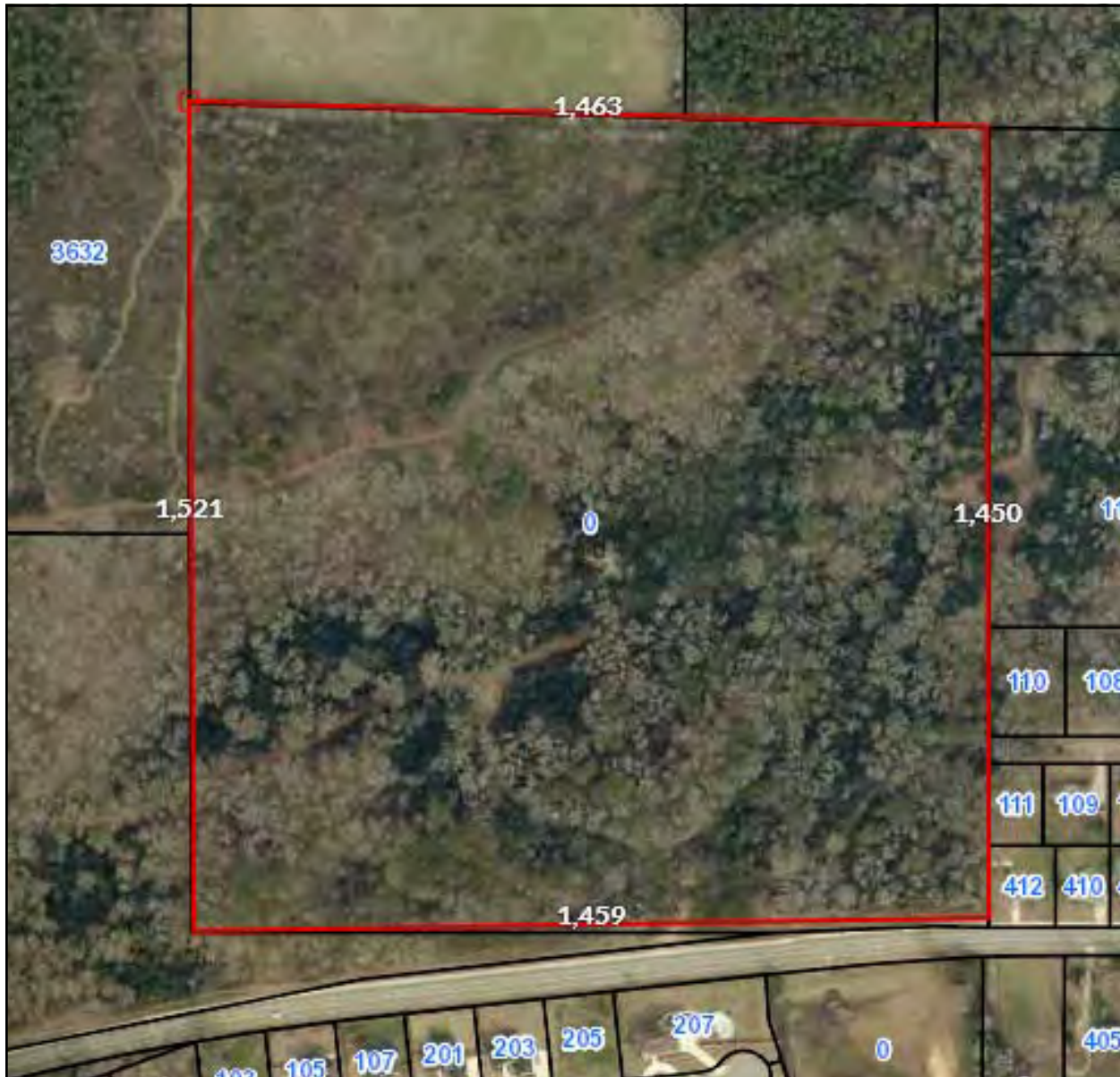
990 Riverside Drive
Macon, GA 31201

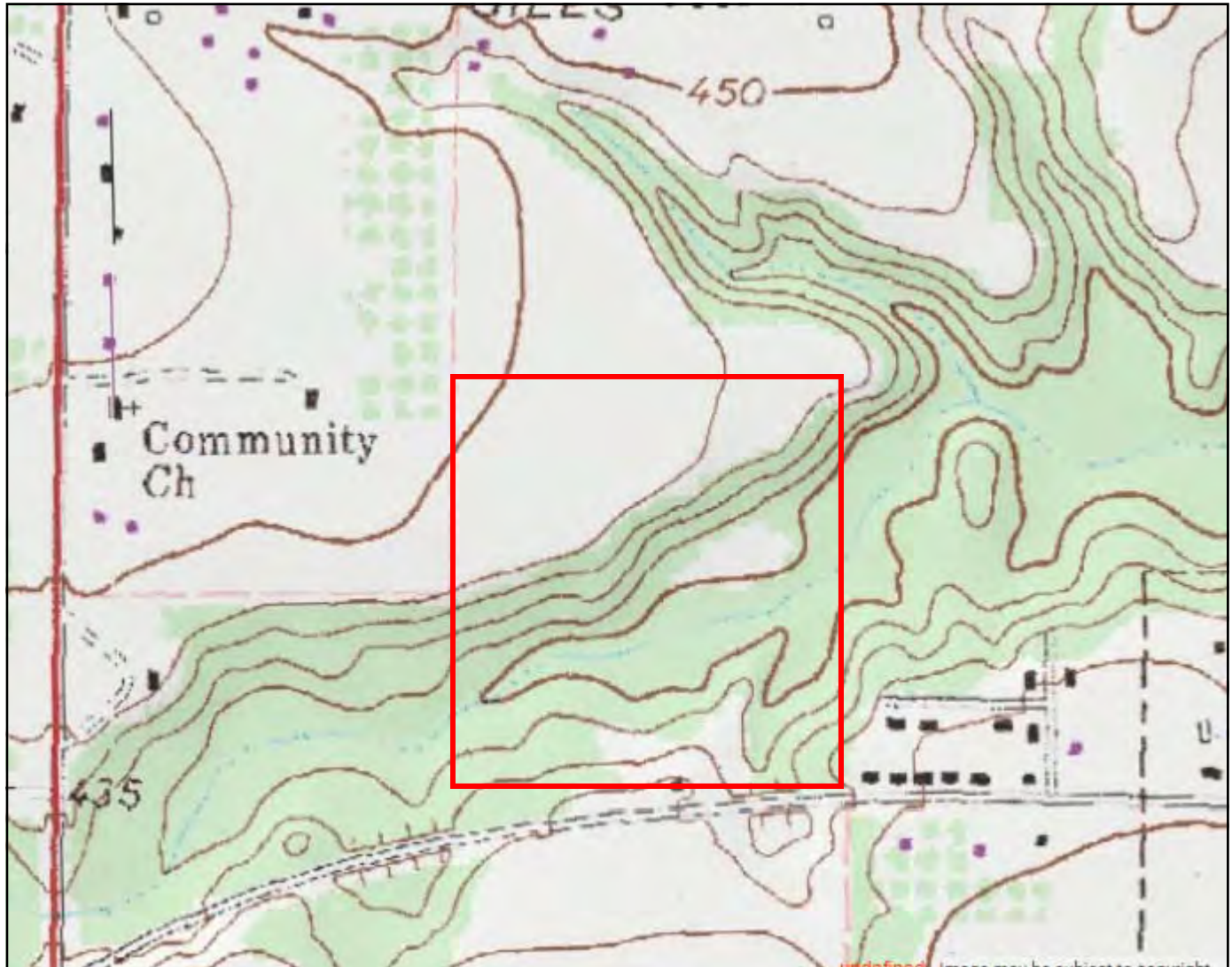


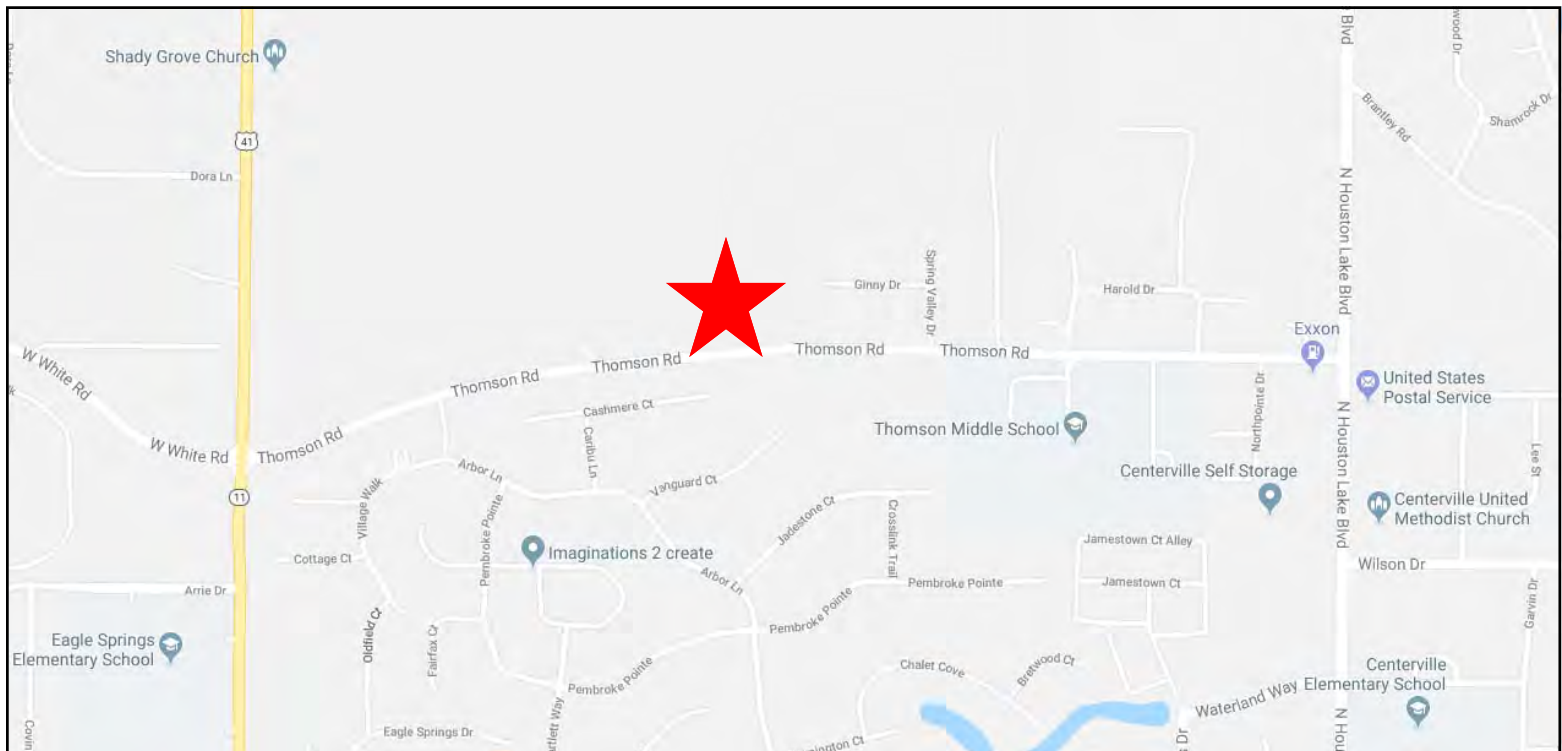
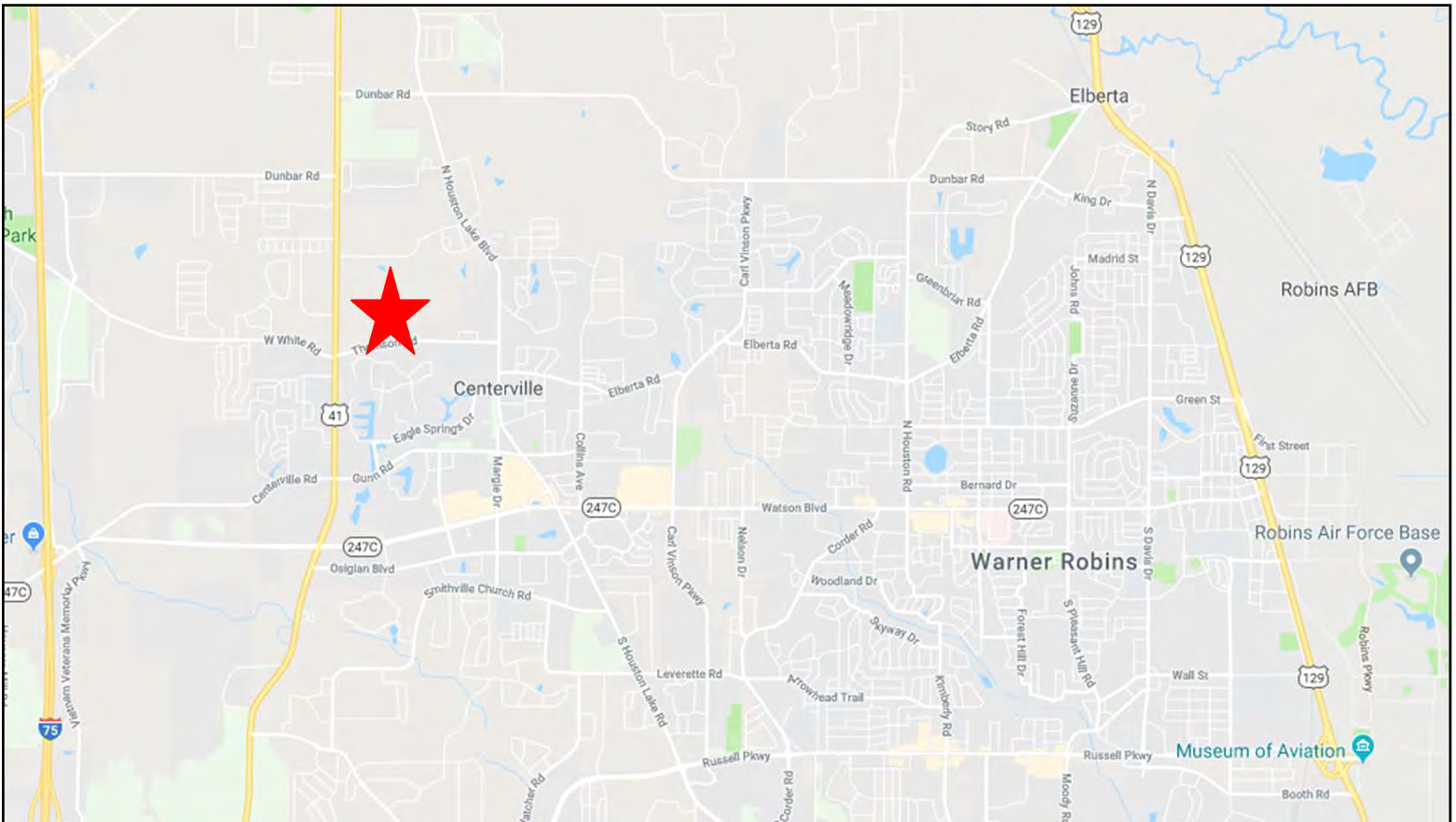
EBERHARDT & BARRY

Thomson Road - Centerville, GA 31028 / PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• .25 miles from Thomson Middle School• .7 miles from Centerville Elementary School• .8 miles from Eagle Springs Elementary School
SITE INFORMATION:	<ul style="list-style-type: none">• 50.61 Acres• Parcel ID: 000460 066000
TOPOGRAPHY:	Level, at road grade
ZONING:	R1; Multi-family
UTILITIES:	All utilities available to the site.
AD VALOREM TAX BILL:	\$251.55 (2017)
SALES PRICE:	\$795,000









Demographic and Income Profile

Houston County, GA
 Houston County, GA (13153)
 Geography: County

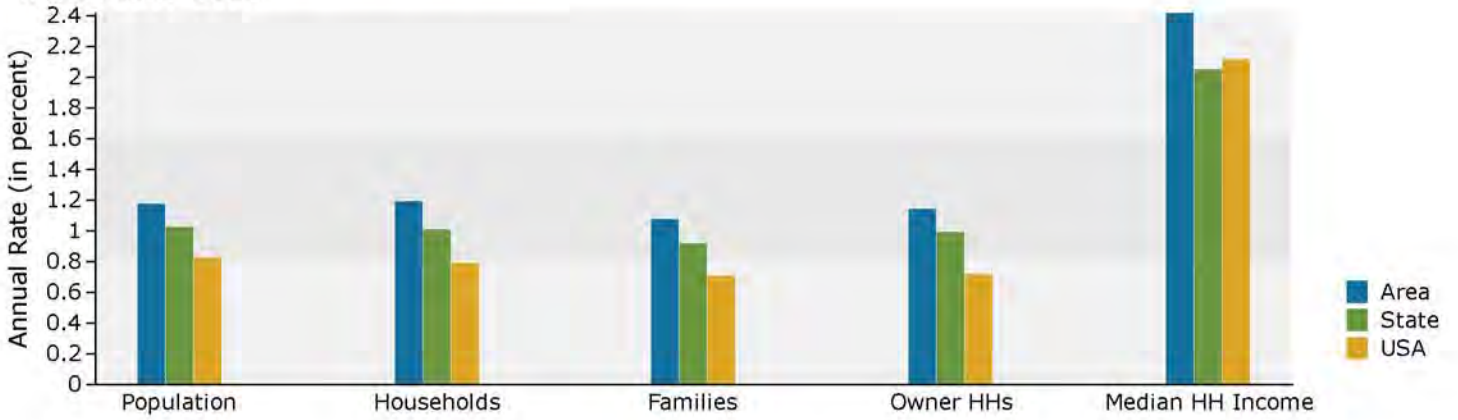
Prepared by Esri

Summary	Census 2010	2017	2022			
Population	139,900	151,755	160,895			
Households	53,051	57,605	61,109			
Families	37,874	40,713	42,968			
Average Household Size	2.61	2.61	2.61			
Owner Occupied Housing Units	35,364	36,125	38,226			
Renter Occupied Housing Units	17,687	21,480	22,883			
Median Age	34.5	35.8	36.4			
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	1.18%	1.03%	0.83%			
Households	1.19%	1.01%	0.79%			
Families	1.08%	0.92%	0.71%			
Owner HHs	1.14%	0.99%	0.72%			
Median Household Income	2.42%	2.05%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	6,011	10.4%	6,125	10.0%		
\$15,000 - \$24,999	4,926	8.6%	4,694	7.7%		
\$25,000 - \$34,999	5,522	9.6%	5,102	8.3%		
\$35,000 - \$49,999	8,112	14.1%	7,329	12.0%		
\$50,000 - \$74,999	11,362	19.7%	11,063	18.1%		
\$75,000 - \$99,999	8,525	14.8%	10,105	16.5%		
\$100,000 - \$149,999	8,772	15.2%	11,037	18.1%		
\$150,000 - \$199,999	2,624	4.6%	3,353	5.5%		
\$200,000+	1,751	3.0%	2,301	3.8%		
Median Household Income	\$57,047		\$64,296			
Average Household Income	\$72,572		\$82,831			
Per Capita Income	\$27,900		\$31,792			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,272	6.8%	10,887	6.8%
5 - 9	10,345	7.4%	10,267	6.8%	10,691	6.6%
10 - 14	10,279	7.3%	10,303	6.8%	10,813	6.7%
15 - 19	10,563	7.6%	9,674	6.4%	10,143	6.3%
20 - 24	9,426	6.7%	10,314	6.8%	9,422	5.9%
25 - 34	19,992	14.3%	23,426	15.4%	25,122	15.6%
35 - 44	18,918	13.5%	19,759	13.0%	22,851	14.2%
45 - 54	21,205	15.2%	19,921	13.1%	18,411	11.4%
55 - 64	14,390	10.3%	18,530	12.2%	19,531	12.1%
65 - 74	8,463	6.0%	11,683	7.7%	13,947	8.7%
75 - 84	4,706	3.4%	5,708	3.8%	6,891	4.3%
85+	1,402	1.0%	1,898	1.3%	2,186	1.4%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,080	59.4%	90,833	56.5%
Black Alone	39,998	28.6%	47,062	31.0%	52,546	32.7%
American Indian Alone	475	0.3%	526	0.3%	557	0.3%
Asian Alone	3,403	2.4%	4,681	3.1%	5,836	3.6%
Pacific Islander Alone	185	0.1%	249	0.2%	292	0.2%
Some Other Race Alone	3,360	2.4%	4,167	2.7%	4,754	3.0%
Two or More Races	3,853	2.8%	4,990	3.3%	6,077	3.8%
Hispanic Origin (Any Race)	8,515	6.1%	10,541	6.9%	12,361	7.7%

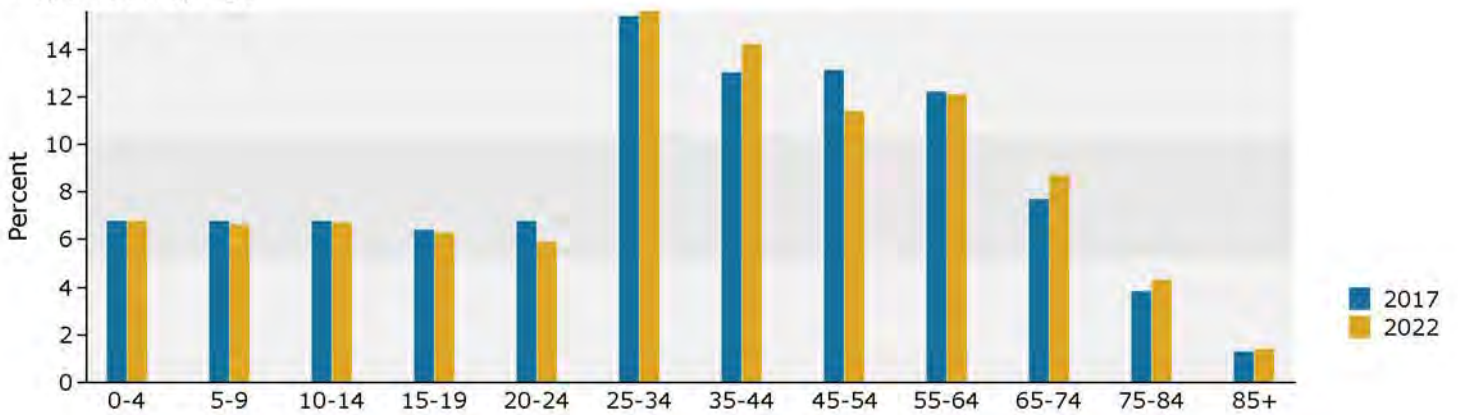
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

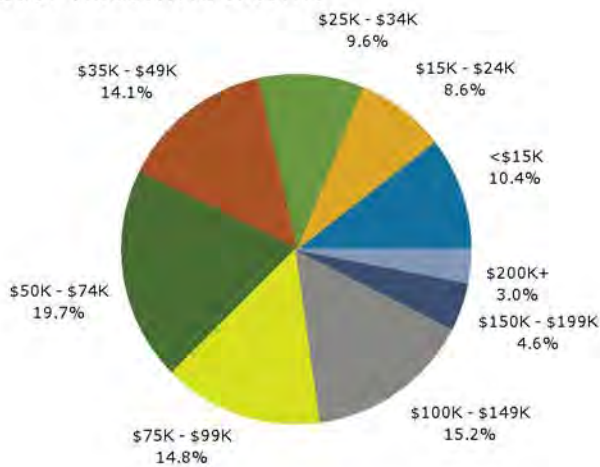
Trends 2017-2022



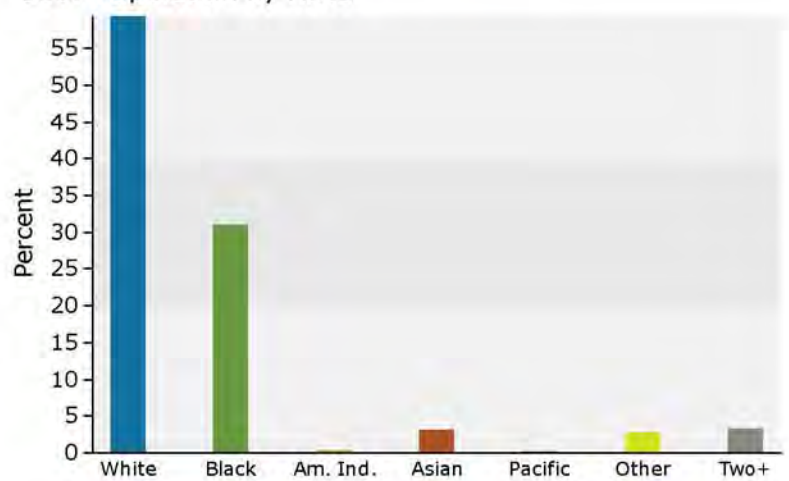
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.9%