

FOR SALE

PRICE REDUCED

Retail / Office

1713 Watson Boulevard  
Warner Robins, Houston County, Georgia 31093



EBERHARDT & BARRY



- Located in Miller Hills Shopping Center. Less than 1/10 mile from Houston Medical Center.
- 2,700± SF Retail / Office
- Former print shop
- Shared parking lot
- Average daily traffic count: 29,400 vehicles per day
- Built in 1961
- Central heat and air conditioning
- All public utilities serve this building.
- Zoned C2

**REDUCED SALES PRICE: \$79,000 \$69,900**

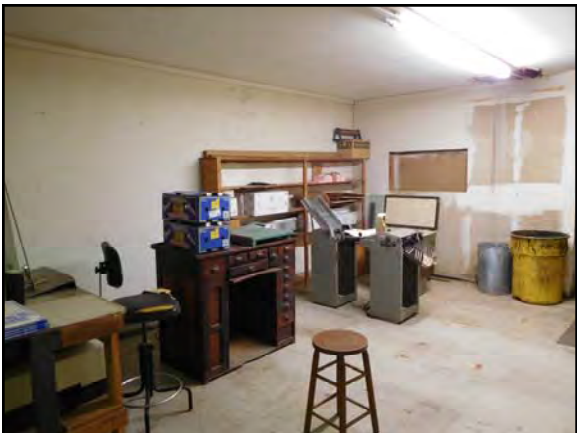
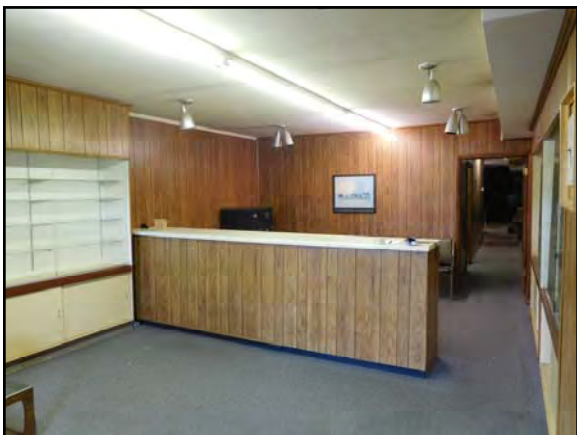
FOR MORE DETAILS CONTACT:

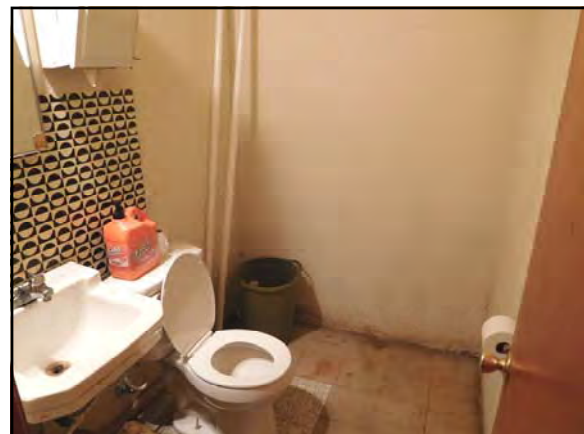
Revised 4/23/19

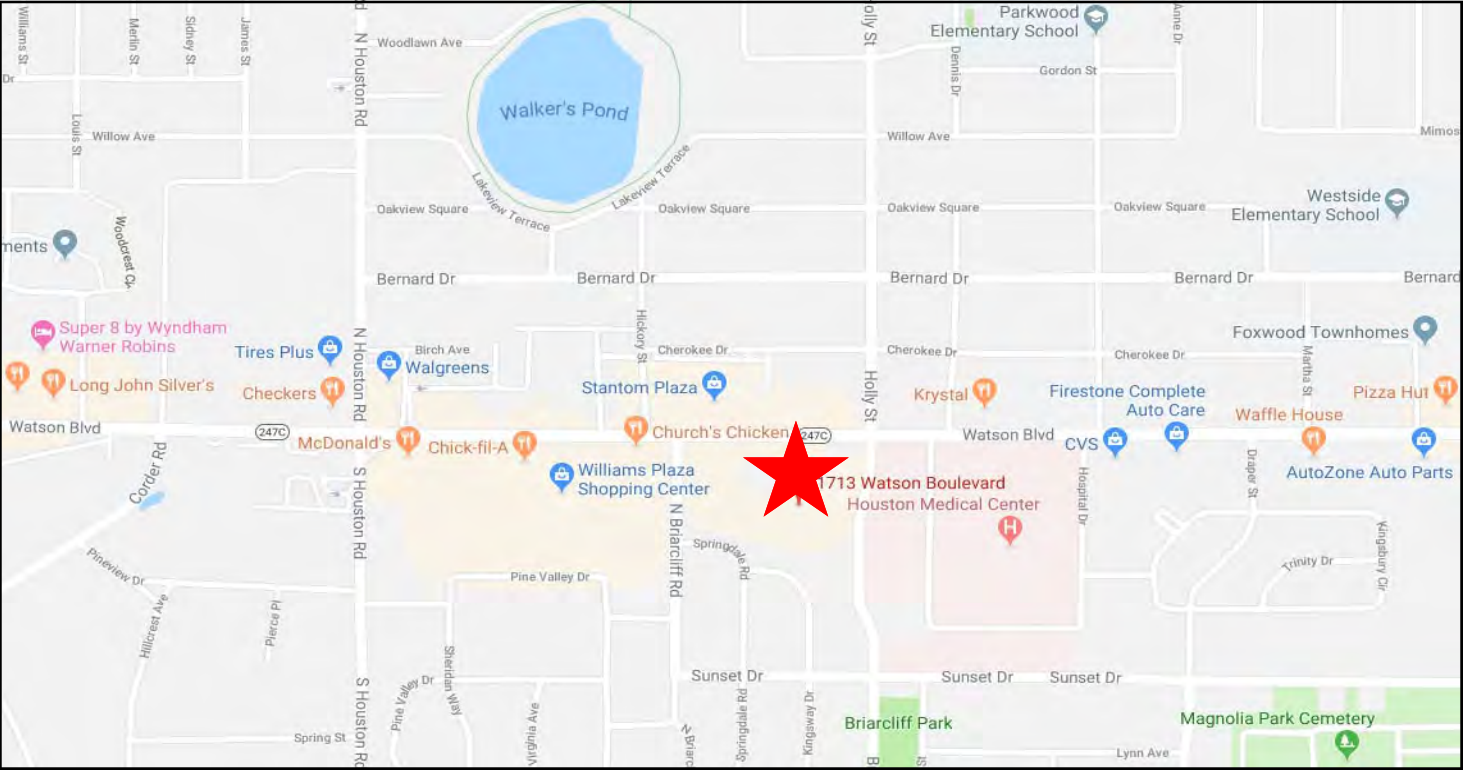
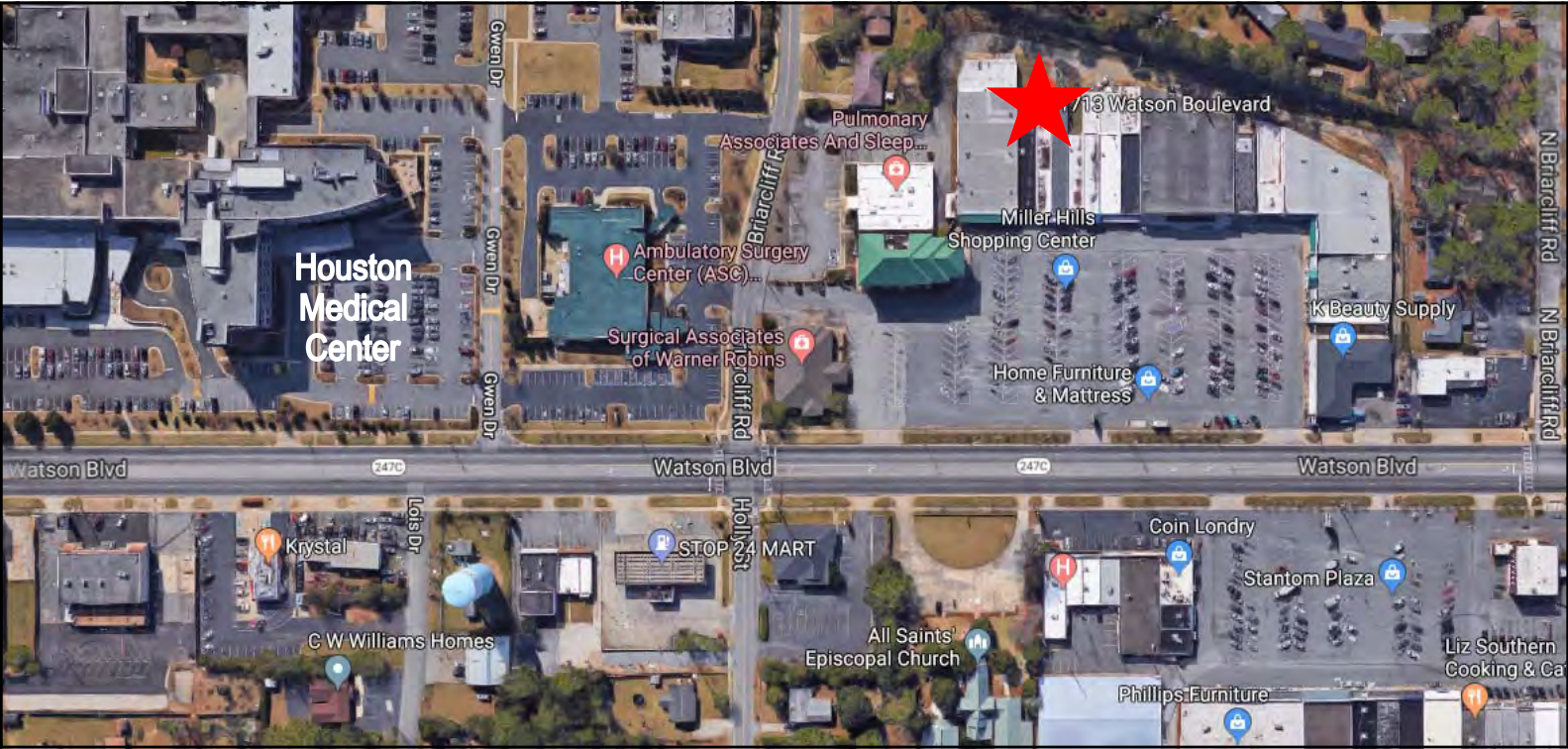
**THOMAS RHODES - EXCLUSIVE AGENT**  
trhodes@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

**Main** 478-746-8171 **Toll Free** 800-926-0990  
**Fax** 478-746-1362 **Cell** 706-615-5233

990 Riverside Drive  
Macon, GA 31201









# Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	139,900	154,185	164,351			
Households	53,051	58,109	61,791			
Families	37,874	41,003	43,379			
Average Household Size	2.61	2.63	2.64			
Owner Occupied Housing Units	35,364	37,615	41,054			
Renter Occupied Housing Units	17,687	20,494	20,737			
Median Age	34.5	36.1	36.7			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	1.29%	1.10%	0.83%			
Households	1.24%	1.08%	0.79%			
Families	1.13%	0.99%	0.71%			
Owner HHs	1.77%	1.52%	1.16%			
Median Household Income	1.86%	1.68%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	5,644	9.7%	5,232	8.5%		
\$15,000 - \$24,999	4,745	8.2%	4,527	7.3%		
\$25,000 - \$34,999	5,250	9.0%	5,138	8.3%		
\$35,000 - \$49,999	7,574	13.0%	7,493	12.1%		
\$50,000 - \$74,999	11,132	19.2%	11,511	18.6%		
\$75,000 - \$99,999	9,303	16.0%	10,311	16.7%		
\$100,000 - \$149,999	9,267	15.9%	10,610	17.2%		
\$150,000 - \$199,999	2,929	5.0%	3,678	6.0%		
\$200,000+	2,265	3.9%	3,291	5.3%		
Median Household Income	\$60,665		\$66,513			
Average Household Income	\$76,981		\$87,149			
Per Capita Income	\$29,346		\$33,078			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,345	6.7%	11,013	6.7%
5 - 9	10,345	7.4%	10,353	6.7%	10,907	6.6%
10 - 14	10,279	7.3%	10,430	6.8%	11,030	6.7%
15 - 19	10,563	7.6%	9,827	6.4%	10,366	6.3%
20 - 24	9,426	6.7%	10,090	6.5%	9,508	5.8%
25 - 34	19,992	14.3%	23,654	15.3%	25,217	15.3%
35 - 44	18,918	13.5%	20,316	13.2%	23,614	14.4%
45 - 54	21,205	15.2%	19,905	12.9%	18,950	11.5%
55 - 64	14,390	10.3%	19,257	12.5%	19,647	12.0%
65 - 74	8,463	6.0%	12,197	7.9%	14,643	8.9%
75 - 84	4,706	3.4%	5,875	3.8%	7,225	4.4%
85+	1,402	1.0%	1,936	1.3%	2,231	1.4%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,634	58.8%	91,281	55.5%
Black Alone	39,998	28.6%	48,553	31.5%	54,890	33.4%
American Indian Alone	475	0.3%	556	0.4%	597	0.4%
Asian Alone	3,403	2.4%	4,910	3.2%	6,250	3.8%
Pacific Islander Alone	185	0.1%	225	0.1%	267	0.2%
Some Other Race Alone	3,360	2.4%	4,165	2.7%	4,730	2.9%
Two or More Races	3,853	2.8%	5,142	3.3%	6,336	3.9%
Hispanic Origin (Any Race)	8,515	6.1%	10,540	6.8%	12,298	7.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

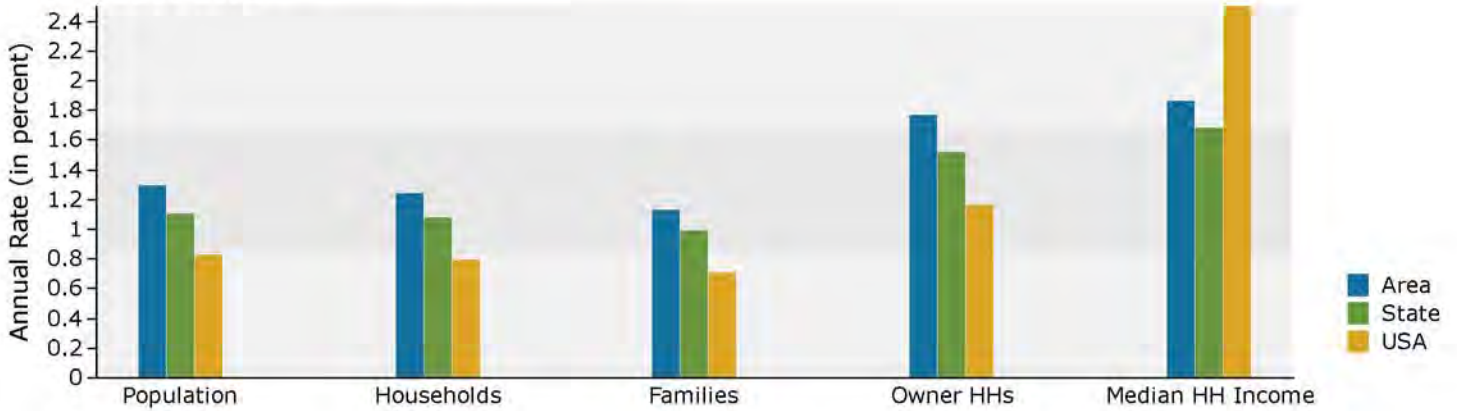


# Demographic and Income Profile

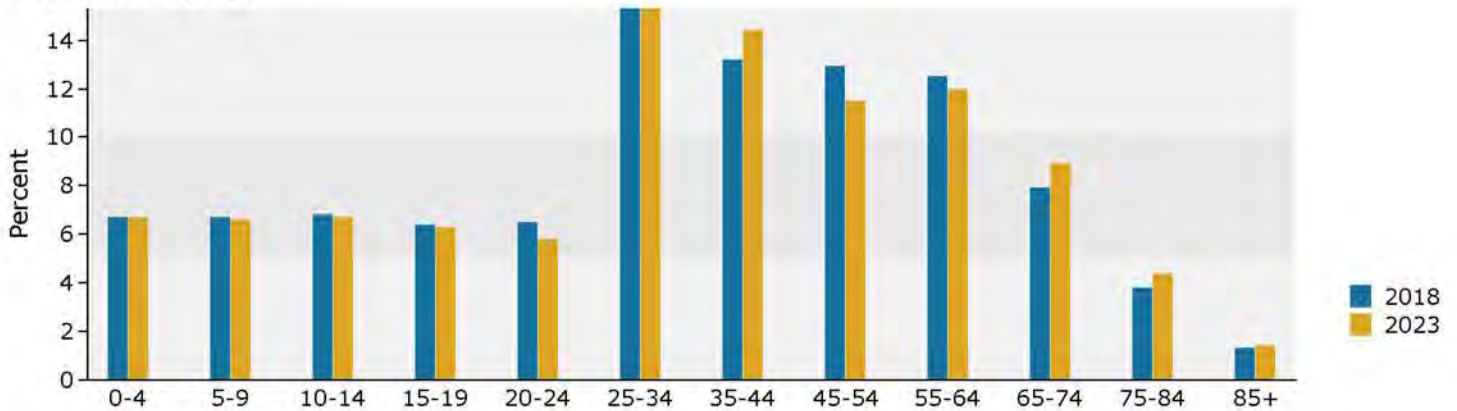
Houston County, GA  
 Houston County, GA (13153)  
 Geography: County

Prepared by Esri

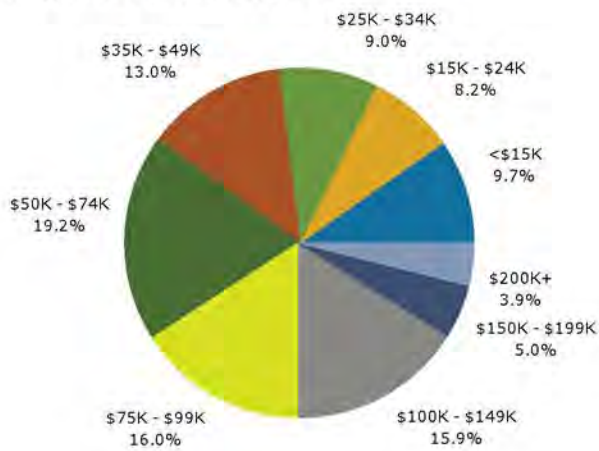
## Trends 2018-2023



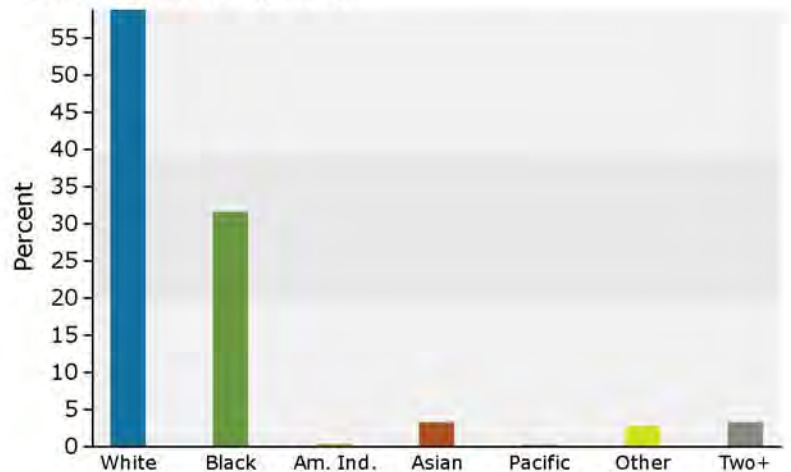
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 6.8%