

Central Georgia MLS

PROPERTY REPORT

200 S Houston Lake Rd, Warner Robins, GA 31088



Presented by

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KEG, REALTORS

2048 Watson Blvd.

Warner Robins, GA 31093

2,500,000

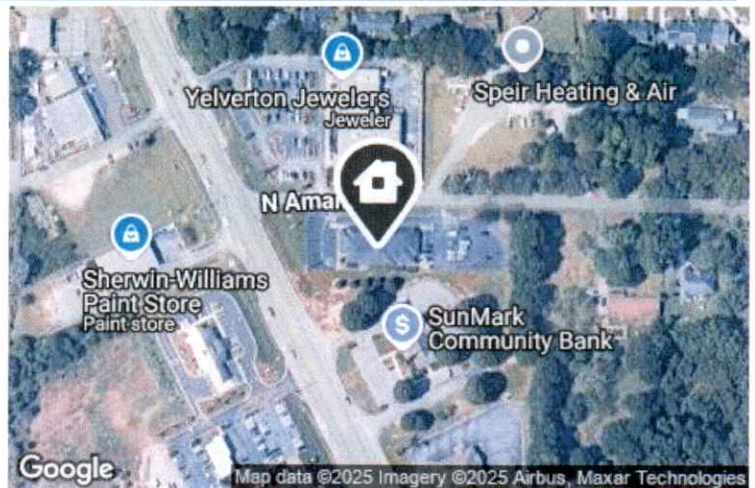
200 S Houston Lake Rd, Warner Robins, GA 31088

Off Market

Public Record

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Healthcare	—	—
Property Subtype	Medical Bldg/Clinic	—	—
Number of Buildings	2	—	1
Number of Units	0	—	—
Number of Stories	—	—	2
Building Area (sq ft)	9,046	—	11,881
Lot Size	1.13 acres	—	—
Lot Dimensions	1.130 AC	—	—
Year Built	1994	—	—
Roofing	Shingle (Not Wood)	—	—
Heating	Central	—	—
Cooling	Central	—	—
Fireplaces	1	—	—
Garage (spaces)	0	—	—
Foundation	Slab	—	—
Construction	Wood	—	—
Exterior Walls	Brick Veneer	—	—

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Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
George S Stefanis MD Pc George Stefanis,Neurosurgery 4789530120	—	—	Doctors & Medical Services	—
T2 Medical Enterprises Inc Titus a Taube,Ceo	—	12/2/1993	Medical Bldg/Offices	10/18/1993
Titus a Taube - Family Practice — 4789531800	—	—	Doctors & Medical Services	6/30/1979

Extended Property Facts

Interior Details

Interior Walls	Gypsum Board/Drywall/Sheetrock/Walibo ard
Floor Cover	Carpet, Vinyl
Number of Plumbing Fixtures	50
Canopy/Awning	20 sq ft

Exterior Details

Lot Size - Square Feet	49,223 sq ft
Lot Size - Frontage Feet	120 sq ft
Lot Size - Depth Feet	456 sq ft
Lot Size - Acres	1.13 acres
Neighborhood Code	103

Other Details

Asphalt Paving	25000
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Schools (based on location)

Elementary School	Quail Run Elementary School
Middle School	Warner Robins Middle School
High School	Warner Robins High School
School District	Houston County Schools

Public Facts

Owner Information

Owner Name (Public)	T2 MEDICAL ENTERPRISES INC
Mailing Address	200 S Houston Lake Rd Warner Robins GA 31088-9006
Vesting	Company/Corporation
Contact Title	CEO
Contact Name	TITUS A TAUBE
Number of Tenants	2
Tenants Average Days In Business	38 years and 251 days

Legal Description

Parcel Number	0W0780 043000
Tax ID	17348
County	Houston County
Zoning	C2
City/Municipality/Township	WARNER ROBINS
Census Tract	131530211.163014
Carrier Route	R005
Abbreviated Description	CITY/MUNI/TWP:WARNER ROBINS SUBD:HO LAKE RD 8.00 SF 1.125 ACRES LL 121 5TH LD
FIPS Parcel Number	131530W0780 043000
Building Name	T2 MEDICAL ENTERPRISES INC
General Use	Medical Bldg/Offices
Overall Use	MEDICAL
Current Use	Medical Bldg/Clinic

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$300,800	\$149,840	\$450,640	\$14,747
2023	\$300,800	\$149,840	\$450,640	\$14,859
2022	\$300,800	\$149,840	\$450,640	\$14,859
2021	\$300,800	\$149,840	\$450,640	\$10,418
2020	\$300,800	\$149,840	\$450,640	\$10,469
2019	\$300,800	\$149,840	\$450,640	\$10,469
2018	\$300,800	\$149,840	\$450,640	\$4,497
2017	\$300,800	\$149,840	\$450,640	\$4,987
2016	\$300,800	\$149,840	\$450,640	\$4,497
2015	\$300,800	\$149,840	\$450,640	—
2014	\$300,800	\$149,840	\$450,640	—
2013	\$300,800	\$149,840	\$450,640	—
2012	—	—	—	—
2011	—	—	—	—
2010	—	—	—	—

Deed Records

Recording Date	1/17/2006
Document Type	Warranty Deed
Sales Price Code	Document states price as 0, None, No Consideration.
Buyer Name	T2 MEDICAL ENTERPRISES INC
Buyer ID	Company or Corporation
Seller Name	TAUBE WILSON LTD
Seller ID	Company or Corporation
Book #	3704
Page #	184
Contract Date	12/29/2005

Mortgage Records

Recording Date	10/13/2011	3/2/2011	10/2/2007
Borrower Name	T2 MEDICAL ENTERPRISES INC	T2 MEDICAL ENTERPRISES INC	T2 MEDICAL ENTERPRISES INC
Lender Name	SUNTRUST BANK	BANK OF AMERICA NA	BANK OF AMERICA NA
Lender Type	Bank	Bank	Bank
Loan Amount	\$1,012,500	\$25,000	\$996,000
Loan Type	Commercial	Commercial	Commercial
Contract Date	9/23/2011	1/21/2011	9/28/2007
Due Date	8/23/2014	12/22/2013	9/28/2027

Financial Details

Adjusted Prop. Value	\$1,126,600
Est. Prop Change Current Owner	4%
No. of Refis or Equity Loans	3
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	135
New Applicant Underwriting Score	72
Property Use Reliability Score	135
Property Use Risk Score	B
Financial Risk Score	135
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK
Special Risk Characteristics 2	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

Maps



Legend: Subject Property

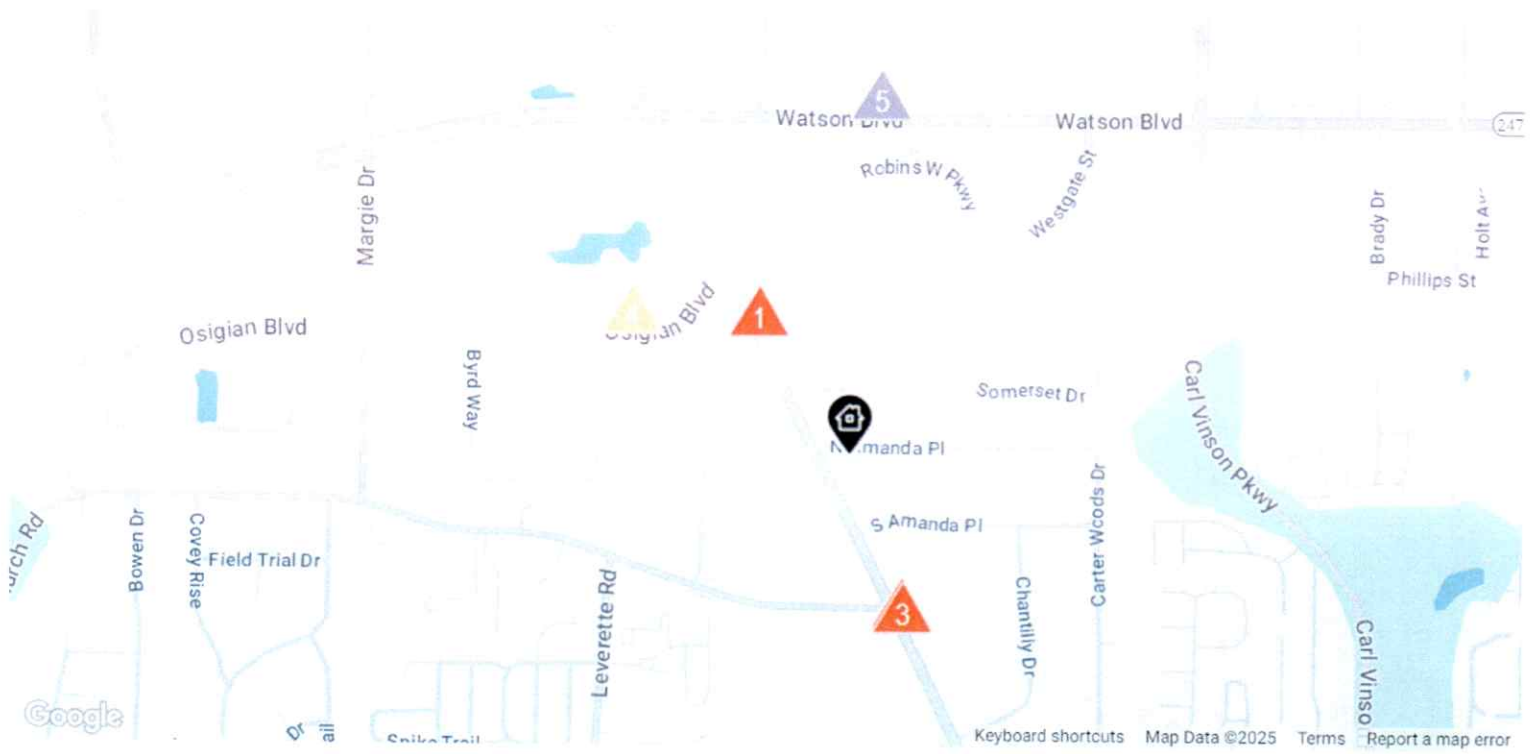


Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts:
 Up 6,000 / day
 6,001 – 15,000
 15,001 – 30,000
 30,001 – 50,000
 50,001 – 100,000
 Over 100,000 / day

1	2	3	4	5
23,706	26,800	27,188	3,109	34,200
2024 Est. daily traffic counts	2022 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2022 Est. daily traffic counts
Street: S Houston Lake Rd Cross: Independence Dr Cross Dir: SE Dist: -	Street: South Houston Lake Road Cross: Old Powerville Rd Cross Dir: NW Dist: 0.04 miles	Street: S Houston Lake Rd Cross: Old Powerville Rd Cross Dir: NW Dist: -	Street: Osigian Blvd Cross: Whiting Way Cross Dir: W Dist: -	Street: GA 247 Connector Cross: Robins West Dr Cross Dir: E Dist: 0.05 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
2005 23,420 AADT	2019 28,200 AADT		2005 3,170 AADT	2019 32,700 AADT
1998 20,830 AADT	2018 28,000 AADT			
	2016 27,400 AADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

