

FOR SALE

1.05± Acre Commercial Development Site

**638 Pinehill Road Spur
Dublin, Laurens County, Georgia 31021**



EBERHARDT & BARRY INC



- Located off I-16 at Exit 51
- 1.05± Acres
- Topography: Flat, road grade
- All utilities available to site

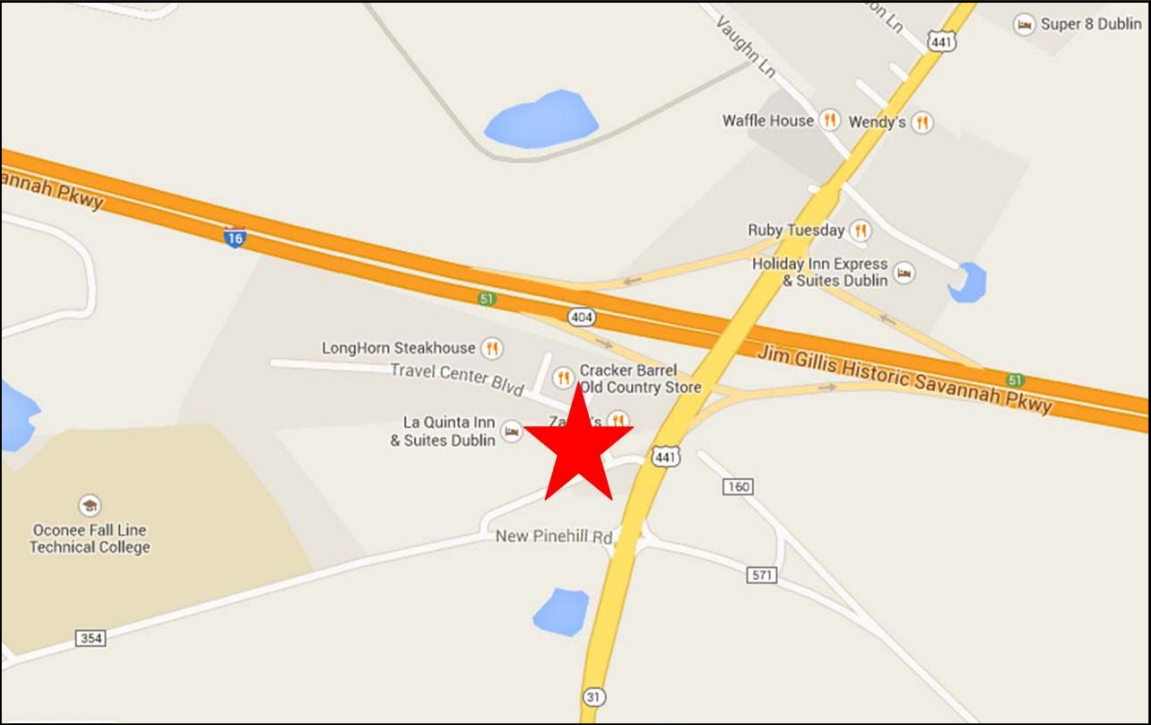
SALES PRICE: \$499,000

FOR MORE DETAILS CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-718-1806
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990 Riverside Drive
Macon, GA 31201





Demographic and Income Profile

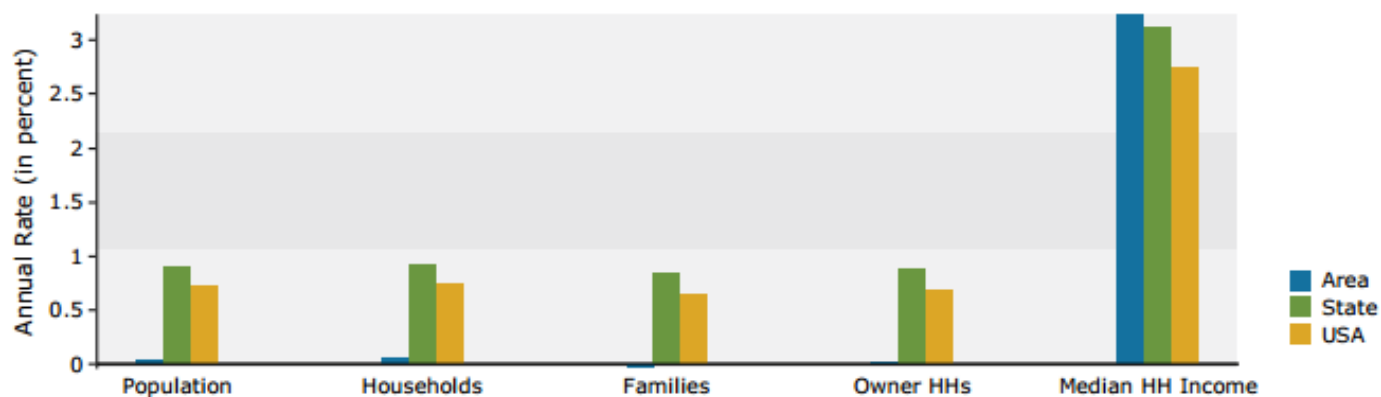
Laurens County, GA
Laurens County, GA (13175)
Geography: County

Summary	Census 2010		2014		2019	
Population	48,434		49,005		49,127	
Households	18,641		18,909		18,966	
Families	13,060		13,163		13,136	
Average Household Size	2.54		2.53		2.53	
Owner Occupied Housing Units	12,318		12,065		12,083	
Renter Occupied Housing Units	6,323		6,844		6,883	
Median Age	37.9		38.7		39.5	
Trends: 2014 - 2019 Annual Rate	Area		State		National	
Population	0.05%		0.90%		0.73%	
Households	0.06%		0.93%		0.75%	
Families	-0.04%		0.84%		0.66%	
Owner HHs	0.03%		0.89%		0.69%	
Median Household Income	3.24%		3.11%		2.74%	
Households by Income			2014		2019	
			Number	Percent	Number	Percent
	<\$15,000		4,076	21.6%	3,822	20.2%
	\$15,000 - \$24,999		2,728	14.4%	2,072	10.9%
	\$25,000 - \$34,999		2,051	10.8%	1,729	9.1%
	\$35,000 - \$49,999		2,794	14.8%	2,787	14.7%
	\$50,000 - \$74,999		3,581	18.9%	3,972	20.9%
	\$75,000 - \$99,999		2,039	10.8%	2,442	12.9%
	\$100,000 - \$149,999		750	4.0%	1,115	5.9%
	\$150,000 - \$199,999		483	2.6%	541	2.9%
\$200,000+		407	2.2%	486	2.6%	
Median Household Income		\$37,438		\$43,899		
Average Household Income		\$50,091		\$56,601		
Per Capita Income		\$19,405		\$21,899		
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	3,462 7.1%	3,383 6.9%	3,347 6.8%		
	5 - 9	3,489 7.2%	3,479 7.1%	3,375 6.9%		
	10 - 14	3,315 6.8%	3,366 6.9%	3,385 6.9%		
	15 - 19	3,535 7.3%	3,034 6.2%	3,097 6.3%		
	20 - 24	2,772 5.7%	3,095 6.3%	2,650 5.4%		
	25 - 34	5,893 12.2%	5,975 12.2%	5,934 12.1%		
	35 - 44	6,282 13.0%	6,083 12.4%	6,061 12.3%		
	45 - 54	6,820 14.1%	6,621 13.5%	6,247 12.7%		
	55 - 64	5,982 12.4%	6,368 13.0%	6,454 13.1%		
	65 - 74	3,834 7.9%	4,447 9.1%	5,107 10.4%		
	75 - 84	2,176 4.5%	2,250 4.6%	2,525 5.1%		
	85+	874 1.8%	904 1.8%	945 1.9%		
Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	29,355 60.6%	29,581 60.4%	29,386 59.8%		
	Black Alone	17,324 35.8%	17,422 35.6%	17,418 35.5%		
	American Indian Alone	100 0.2%	113 0.2%	127 0.3%		
	Asian Alone	483 1.0%	541 1.1%	608 1.2%		
	Pacific Islander Alone	4 0.0%	6 0.0%	8 0.0%		
	Some Other Race Alone	591 1.2%	680 1.4%	786 1.6%		
	Two or More Races	577 1.2%	662 1.4%	794 1.6%		
	Hispanic Origin (Any Race)		1,143 2.4%	1,310 2.7%	1,522 3.1%	

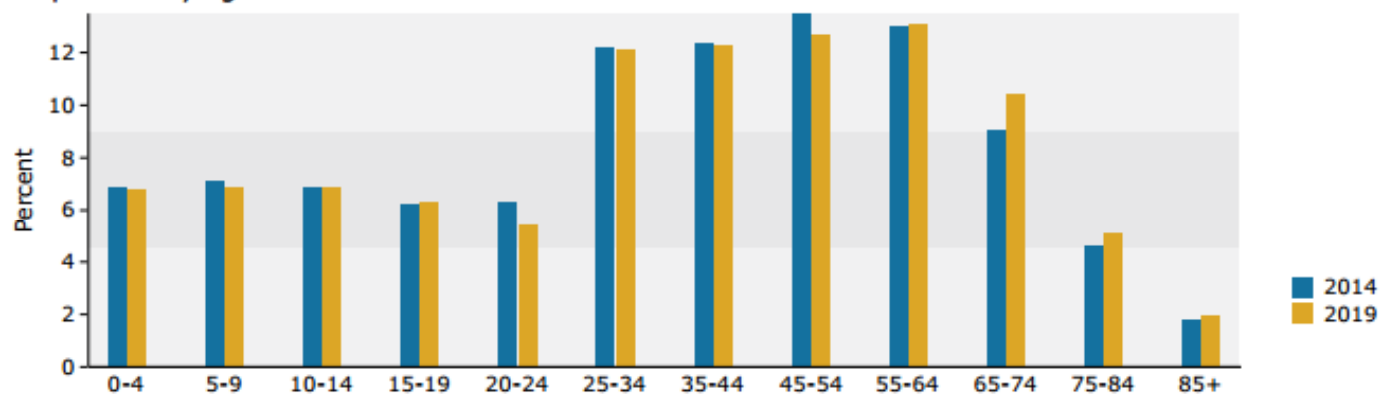
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

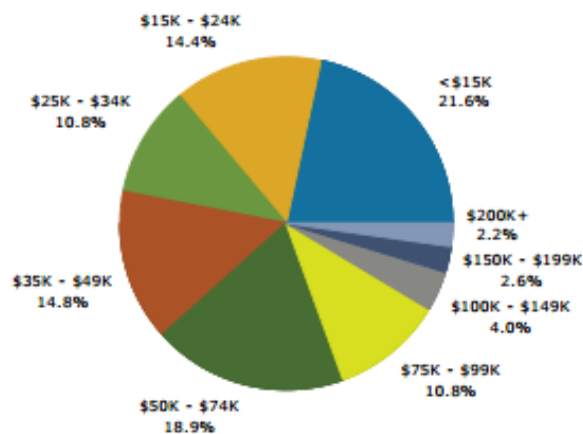
Trends 2014-2019



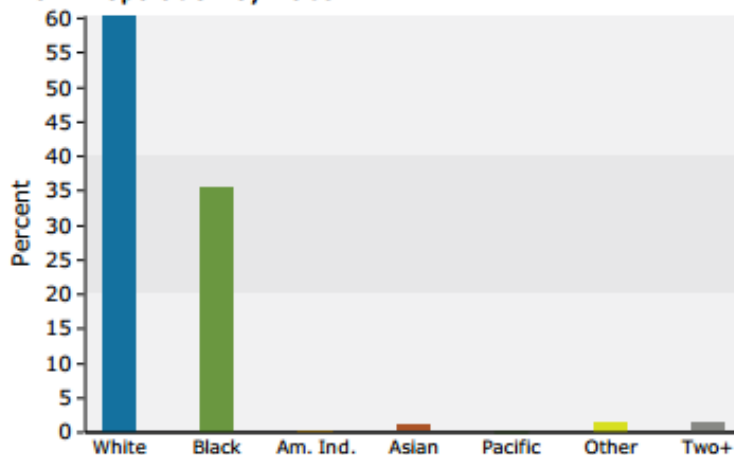
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 2.7%