

OFFICE BUILDINGS FOR SALE

SALE PRICE: \$2,570,000

132 Byrd Way Warner Robins, GA 31088



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DISCLAIMER

132 BYRD WAY

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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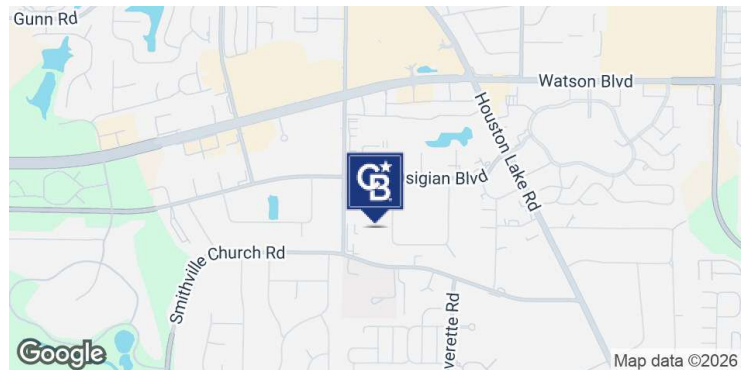


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PROPERTY SUMMARY

132 BYRD WAY

132 Byrd Way Warner Robins, GA 31088



PROPERTY HIGHLIGHTS

- Building A -9,588 SF avail.
- Building B -5,296 SF + buildable pad site -3,580 SF
- Constructed in 2016
- Zoned M-2/ 2.30Acres
- Prime Warner Robins location
- 1 Building fully leased
- Ample parking
- Tenant pays Rent and Maintenance

OFFERING SUMMARY

Sale Price:	\$2,570,000
Lot Size:	101,188 SF
Buildings Size:	8,948 SF + 5,296 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	94	394	1,786
Total Population	192	812	3,787
Average HH Income	\$70,771	\$72,238	\$73,069

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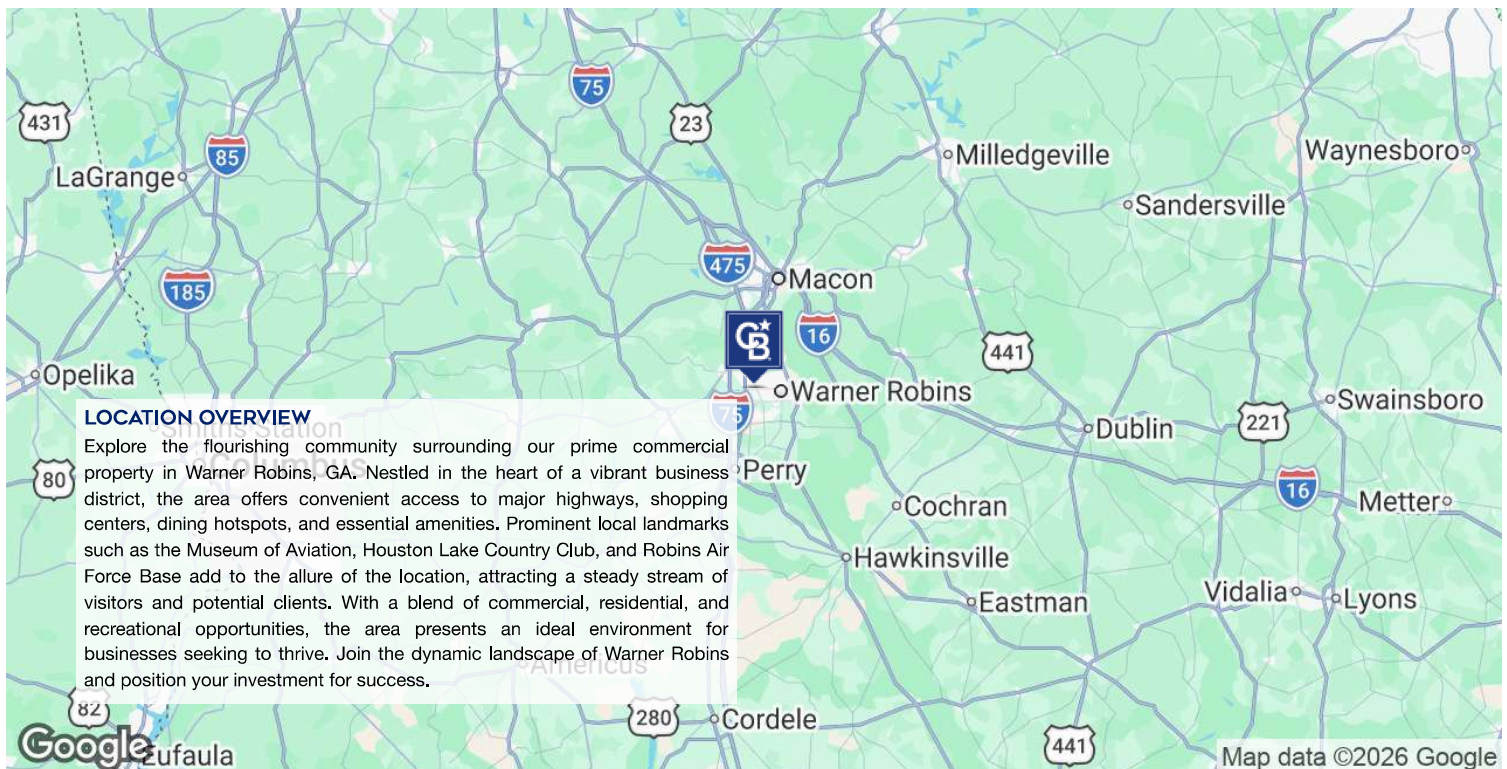


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LOCATION MAP

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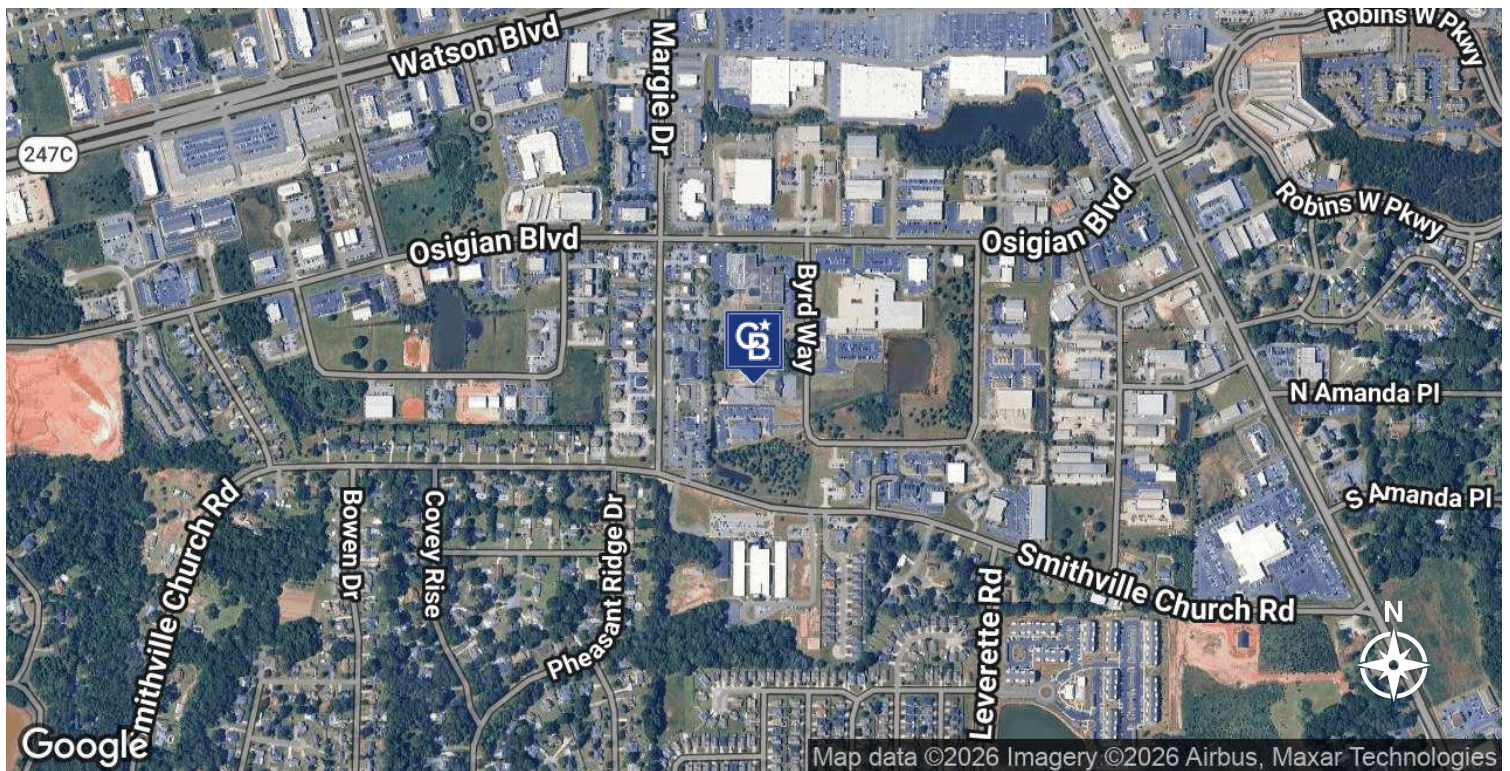
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AERIAL MAP

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FULL DESCRIPTIONS

132 BYRD WAY

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PROPERTY DESCRIPTION

Discover a prime investment opportunity in Warner Robins, GA with 2 exceptional office buildings A- 9,588 + B- 5,296 SF & Pad Site -3,580 SF. Constructed in 2016 and zoned M-2, this modern property offers a compelling blend of contemporary design and strategic location. With a current 40% occupancy rate, there's substantial potential to maximize returns with additional leases. The property's standout features include ample parking, high visibility, and easy access to major transportation routes. Whether you're expanding your portfolio or seeking a lucrative income-generating asset, this office building presents a compelling proposition for discerning investors looking to capitalize on the thriving Warner Robins market.

LOCATION DESCRIPTION

Explore the flourishing community surrounding our prime commercial property in Warner Robins, GA. Nestled in the heart of a vibrant business district, the area offers convenient access to major highways, shopping centers, dining hotspots, and essential amenities. Prominent local landmarks such as the Museum of Aviation, Houston Lake Country Club, and Robins Air Force Base add to the allure of the location, attracting a steady stream of visitors and potential clients. With a blend of commercial, residential, and recreational opportunities, the area presents an ideal environment for businesses seeking to thrive. Join the dynamic landscape of Warner Robins and position your investment for success.

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EXTERIOR PHOTOS

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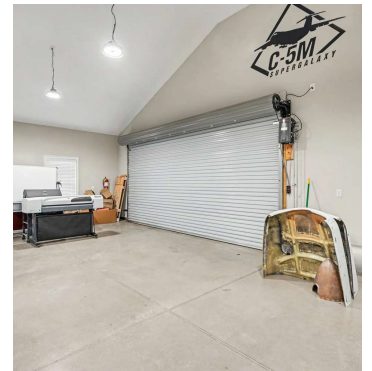
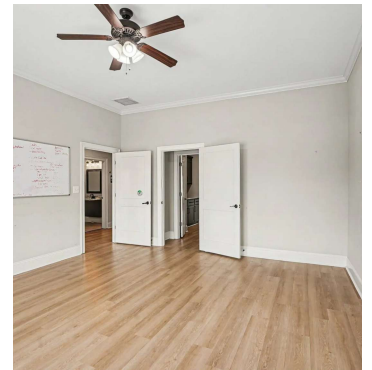
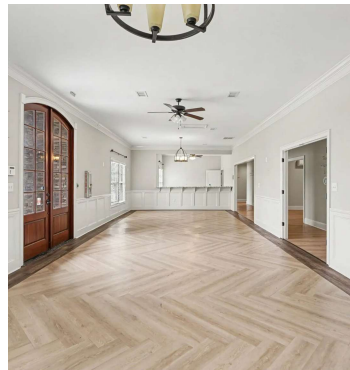
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INTERIOR PHOTOS

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RENT ROLL

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SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Building B	5,296 SF	55.24%	\$18.54	\$98,200	08/04/26	07/31/31
TOTALS	5,296 SF	55.24%	\$18.54	\$98,200		

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DEMOGRAPHICS

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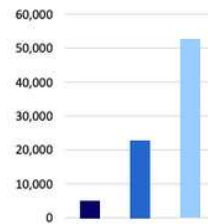


Consumer Profile Report

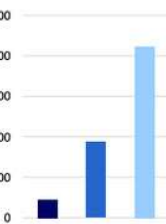
STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	4,952	---	22,739	---	52,605	---
2030 Projected Population	5,233	---	24,089	---	55,491	---
Pop Growth (%)	5.7%	---	5.9%	---	5.5%	---
2025 Households	2,217	---	9,373	---	21,133	---
2030 Projected Households	2,348	---	9,925	---	22,289	---
HH Growth (%)	5.9%	---	5.9%	---	5.5%	---
Census Year						
2010 Population	3,974	---	19,566	---	45,125	---
2020 Population	4,512	---	20,804	---	49,401	---
Pop Growth (%)	13.5%	---	6.3%	---	9.5%	---
2010 Households	1,663	---	7,824	---	17,775	---
2020 Households	2,014	---	8,574	---	19,842	---
HH Growth (%)	21.1%	---	9.6%	---	11.6%	---
Total Population by Age						
Average Age (2025)	41.1		40.5		40.1	
Children (2025)						
0 - 4 Years	295		1,295		3,007	
5 - 9 Years	271		1,338		3,073	
10-13 Years	210		1,089		2,605	
14-17 Years	229		1,184		2,837	
Adults (2025)						
18 to 22	218	4.4%	1,168	5.1%	2,804	5.3%
22 to 25	156	3.2%	854	3.8%	2,037	3.9%
25 to 35	748	15.1%	3,005	13.2%	6,832	13.0%
35 to 45	714	14.4%	3,128	13.8%	7,312	13.9%
45 to 55	537	10.9%	2,565	11.3%	6,116	11.6%
55 to 65	597	12.1%	2,809	12.4%	6,489	12.3%
65 to 75	563	11.4%	2,495	11.0%	5,576	10.6%
75 to 85	324	6.5%	1,392	6.1%	2,981	5.7%
85 +	88	1.8%	418	1.8%	936	1.8%

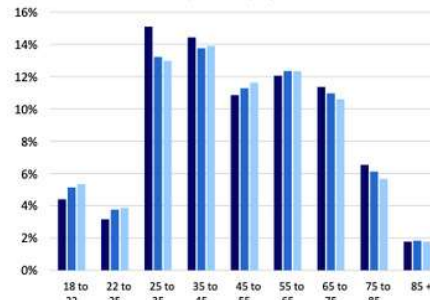
Population



2025 Households



Population by Age



7/27/2026

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DEMOGRAPHICS (CONT.)

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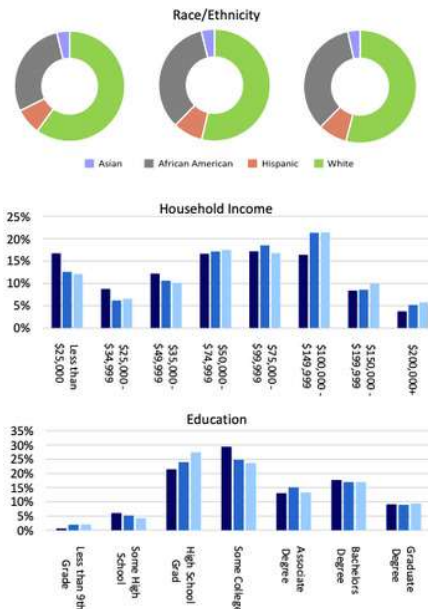
132 Byrd Way



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	2,837	57.3%	11,621	51.1%	26,884	51.1%
Hispanic	366	7.4%	1,872	8.2%	4,132	7.9%
Black	1,351	27.3%	7,327	32.2%	17,005	32.3%
Asian	176	3.6%	820	3.6%	1,730	3.3%
Language at Home (2025)						
Spanish	4,657		21,444		49,598	
Spanish	271	5.8%	1,148	5.4%	2,147	4.3%
Asian Language	59	1.3%	240	1.1%	723	1.5%
Ancestry (2025)						
American Indian (ancestry)	12	0.2%	61	0.3%	131	0.2%
Hawaiin (ancestry)	4	0.1%	17	0.1%	53	0.1%
Household Income (2025)						
Per Capita Income	\$35,563	---	\$37,604	---	\$37,514	---
Average HH Income	\$79,418	---	\$91,229	---	\$93,383	---
Median HH Income	\$68,809	---	\$79,796	---	\$80,793	---
Less than \$25,000	371	16.7%	1,177	12.6%	2,555	12.1%
\$25,000 - \$34,999	194	8.7%	578	6.2%	1,378	6.5%
\$35,000 - \$49,999	271	12.2%	992	10.6%	2,125	10.1%
\$50,000 - \$74,999	369	16.6%	1,607	17.1%	3,697	17.5%
\$75,000 - \$99,999	381	17.2%	1,735	18.5%	3,547	16.8%
\$100,000 - \$149,999	363	16.4%	1,998	21.3%	4,524	21.4%
\$150,000 - \$199,999	186	8.4%	802	8.6%	2,093	9.9%
\$200,000+	83	3.7%	483	5.2%	1,213	5.7%
Education (2025)						
Less than 9th Grade	3,572		15,811		36,241	
Less than 9th Grade	23	0.6%	302	1.9%	714	2.0%
Some High School	215	6.0%	814	5.1%	1,529	4.2%
High School Grad	766	21.4%	3,795	24.0%	9,946	27.4%
Some College	1,051	29.4%	3,923	24.8%	8,579	23.7%
Associate Degree	467	13.1%	2,379	15.0%	4,788	13.2%
Bachelors Degree	631	17.7%	2,684	17.0%	6,148	17.0%
Graduate Degree	327	9.1%	1,419	9.0%	3,392	9.4%



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DEMOGRAPHICS

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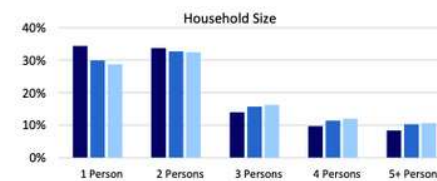
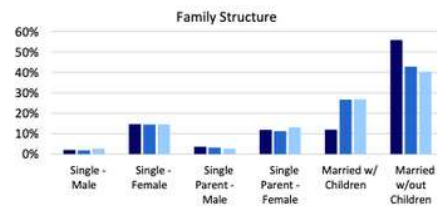
132 Byrd Way



Consumer Profile Report

STI: PopStats, 2025 Q4

	1 Mile	2 Miles	3 Miles
Family Structure (2025)	1,344	6,179	14,084
Single - Male	27 2.0%	112 1.8%	381 2.7%
Single - Female	197 14.7%	891 14.4%	2,042 14.5%
Single Parent - Male	49 3.7%	198 3.2%	373 2.6%
Single Parent - Female	159 11.8%	690 11.2%	1,843 13.1%
Married w/ Children	160 11.9%	1,643 26.6%	3,780 26.8%
Married w/out Children	750 55.8%	2,645 42.8%	5,665 40.2%
Household Size (2025)			
1 Person	762 34.4%	2,806 29.9%	6,076 28.8%
2 Persons	747 33.7%	3,065 32.7%	6,854 32.4%
3 Persons	310 14.0%	1,471 15.7%	3,427 16.2%
4 Persons	214 9.6%	1,070 11.4%	2,536 12.0%
5+ Persons	184 8.3%	961 10.3%	2,239 10.6%
Home Ownership (2025)	2,217	9,373	21,133
Owners	1,296 58.5%	5,878 62.7%	13,681 64.7%
Renters	921 41.5%	3,495 37.3%	7,452 35.3%
Components of Change (2025)			
Births	54 1.1%	253 1.1%	591 1.1%
Deaths	46 0.9%	210 0.9%	464 0.9%
Migration	8 0.2%	320 1.4%	8 0.0%
Unemployment Rate (2025)	3.3%	3.1%	3.0%
Employment, Pop 16+ (2025)	4,071	18,414	42,476
Armed Services	210 5.1%	607 3.3%	1,137 2.7%
Civilian	2,562 62.9%	11,639 63.2%	27,353 64.4%
Employed	2,462 60.5%	11,217 60.9%	26,425 62.2%
Unemployed	100 2.5%	422 2.3%	928 2.2%
Not in Labor Force	1,508 37.1%	6,775 36.8%	15,123 35.6%
Businesses			
Establishments	379 ---	961 ---	1,511 ---
Employees (FTEs)	4,364 ---	14,085 ---	21,363 ---



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SURROUNDING RETAILER MAP

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WHY COLDWELL BANKER COMMERCIAL

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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**COLDWELL BANKER
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METRO BROKERS

ADVISOR BIO

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PROFESSIONAL BACKGROUND

Coldwell Banker Commercial Metro Brokers is a full-service commercial real estate company covering all of Georgia and ranking #1 in sales within the Coldwell Banker Commercial Network for Georgia. As a commercial specialist with Coldwell Banker Commercial Metro Brokers, I'm able to assist my clients with buying, selling or leasing a commercial property, working to meet your needs throughout the entire process. I'm committed to providing personal service that exceeds expectations while maintaining dedication to the highest professional standards. I will maintain open communication and ensure discretion throughout the entire transaction process. I will manage all aspects of the transaction from the initial marketing phase to guiding you to closing. My team of Coldwell Banker Commercial Metro Brokers professionals specializes in a variety of property types: Retail, office space, manufacturing, warehouse, industrial, land, multi-family and more. Coldwell Banker Commercial Metro Brokers also affords the ability to give all listings the maximum market exposure and also grants access to all of the major commercial listing services in Georgia. With my knowledge as a commercial specialist combined with the resources at Coldwell Banker Commercial Metro Brokers, we have everything you need to find the perfect property that fits your individual business requirements.

Metro Brokers

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