

12000 Watson Blvd

Byron, GA 31008

PRIME RETAIL OPPORTUNITY

PROPOSED SITE

FOR SALE

±38.76 Acres

1,688,235 SQ FT



RESIDENTIAL

RESIDENTIAL

INTERSTATE 75
I-75
83,600 VPD

Gottwals Bank

SITE

Keadle Heating & Air Conditioning

Centerville Rd

Beulahland Bible Church

BUFORD DRIVE
50,900 VPD

Vietnam Veterans Memorial Hwy



Brighton Park
±200 Units

PROPERTY SUMMARY



SQUARE FEET
1,688,235 SF



LAND AREA
38.76 ACRES



ZONING
"C-3" - COMMERCIAL



BUFORD DRIVE (East)

50,900 VPD



INTERSTATE 75

83,600 VPD



HIGHWAY 41

9,990 VPD



PROVEN RETAIL DESTINATION



RESIDENTIAL & COMMERCIAL CENTER OF GRAVITY



NEAR NATIONALLY RECOGNIZED TENANTS



GREAT VISIBILITY AND ACCESS



BARRIERS TO ENTRY



MAJOR STREET WITH TRAFFIC FLOW



SIGNALIZED INTERSECTION



CLOSE PROXIMITY TO INTERSTATE TRAFFIC

HIGH-TRAFFIC LOCATION IN DENSE RETAIL CORRIDOR

- » Located in the south central Georgia 19 miles South of Macon, a major hub in the state.
- » Excellent visibility and access to ±84,000 vehicles per day on Buford Drive main retail corridor
- » Located at the I-85 exit onto Buford Drive
- » Convenient access to I-85 and substantial thoroughfare.
- » Excellent visibility and accessibility, with several curb cuts along Buford Drive.

CENTRAL RETAIL LOCATION WITH STRONG CUSTOMER BASE

- » Close proximity to Macon Georgia, the third largest city in Georgia, contains large shopping destinations, a major shopping center of gravity
- » Population of 62,322 within a five-mile radius, providing a large customer base in the surrounding area

LOCAL NEWS & DEVELOPMENT

- » Warner Robins- local government plans \$1.6M, six acre retail and housing development near Commercial Circle.
- » Warner Robins- Houston County School District has been named the best employer in the state of Georgia by Forbes, measured against 100+ large employers based in the state.
- » Warner Robins- New director appointed to lead the charge for growth in Warner Robins as the new director of Community and Economic development.
- » Warner Robins- Robins Air Force Base, the largest employer in the region, is set to open a new software lab. This will expand technological innovation for the area.

[CLICK HERE TO VISIT THE WEBSITE.](#)



DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES
2022 Estimated Population	1,302	21,750	62,322
2027 Projected Population	1,296	22,491	64,267
Projected Annual Growth 2020 to 2025	-6 - 0.0%	741 - 0.7%	1,945 - 0.6%


HOUSHOLDS	1 MILES	3 MILES	5 MILES
2022 Estimated Households	554	8,703	24,250
Projected Households 2027	548	9,162	25,505

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2022 Median Household Income	\$74,075	\$75,478	\$73,165

BUSINESS	1 MILES	3 MILES	5 MILES
2022 Estimated Total Businesses	25	820	2,378
2022 Estimated Total Employees	137	5,594	17,327


MAJOR EMPLOYERS IN HOUSTON COUNTY	# OF EMPLOYEES
Robins Air Force Base	24,500
Houston County Board of Education	5,500
Purdue Farms	2,520
Houston Healthcare	2,475
Frito-Lay	1,512
Houston County Government	762
City of Warner Robins	648
Northrop Grumman	552
Central Georgia Technical College	540
Graphic Packaging	344

5 Mile Radius




\$73,165

MEDIAN HH INCOME



62,322

POPULATION



24,250

HOUSEHOLDS



1.8%

UNEMPLOYMENT RATE



48,168

LABOR FORCE
georgia.gov

MARKET OVERVIEW



MARKET OVERVIEW



MARKET OVERVIEW



INTERSTATE 75
I-75
83,600 VPD

Gottwals Bank

Keadle Heating & Air Conditioning

Centerville Rd

BUFORD DRIVE
50,900 VPD

Vietnam Veterans Memorial Hwy

Pilot.

Arby's

ZAXBY'S

Flash Foods

K

QT

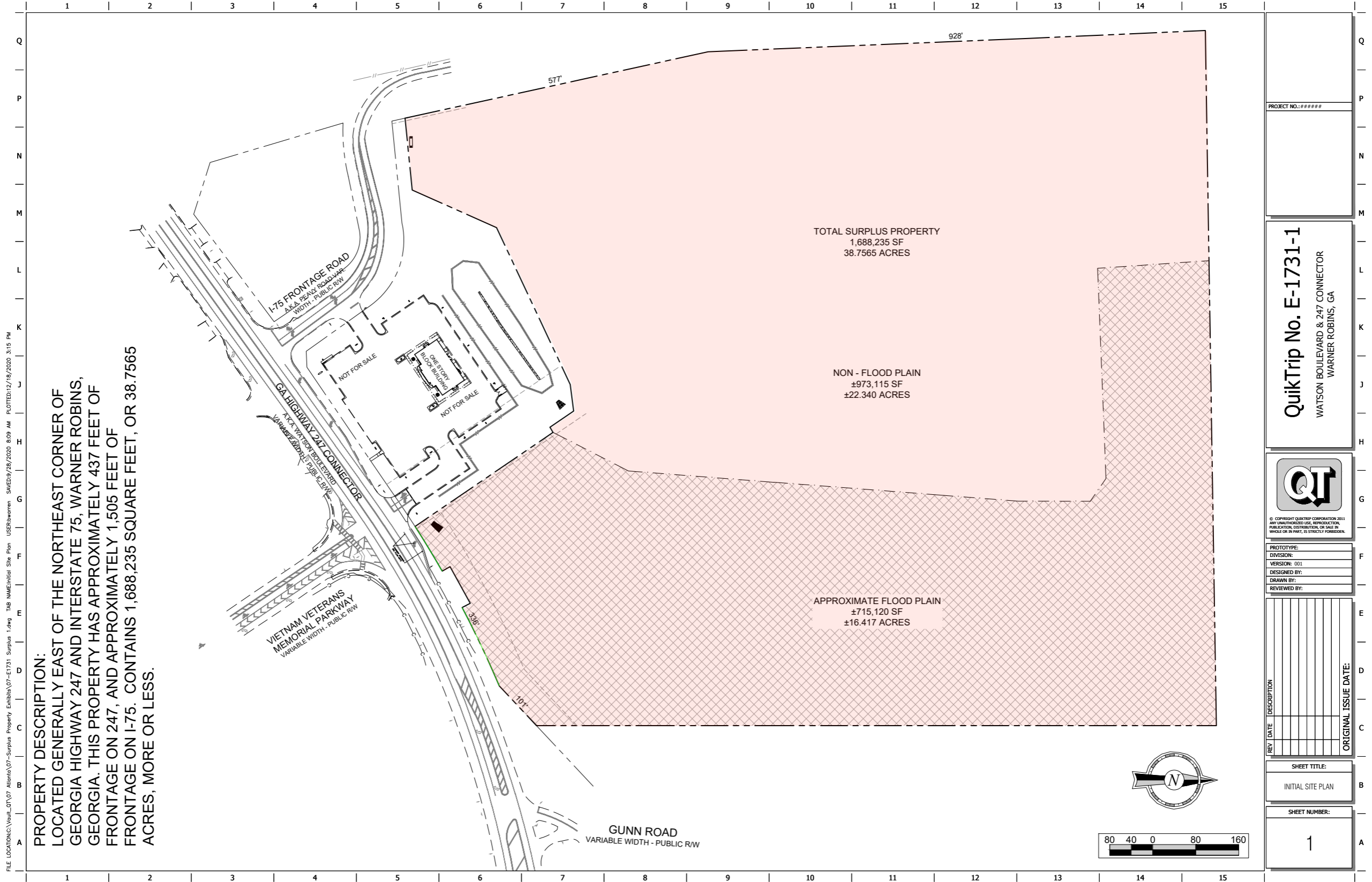
ExxonMobil
SUBWAY

EconoLodge
CHOICE

MOTEL 6

Shell

SITE PLAN



FILE LOCATION: \\Vault_07 Atlanta\07-Surplus Property Exhibits\07-E-1731 Surplus 1.dwg TAB NAME: Initial Site Plan USER: jbarbrough SAVED: 9/28/2020 8:09 AM PLOTTED: 12/18/2020 3:15 PM

PROJECT NO.: #####

QuikTrip No. E-1731-1
 WATSON BOULEVARD & 247 CONNECTOR
 WARNER ROBINS, GA



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PROTOTYPE:
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV.	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 INITIAL SITE PLAN

SHEET NUMBER:
 1



YARBROUGH
D E V E L O P M E N T

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