

INTERSTATE 75 I-75 83,800 

WATSON BLVD 23,600 



HOUSTON MINI STORAGE



INTERSTATE 75 I-75 78,500 

FOR SALE

STATION TRUCK
QuikTrip Surplus Property
12000 Watson Blvd | Byron, GA



QuikTrip Surplus Property

12000 Watson Blvd | Byron, GA 31008



ABOUT THE PROPERTY

- +/- 38.76 acre site at the gateway to Warner Robins on Watson Blvd
- Approximately 1,000 ft of frontage on 1-75 (83,800 VPD)
- Located at Traffic Signal
- BJ's Wholesale, 264 luxury apartments, Burger King, Taco Bell, and others committed to parcel across Watson Blvd
- Zoned C-3

JOIN THESE RETAILERS NEARBY



+/- 38.76 AC
Available

\$795,000
Price

Watson Blvd Corridor

Byron, GA





SITE

75

83,800 AADT '23

78,500 AADT '23

75

Centerville Rd

247

23,600 AADT '23

Watson Blvd

Watson Blvd

US Hwy 41

41

28,400 AADT '23

10,500 AADT '23

Hotel

Retail

Retail

Retail

Apartments

Legends at Town Place
264 units



Intersection Aerial

Byron, GA



RESIDENTIAL

I-75
83,800

RESIDENTIAL

Gottwals Bank

SITE

Keadle Heating & Air Conditioning

Centerville Rd

Beulahland Bible Church

WATSON BLVD
23,600

Vietnam Veterans Memorial Hwy



Brighton Park
±200 Units



I-75
83,800

WATSON BLVD
23,600

I-75
78,500

SITE

HOUSTON
MINI STORAGE

Warner Robins Trade Area

156.65 square miles | Houston County Galleria Trade Area



DEMOGRAPHIC PROFILE

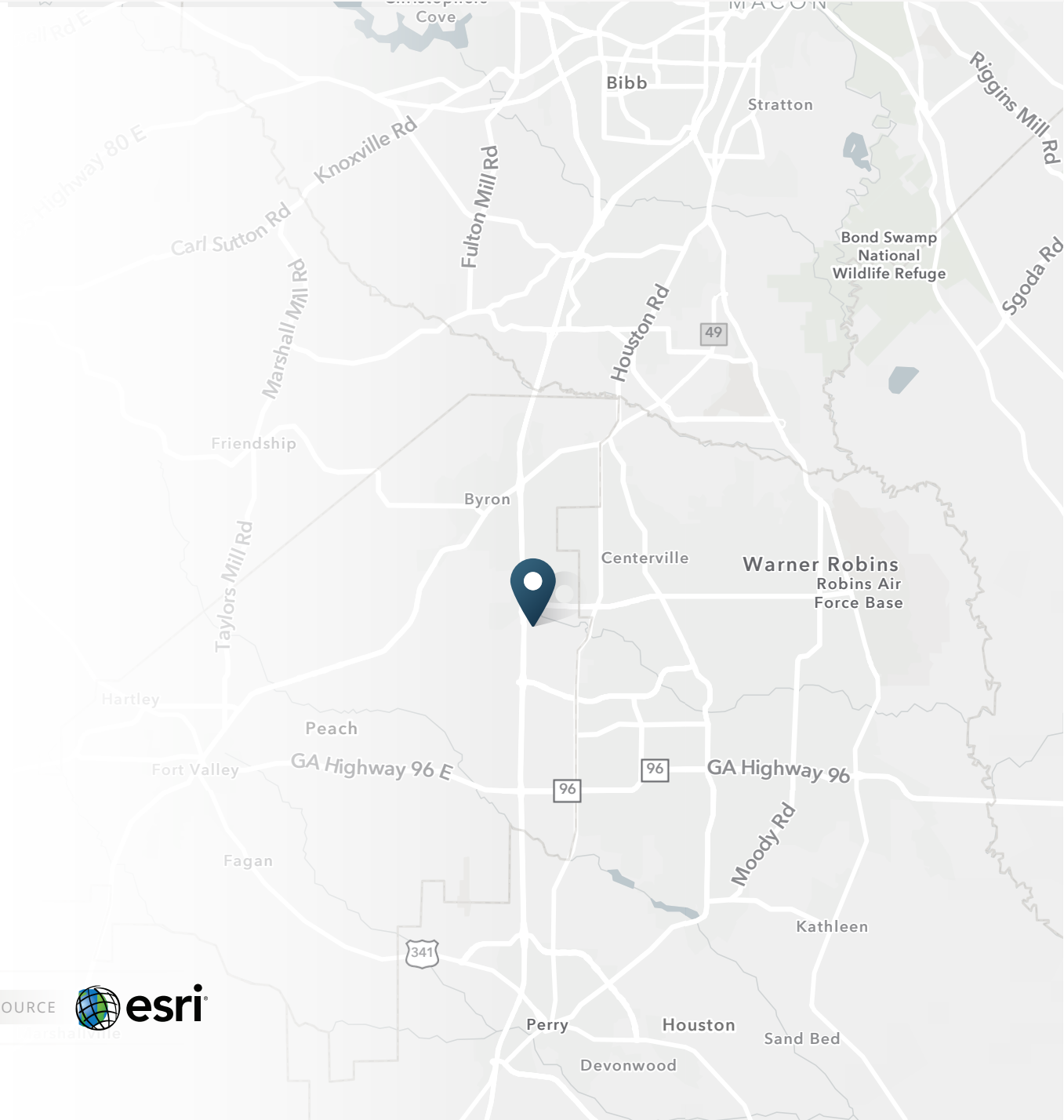
Population	Trade Area
2024 Total Population	166,461
2029 Projected Population	175,404
Projected Annual Growth 2023 to 2028	1.05%

Daytime Population	
2024 Daytime Population	166,856
Workers	78,719
Residents	88,137

Income	
2024 Est. Average Household Income	\$98,615
2024 Est. Median Household Income	\$77,337

Households & Growth	
2024 Total Households	63,701
2029 Projected Households	67,776
Projected Annual Growth 2023 to 2028	1.25%

Race & Ethnicity	
2024 Est. White	51.1%
2024 Est. Black or African American	33.9%
2024 Est. Hispanic	7.9%
2024 Est. Asian or Pacific Islander	3.3%
2024 Est. American Indian or Native Alaskan	0.4%
2024 Est. Other Races	0.0%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



MARKET OVERVIEW



Traffic Counts

Watson Blvd
Interstate 75

23,600 VPD
83,800 VPD

Year: 2023 | Source: GDOT



Market Highlights

- Warner Robins is conveniently located near I-75, providing excellent connectivity to major cities like Atlanta and Macon
- The city is home to Robins Air Force Base, one of the largest employers in Georgia, with a workforce of over 24,000 military, civilian, and contractor personnel
- The aerospace and defense sectors are central to Warner Robins' economy, bolstered by the base and associated industries
- The city is expanding in healthcare, education, and retail, contributing to its economic diversity
- Warner Robins boasts a strong educational infrastructure, including top-rated public schools and proximity to institutions like Middle Georgia State University and Georgia Military College
- The city features various parks, sports facilities, and cultural centers including the Museum of Aviation, Wellston Trail, and Rigby's Entertainment Complex
- Warner Robins has a growing population of over 80,000 residents, driven by its strong job market and affordable cost of living

DEMOGRAPHIC HIGHLIGHTS

Houston County Galleria Trade Area



166,461
POPULATION



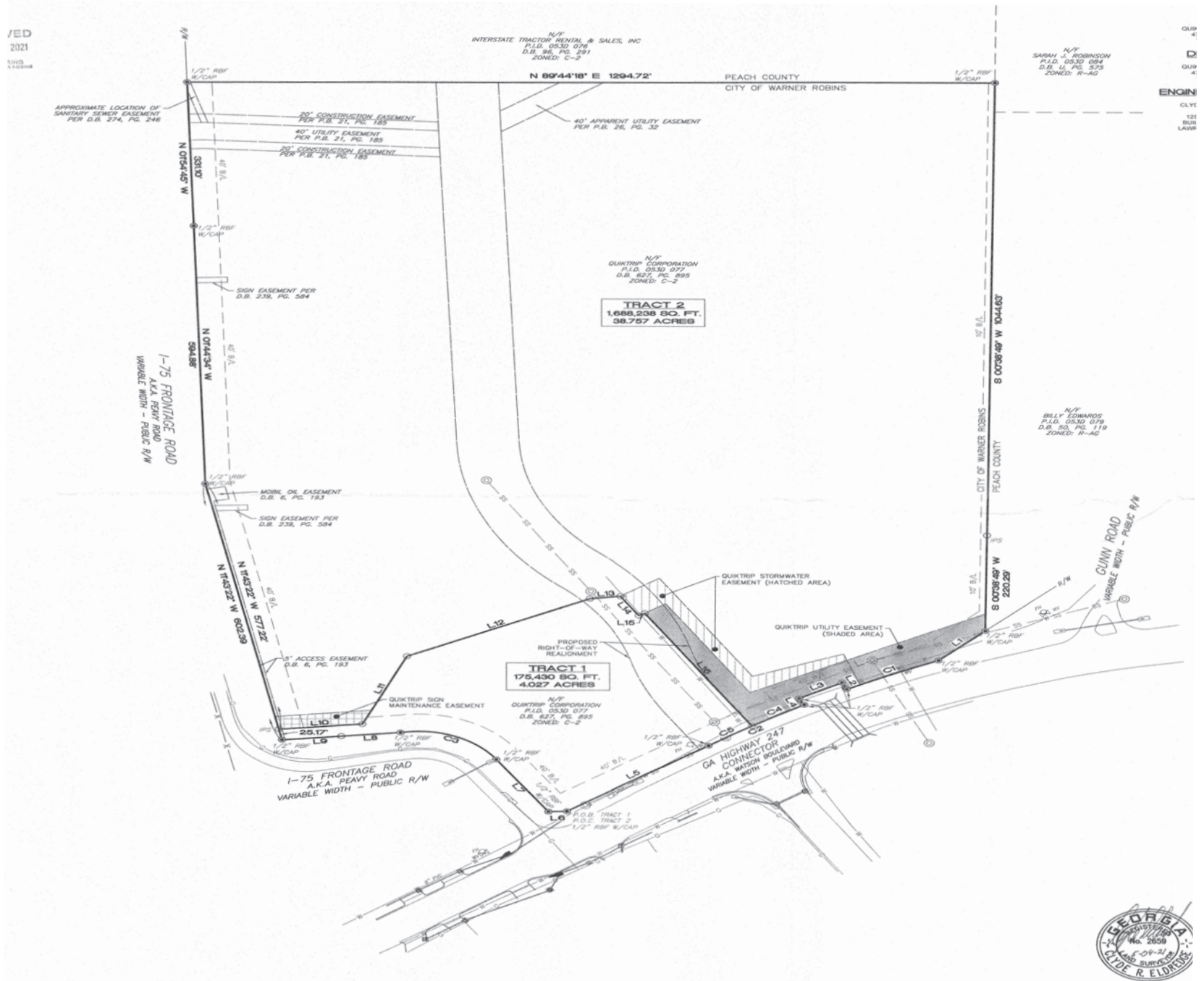
64,701
HOUSEHOLDS



166,856
DAYTIME POPULATION

Site Plan

12000 Watson Blvd | Byron, GA 31008



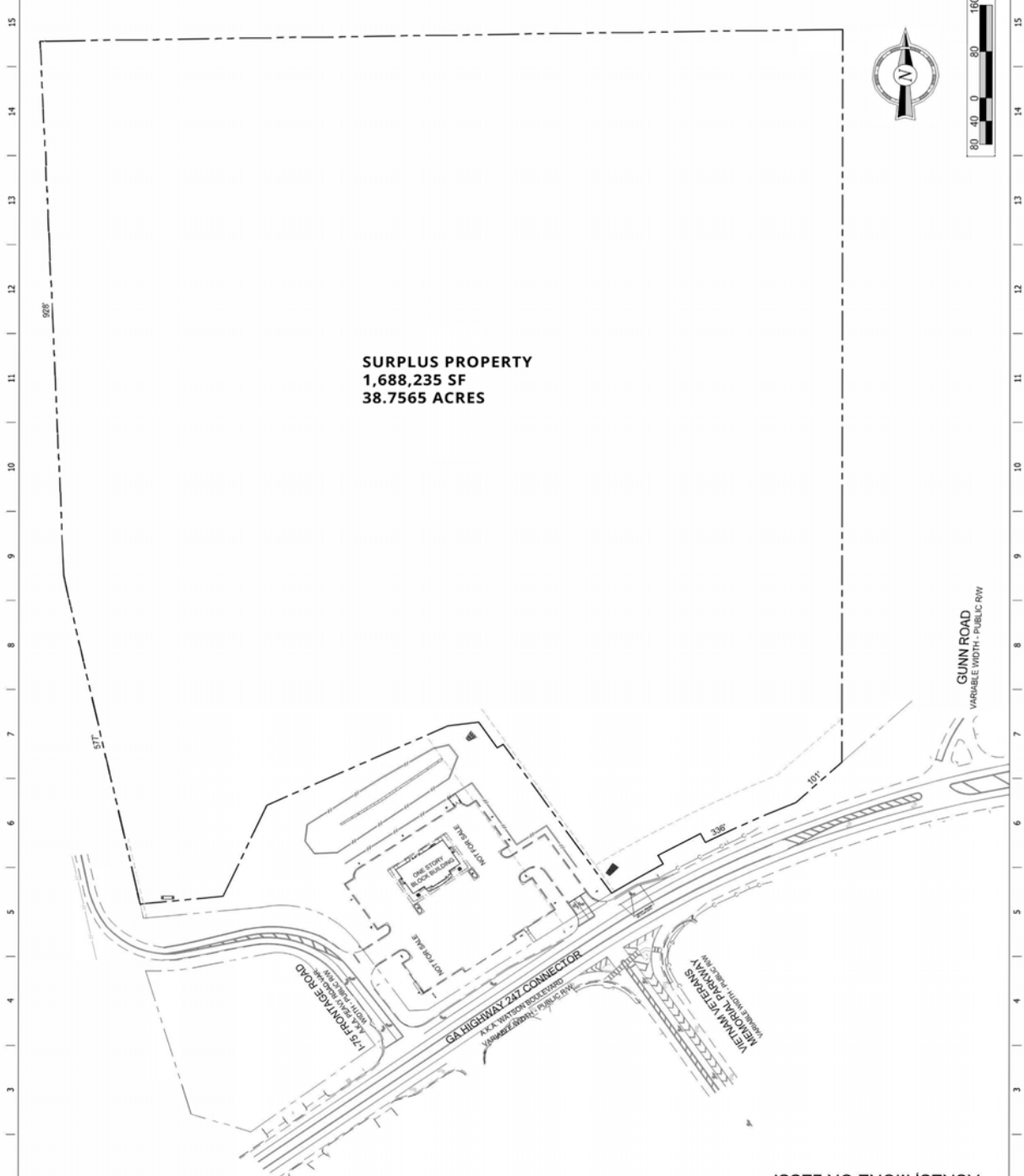
JED
2021
S103
11/08/24

QUIP
4
D
QUIP
4
ENGIN
CLYE
124
BUS
LAWP



Site Plan

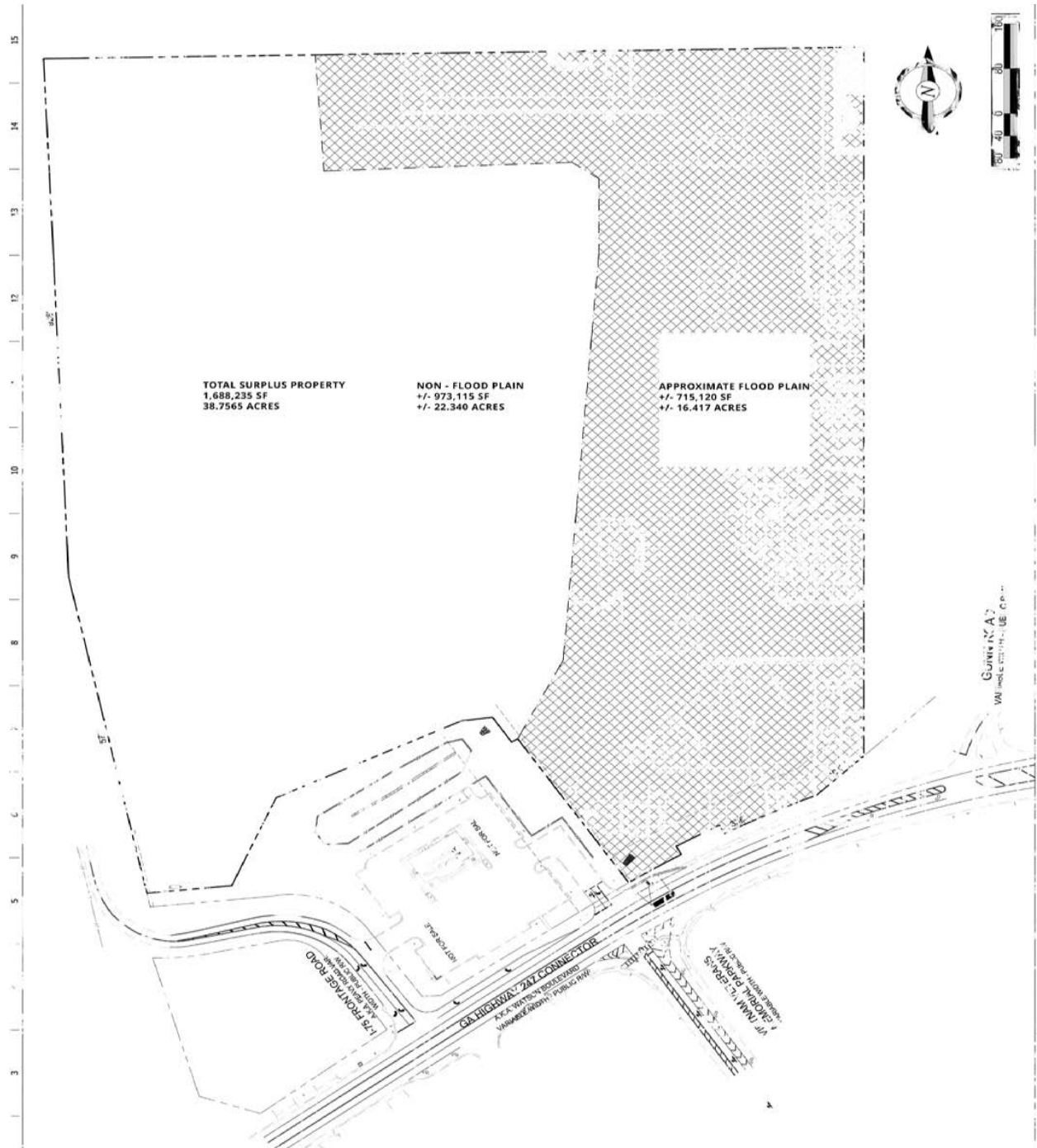
12000 Watson Blvd | Byron, GA 31008



PROPERTY DESCRIPTION:
LOCATED GENERALLY EAST OF
THE NORTHEAST CORNER OF
GEORGIA HIGHWAY 247 AND
INTERSTATE 75, WARNER ROBINS,
GEORGIA. THIS PROPERTY HAS
APPROXIMATELY 437 FEET OF
FRONTAGE ON 247, AND AP-
PROXIMATELY 1,505 FEET OF
FRONTAGE ON I-75. CONTAINS
1,688,235 SQUARE FEET, OR
38.7565 ACRES, MORE OR LESS.

Flood Plain Survey

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