

QUIKTRIP SURPLUS PROPERTY

12000 Watson Blvd
Byron, GA

+/- 38.76 AC

Available

\$795,000

Price

For Leasing Information:

Lyndsy Yim, CCIM

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Jimmy Davis

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404-381-2220



- +/- 38.76 acre site at the gateway to Warner Robins on Watson Blvd
- Approximately 1,000 ft of frontage on I-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

QUIKTRIP SURPLUS PROPERTY

FOR SALE



RETAILERS
NEARBY



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

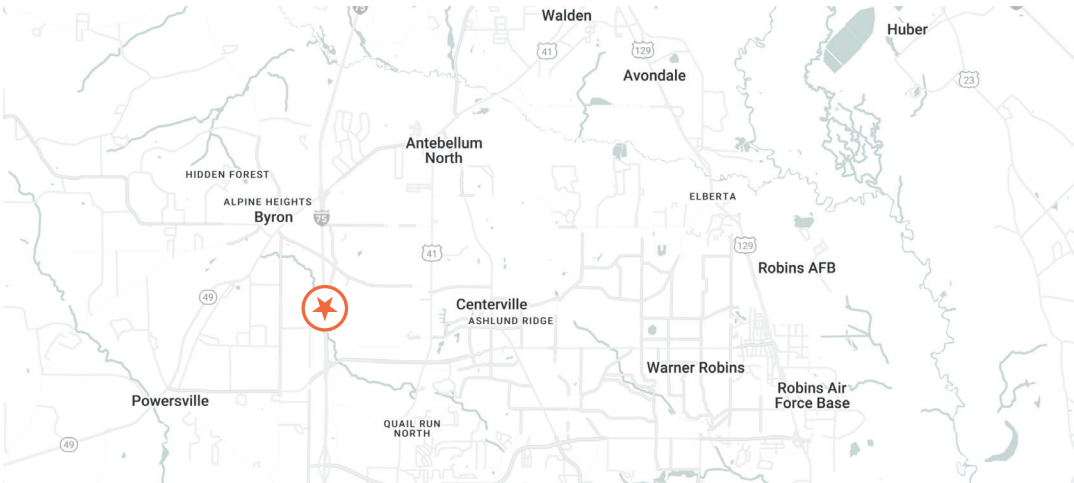
2024 Total Households	63,701
2029 Projected Households	67,776
Projected Annual Growth 2023 to 2028	1.25%

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%

TRAFFIC COUNTS

WATSON BLVD.	23,600 VPD
INTERSTATE 75	83,800 VPD



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



QUIKTRIP SURPLUS
PROPERTY

WATSON BLVD CORRIDOR





RESIDENTIAL

RESIDENTIAL

I-75
83,800

Gottwals Bank

SITE

Keadle Heating &
Air Conditioning

Centerville Rd.

Beulahland Bible
Church

Watson Blvd.
23,600

Vietnam Veterans
Memorial Hwy



Brighton Park
±200 Units



INTERSTATE 75
I-75
83,800

Watson Blvd.
23,600

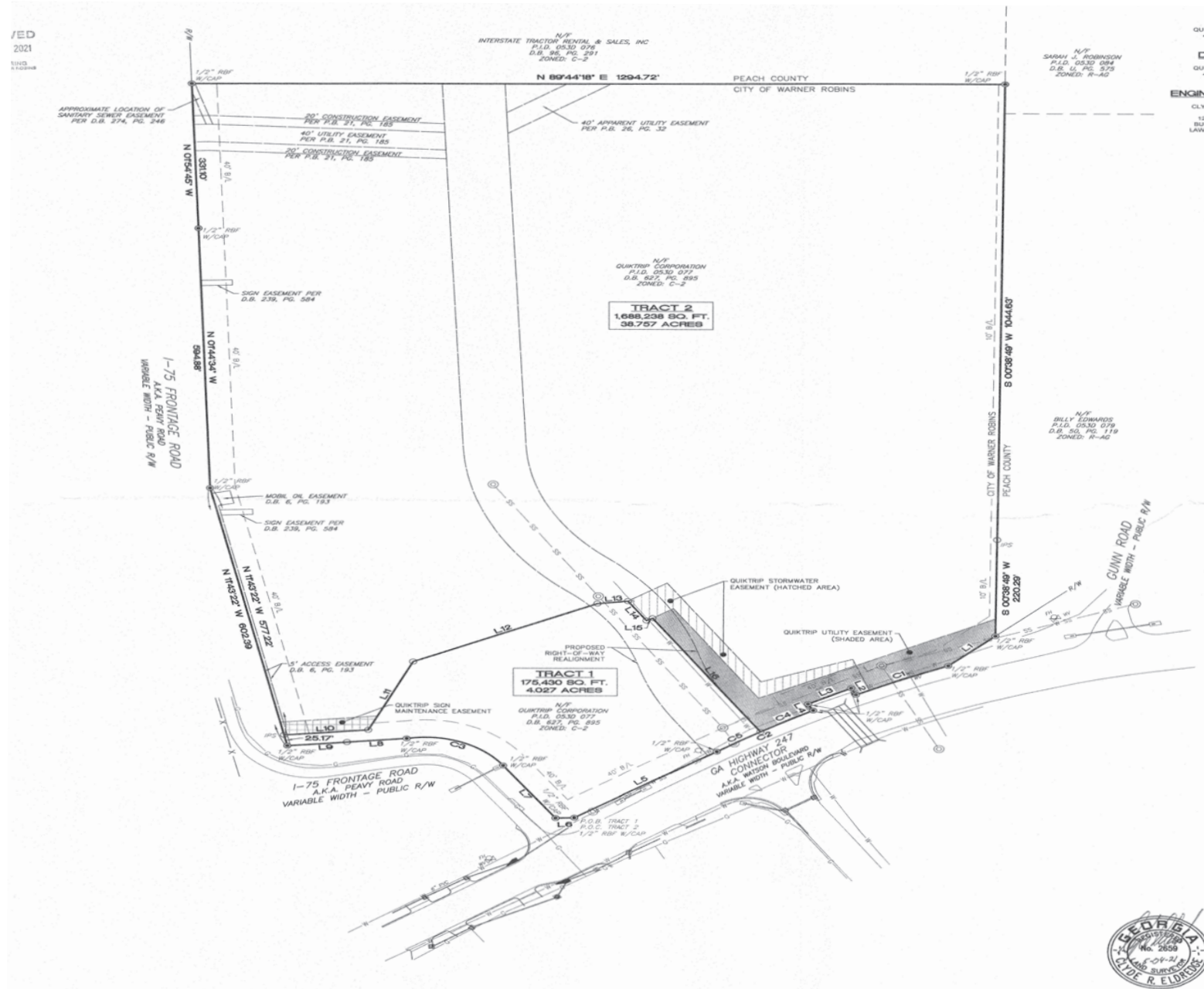
INTERSTATE 75
I-75
78,500

SITE

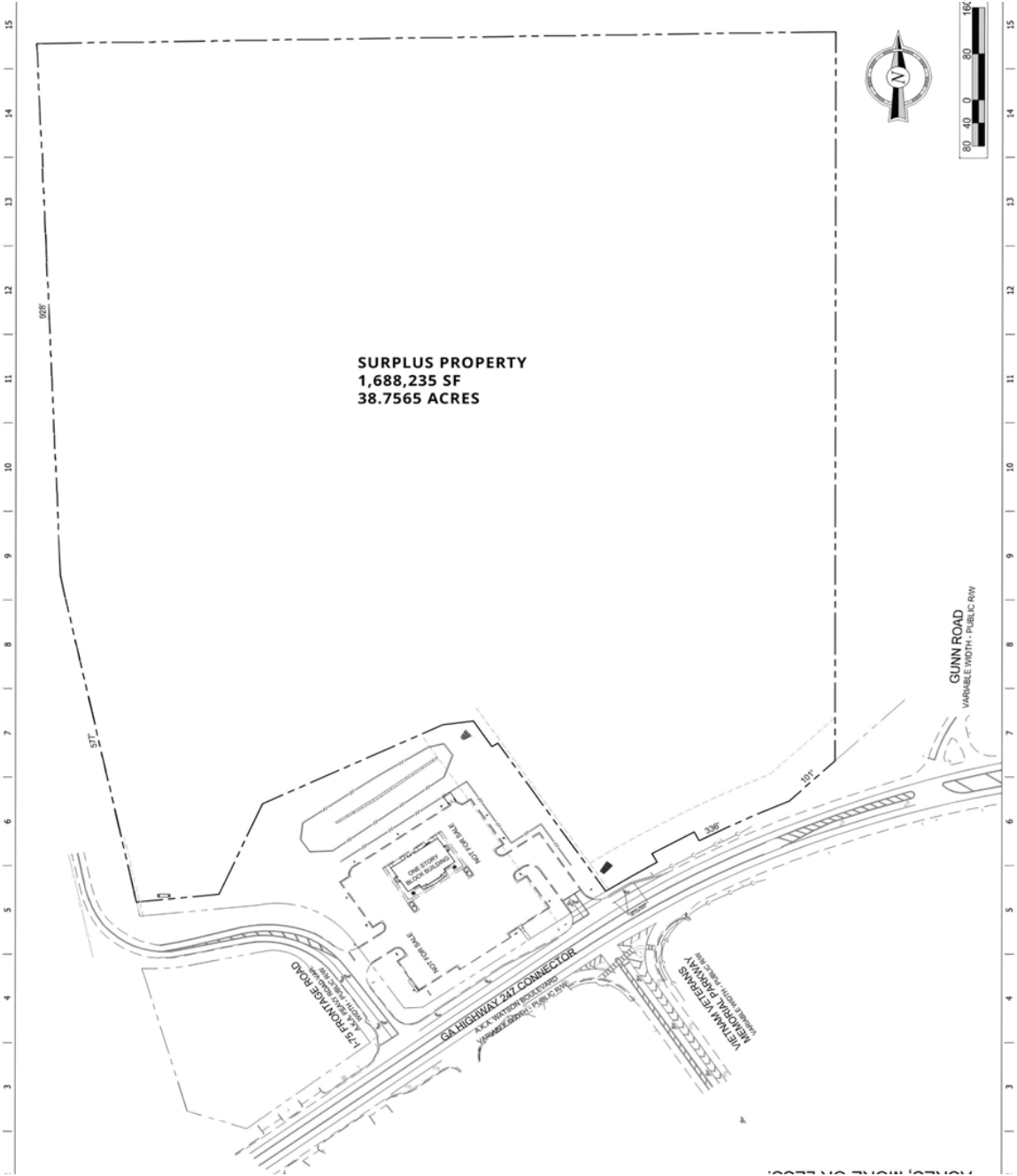
STATION TRUCK

QUIKTRIP SURPLUS
PROPERTY

SITE AERIAL



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



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