

# COMMERCIAL LAND FOR SALE

6110 WATSON BOULEVARD  
WARNER ROBINS, GA 31008  
PEACH COUNTY

±44.83 ACRES

CALL AGENT FOR  
PRICING

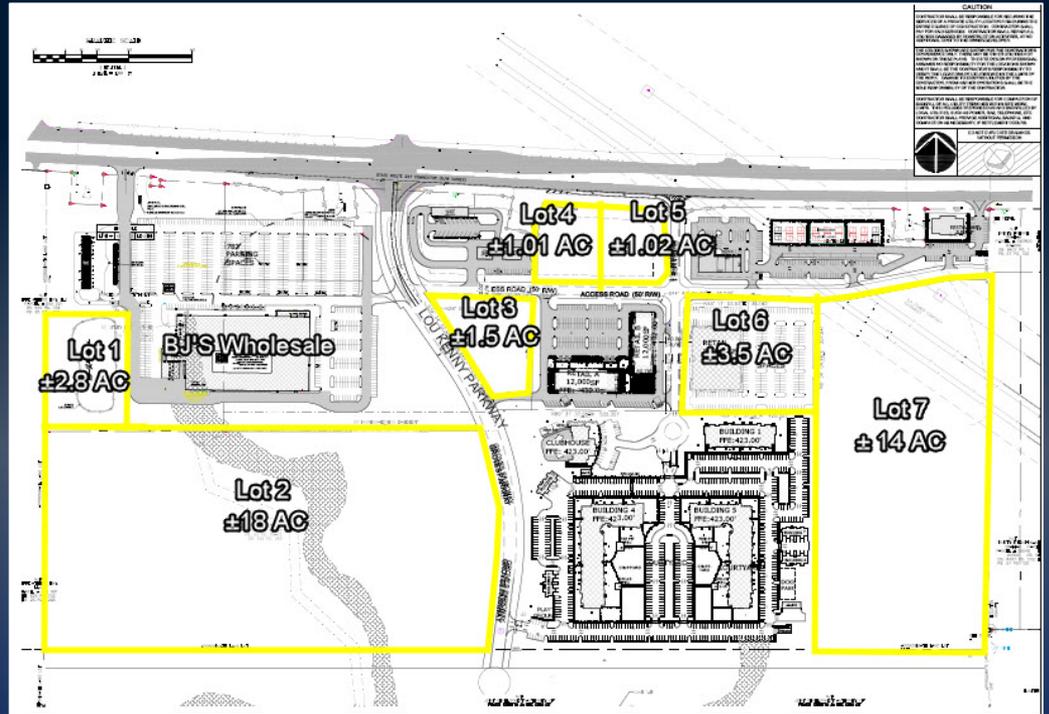


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## PROPERTY INFORMATION

- Multiple Lots Available:
  - Lot 1 - ±2.8 acres
  - Lot 2 - ±18 acres
  - Lot 3 - ±1.5 acres
  - Lot 4 - ±1.01 acre
  - Lot 5 - ±1.02 acre
  - Lot 6 - ±3.5 acres
  - Lot 7 - ±14 acres
- Rough graded site with master detention, paved streets, streetlights, and water and sewer available to site
- Zoned: Commercial
- BJ's Wholesale Club opened on site in September 2025 with 72,000 customer visits a year.
- The site features a committed and built car wash, oil lube, pharmacy, pickleball court, urgent care center, and ±24,000 SF of new retail space
- The property is in close proximity to a newly completed 264-unit apartment complex and a ±700-acre industrial property
- Approximately 1 mile from I-75 (Exit 146)
- Will subdivide call agent about pricing



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## DEMOGRAPHICS

- Traffic Count (GDOT 2023:)  
Watson Boulevard – 22,600 VPD  
I-75 North (Exit 146) – 86,400 VPD
- Home to Warner Robins Air Force Base  
– Largest industrial complex in Georgia

### 6110 Watson Blvd - Warner Robins, GA

#### POPULATION 20 MILE

2025 POPULATION 369,074

2030 ESTIMATED POPULATION 379,437

#### HOUSEHOLDS 20 MILE

2025 HOUSEHOLDS 144,204

2030 HOUSEHOLD ESTIMATES 148,925

#### HOUSEHOLD INCOME 20 MILE

2025 HH INCOME \$87,542

2030 HH INCOME ESTIMATE \$97,631

AVERAGE INCOME



**\$87,542**

POPULATION



**369,074**

HOUSEHOLDS



**144,204**

UNEMPLOYMENT



**3.7%**

LABOR FORCE



**296,013**

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PROPERTY  
PHOTOS



Apartments



Car Wash



BJ's on average has 72,000  
visits per year

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# MAP



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