



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Retail / Land / Development Site 1.66± Acres



FOR SALE

SALES PRICE: \$2,000,000

**2689 & 2691 Watson Blvd.
Warner Robins, GA 31093**

**PATRICK BARRY
ASSOCIATE BROKER
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Cell: (478) 718-1806
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**Coldwell Banker Commercial - Eberhardt & Barry
990 Riverside Dr., Macon, GA 31201**



PROPERTY OVERVIEW

2689 & 2691 Watson Blvd
Warner Robins, GA 31093

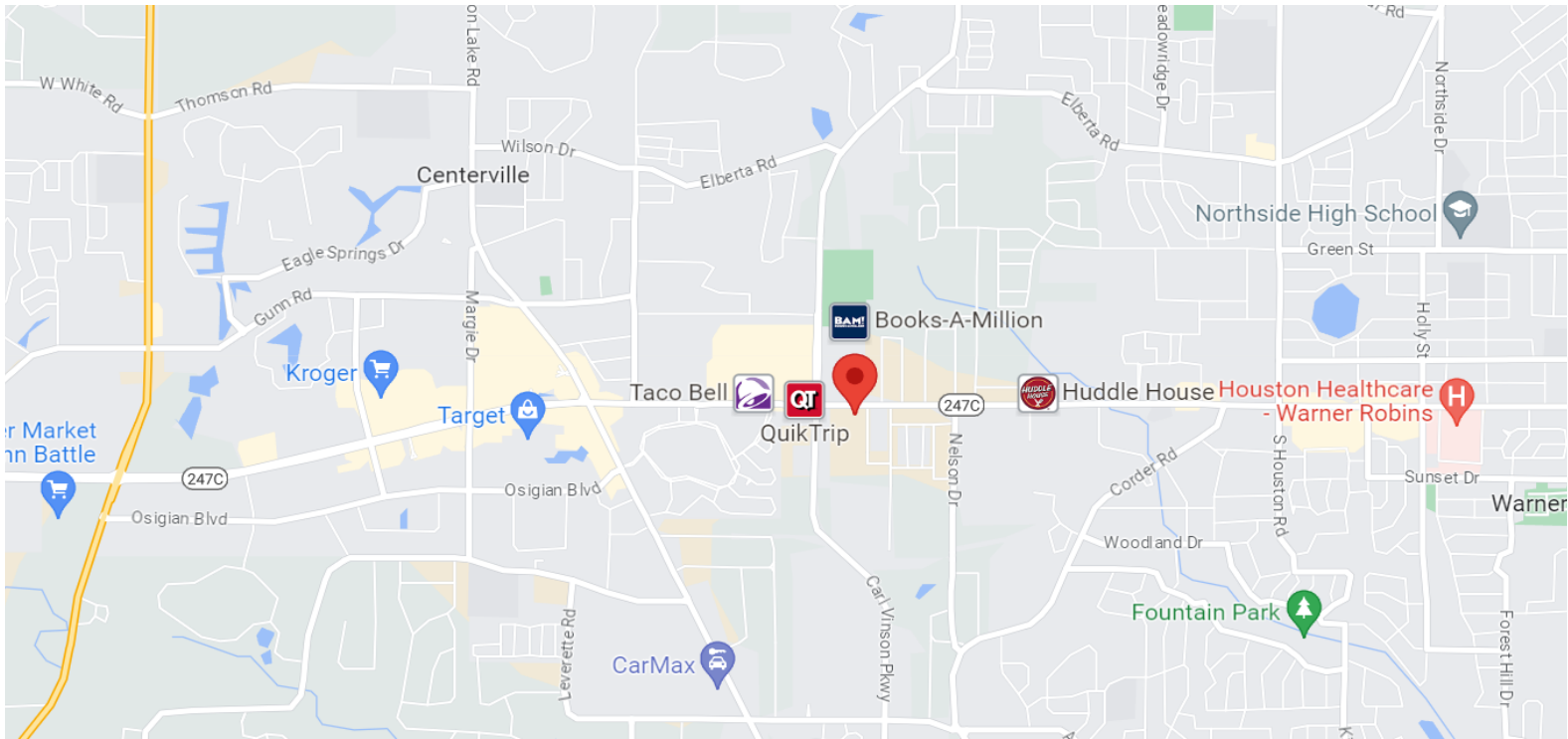
BUILDING INFORMATION:	<ul style="list-style-type: none">• 2 Parcels• 1.66± acres• Frontage on Watson Blvd.• 2 curb cuts with cross access between them both
LOCATION:	Watson Blvd - frontage ~1.5 miles from GA-247 ~6 miles from I-75 ~3 miles from Houston Lake Rd ~5 miles from Robins Air Force Base
ACTUAL YEAR BUILT:	1962
EFFECTIVE YEAR BUILT:	1970
AVERAGE DAILY TRAFFIC COUNT:	~30,700 Vehicles Per Day
ROOF:	Standing seam pitched metal roof
FLOORING:	Concrete
LAND:	1.66± acres
ZONED:	C2
UTILITIES:	All public utilities available to site
NEIGHBORS:	Walmart Super Center, Home Depot, Lowe's, Target, Aldi, Starbucks, Taco Bell, QT, Academy Sports, TJ Maxx, At Home, Old Navy, Moe's Southwest Grill, iHop, Harbor Freight, Family Dollar, Arby's, Huddle House, Burger King, McDonald's, Walgreens, and much more!
SALES PRICE: \$2,000,000	





MAPS

2689 & 2691 Watson Blvd
Warner Robins, GA 31093



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DEMOGRAPHICS - 1 Mile

2689 & 2691 Watson Blvd
Warner Robins, GA 31093

KEY FACTS

9,032

Population



2.6

Average Household Size

36.1

Median Age

\$43,276

Median Household Income

EDUCATION

10%

No High School Diploma



37%

High School Graduate



36%

Some College



16%

Bachelor's/Grad/Prof Degree

BUSINESS



401

Total Businesses



7,777

Total Employees

EMPLOYMENT



48%

White Collar



30%

Blue Collar



22%

Services

5.0%

Unemployment Rate

INCOME



\$43,276

Median Household Income



\$23,954

Per Capita Income



\$22,594

Median Net Worth

Households By Income

The largest group: <\$15,000 (20.3%)

The smallest group: \$150,000 - \$199,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	20.3%	+11.3%	
\$15,000 - \$24,999	8.3%	+3.1%	
\$25,000 - \$34,999	11.8%	+3.8%	
\$35,000 - \$49,999	15.3%	+3.3%	
\$50,000 - \$74,999	19.5%	+1.9%	
\$75,000 - \$99,999	9.8%	-6.4%	
\$100,000 - \$149,999	8.8%	-9.3%	

Bars show deviation from Houston County ▼

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DEMOGRAPHICS - 3 Mile

2689 & 2691 Watson Blvd
Warner Robins, GA 31093

KEY FACTS

54,323

Population



Average Household Size

35.2

Median Age

\$49,091

Median Household Income

EDUCATION

10%

No High School Diploma



33%
High School Graduate



37%
Some College



21%
Bachelor's/Grad/Prof Degree

BUSINESS



1,880

Total Businesses



56,231

Total Employees

EMPLOYMENT



White Collar

55%



Blue Collar

29%



Services

16%



Unemployment Rate

INCOME



\$49,091

Median Household Income



\$26,489

Per Capita Income



\$39,916

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$200,000+ (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	14.1%	+5.1%	
\$15,000 - \$24,999	8.2%	+3.0%	
\$25,000 - \$34,999	12.0%	+4.0%	
\$35,000 - \$49,999	16.3%	+4.3%	
\$50,000 - \$74,999	19.6%	+2.0%	
\$75,000 - \$99,999	13.4%	-2.8%	
\$100,000 - \$149,999	10.8%	-7.3%	

Bars show deviation from Houston County ▼

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DEMOGRAPHICS - 5 Mile

2689 & 2691 Watson Blvd
Warner Robins, GA 31093

KEY FACTS

93,670

Population



2.5

Average Household Size

36.0

Median Age

\$59,970

Median Household Income

EDUCATION

8%

No High School Diploma



29%
High School Graduate



36%
Some College



27%
Bachelor's/Grad/Prof Degree

BUSINESS



2,925

Total Businesses



76,384

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

26%



Services

13%

3.7%

Unemployment Rate

INCOME



\$59,970

Median Household Income



\$31,847

Per Capita Income



\$84,916

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+1.8%	
\$15,000 - \$24,999	6.3%	+1.1%	
\$25,000 - \$34,999	9.7%	+1.7%	
\$35,000 - \$49,999	13.9%	+1.9%	
\$50,000 - \$74,999	18.6%	+1.0%	
\$75,000 - \$99,999	15.2%	-1.0%	
\$100,000 - \$149,999	15.1%	-3.0%	

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