



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY



**2711 WATSON BOULEVARD @ WESTGATE STREET
WARNER ROBINS, HOUSTON COUNTY, GA 31093**

1 ± ACRE

REDEVELOPMENT OPPORTUNITY

FOR SALE: \$1,750,000

PATRICK BARRY
ASSOCIATE BROKER
C: (478) 718-1806
O: (478) 746-8171
pbarry@cbcworldwide.com

990 Riverside Drive,
Macon, GA 31201
cbcmacon.com

DEVELOPMENT SITE IMAGES



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PROPERTY OVERVIEW

LOCATION:

- Located at the signalized intersection of Watson Boulevard and Westgate Street
- Across from Lowe's, Walmart and Home Depot

SITE INFORMATION:

- 1± Acre Retail Development Site
- 202± Frontage on Watson Boulevard
- 200± Frontage on Westgate Street

AVERAGE DAILY TRAFFIC COUNT:

- 34,200± Vehicles per day (GDOT 2022)

TOPOGRAPHY:

- Level, at road grade

ZONED:

C2, General Commercial District

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Walmart

LOWE'S

OLD NAVY

ULTA BEAUTY

ROSS DRESS FOR LESS

five BELOW

THE HOME DEPOT

Bank of America

TJ-MAXX

bealls OUTLET

PET SMART

MURPHY USA

WELLS FARGO

IHOP

Little Caesars

Krispy Kreme

Rucker Barrel OLD COUNTRY STORE

COLD STONE

Mees southwest grill

34,200± VPD (±22)

Watson Blvd/Hwy 247C

FIVE STAR

PANDA EXPRESS CHINESE KITCHEN

Starbucks

TACO BELL

Tasty

QT

Domino's

EXPRESS OIL CHANGE

Flash Foods

COURTYARD BY MARRIOTT

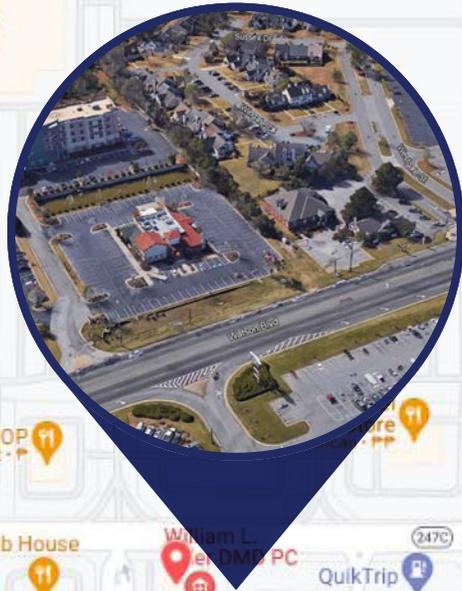


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34,200± VPD ('22)

Watson Blvd/Hwy 247C

Carl Vinson Pkwy

Carl Vinson Pkwy



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DEMOGRAPHIC PROFILE - 1 MILE

2711 Watson Blvd
Warner Robins, GA 31093

Key Facts


9,032
Population


2.6
Average HH Size


36.1
Median Age

Income


\$43,276
Median HH Income


\$23,954
Per Capita Income


\$22,594
Median Net Worth

Business


401
Total Businesses


7,777
Total Employees


5.0%
Unemployment Rate

Education


37%
High School Graduate


36%
Some College


16%
Bachelor's/Grad/Prof Degree


10%
No High School Diploma

Employment


White Collar **48%**


Blue Collar **30%**


Services **22%**



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Household 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%

DEMOGRAPHIC PROFILE - 3 MILES

2711 Watson Blvd
Warner Robins, GA 31093

Key Facts


54,323
Population


2.5
Average HH Size


35.2
Median Age

Income


\$49,091
Median HH Income


\$26,489
Per Capita Income


\$39,916
Median Net Worth

Business


1,880
Total Businesses


56,231
Total Employees


4.3%
Unemployment Rate

Education


33%
High School Graduate


37%
Some College


21%
Bachelor's/Grad/Prof Degree


10%
No High School Diploma

Employment


White Collar **55%**


Blue Collar **29%**


Services **16%**



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Household by Income

The largest group: <\$15,000 (20.3%)
The smallest group: \$150,000-\$199,999 (2.7%)

Indicator	Value	Diff
<\$15,000	14.1%	+5.3%
\$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%

DEMOGRAPHIC PROFILE - 5 MILES

2711 Watson Blvd
Warner Robins, GA 31093

Key Facts


93,670
Population


2.5
Average HH Size


36.0
Median Age

Income


\$59,970
Median HH Income


\$31,847
Per Capita Income


\$84,916
Median Net Worth

Business


2,925
Total Businesses


76,384
Total Employees


3.7%
Unemployment Rate

Education


37%
High School Graduate


36%
Some College


16%
Bachelor's/Grad/Prof Degree


10%
No High School Diploma

Employment


White Collar **61%**


Blue Collar **26%**


Services **13%**



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Household by Income

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

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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1 ± ACRE

REDEVELOPMENT OPPORTUNITY

**GROUND LEASE / BTS RATE
CONTACT AGENT**

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