



**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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**Coldwell Banker Commercial - Eberhardt & Barry  
990 Riverside Dr., Macon, GA 31201**



## PROPERTY OVERVIEW

2689 & 2691 Watson Blvd  
Warner Robins, GA 31093

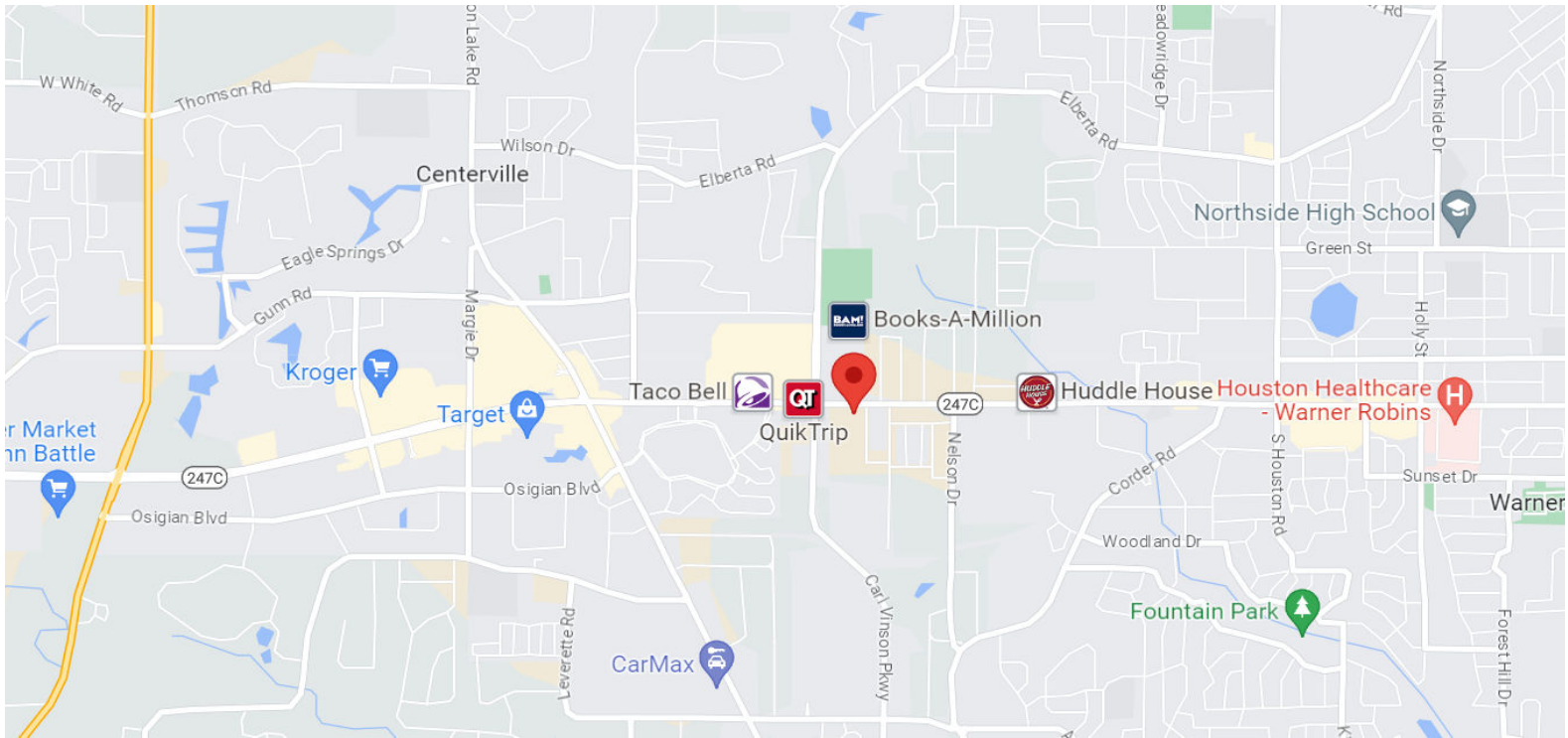
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 2 Parcels</li><li>• 1.66± acres</li><li>• Frontage on Watson Blvd.</li><li>• 2 curb cuts with cross access between them both</li></ul>
<b>LOCATION:</b>	Watson Blvd - frontage ~1.5 miles from GA-247 ~6 miles from I-75 ~3 miles from Houston Lake Rd ~5 miles from Robins Air Force Base
<b>ACTUAL YEAR BUILT:</b>	1962
<b>EFFECTIVE YEAR BUILT:</b>	1970
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	~30,700 Vehicles Per Day
<b>ROOF:</b>	Standing seam pitched metal roof
<b>FLOORING:</b>	Concrete
<b>LAND:</b>	1.66± acres
<b>ZONED:</b>	C2
<b>UTILITIES:</b>	All public utilities available to site
<b>NEIGHBORS:</b>	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!
<b>SALES PRICE: \$2,000,000</b>	





# 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



White Collar

48%



Blue Collar

30%



Services

22%

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



2.5

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%

4.3%

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%	

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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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