



**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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OPPORTUNITY**

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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

  
**48%**  
White Collar

  
**30%**  
Blue Collar

  
**22%**  
Services



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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

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