

QUIKTRIP SURPLUS PROPERTY

12000 Watson Blvd
Byron, GA

+/- 38.76 AC

Available

\$795,000

Price

For Leasing Information:

Lyndsy Yim, CCIM

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- +/- 38.76 acre site at the gateway to Warner Robins on Watson Blvd
- Approximately 1,000 ft of frontage on I-75 (83,800 VPD)
- Located at Traffic Signal

- BJ's Wholesale, 264 luxury apartments, Burger King, Taco Bell, and others committed to parcel across Watson Blvd
- Zoned C-3

QUIKTRIP SURPLUS PROPERTY

FOR SALE



RETAILERS NEARBY



DEMOGRAPHIC PROFILE

POPULATION TRADE AREA

2024 Total Population	166,461
2029 Projected Population	175,404
Projected Annual Growth 2023 to 2028	1.05%

DAYTIME POPULATION

2024 Daytime Population	166,856
Workers	78,719
Residents	88,137

INCOME

2024 Est. Average Household Income	\$98,615
2024 Est. Median Household Income	\$77,337

HOUSEHOLDS & GROWTH

2024 Total Households	63,701
2029 Projected Households	67,776
Projected Annual Growth 2023 to 2028	1.25%

RACE & ETHNICITY

2024 Est. White	51.1%
2024 Est. Black or African American	33.9%
2024 Est. Hispanic	7.9%
2024 Est. Asian or Pacific Islander	3.3%
2024 Est. American Indian or Native Alaskan	0.4%
2024 Est. Other Races	0.0%

TRAFFIC COUNTS

WATSON BLVD.
INTERSTATE 75

23,600 VPD
83,800 VPD



MARKET HIGHLIGHTS

- Warner Robins is conveniently located near I-75, providing excellent connectivity to major cities like Atlanta and Macon
- The city is home to Robins Air Force Base, one of the largest employers in Georgia, with a workforce of over 24,000 military, civilian, and contractor personnel
- The aerospace and defense sectors are central to Warner Robins' economy, bolstered by the base and associated industries
- The city is expanding in healthcare, education, and retail, contributing to its economic diversity
- Warner Robins boasts a strong educational infrastructure, including top-rated public schools and proximity to institutions like Middle Georgia State University and Georgia Military College
- The city features various parks, sports facilities, and cultural centers including the Museum of Aviation, Wellston Trail, and Rigby's Entertainment Complex
- Warner Robins has a growing population of over 80,000 residents, driven by its strong job market and affordable cost of living



SITE

QT
QuikTrip

EconoLodge

Legends at Town Place
264 units

Publix
MAVIS
TIRES & BRAKES

DUNKIN'
BARBERITOS

Crossroads Marketplace
Kroger Ashley
KOHLS BEST BUY
Durlington

Galleria Mall
JCPenney belk AÉROPOSTALE
sears HOME IMPROVEMENT AMERICAN EAGLE OUTFITTERS
Bath & Body Works GNC

Warner Robins Place
Walmart bealls TJ-MAXX
PETSMART Rainbow

City Crossing
OLD NAVY ULTA
five BELOW ROSS
Cato rue21
Michael's HomeGoods
HIBBETT carter's

Willow Lake Crossing
TARGET Academy
HOBBY Office MATTRESS LOBBY DEPOT
Steve B's Panera LONGHORN STEAKHOUSE

QUIKTRIP SURPLUS PROPERTY

WATSON BLVD CORRIDOR



RESIDENTIAL

INTERSTATE 75
I-75
83,800

RESIDENTIAL

Gottwals Bank

★
SITE

Keadle Heating & Air Conditioning

Centerville Rd.

Beulahland Bible Church

Watson Blvd.
23,600

Vietnam Veterans Memorial Hwy



Brighton Park
±200 Units

QUIKTRIP SURPLUS PROPERTY

INTERSECTION AERIAL



INTERSTATE 75
I-75
83,800

Watson Blvd.
23,600

INTERSTATE 75
I-75
78,500

QUIKTRIP SURPLUS
PROPERTY

SITE AERIAL

PROPERTY DESCRIPTION: LOCATED GENERALLY EAST OF THE NORTH-EAST CORNER OF GEORGIA HIGHWAY 247 AND INTERSTATE 75, WARNER ROBINS, GEORGIA. THIS PROPERTY HAS APPROXIMATELY 437 FEET OF FRONTAGE ON 247, AND APPROXIMATELY 1,505 FEET OF FRONTAGE ON I-75. CONTAINS 1,688,235 SQUARE FEET, OR 38.7565 ACRES, MORE OR LESS.



