

COMMERCIAL LAND FOR SALE OR LEASE

6110 WATSON BOULEVARD
BYRON, GA 31008
PEACH COUNTY

± 98.47 ACRE DEVELOPMENT

64.47 ACRES AVAILABLE
CALL AGENT FOR RETAIL/LEASE OPTIONS

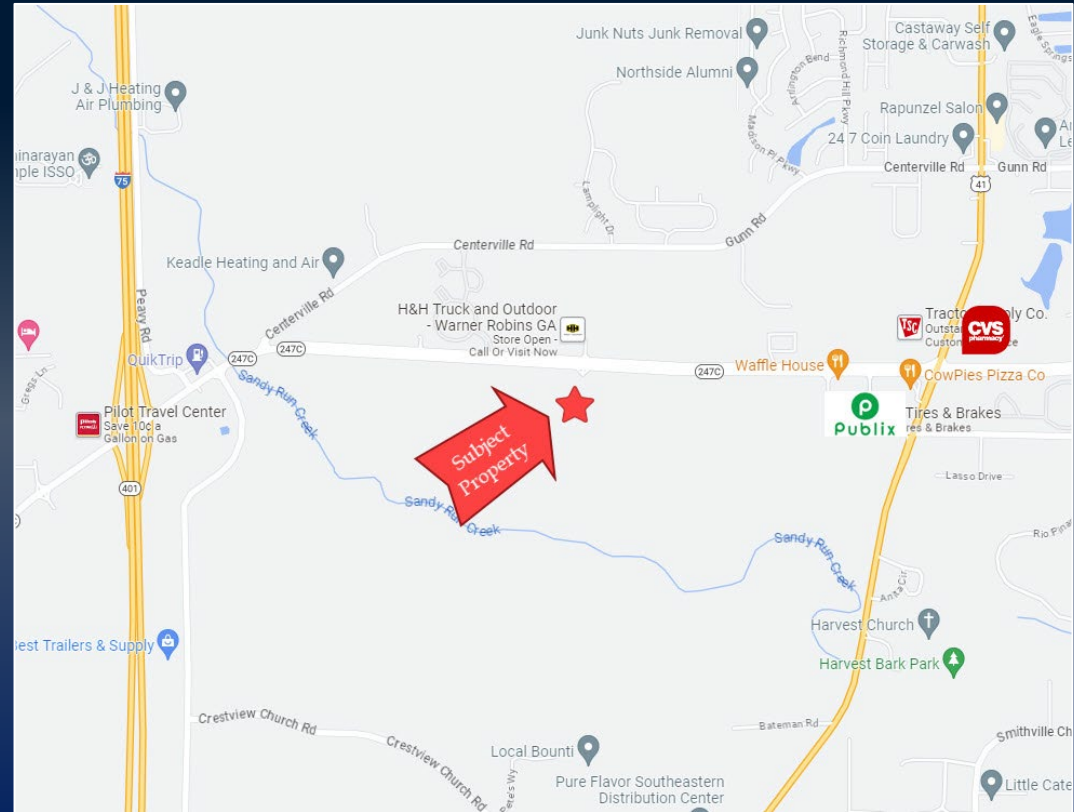


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PROPERTY INFORMATION

- ± 98.47 acres
 - excluding ± 34 acres that are under contract (266 apartments under construction)
- High traffic location on Watson Boulevard, adjacent to Publix
- Signalized intersection at Watson Blvd and Groves Parkway
- Approximately 1 mile from I-75 (Exit 146)
- Water, sewer, storm water, master detention, & power to site
- Zoned for commercial use



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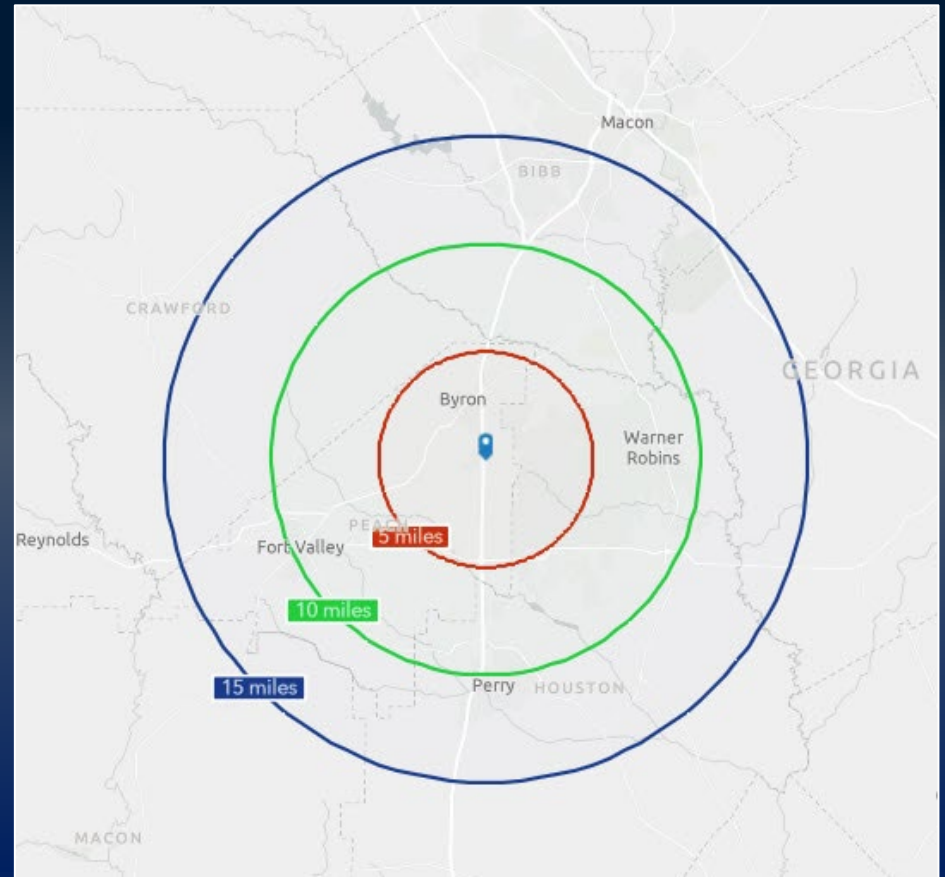
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DEMOGRAPHICS

Traffic Counts: (GDOT 2022 Published Data estimate)
Watson Boulevard – 22,600 vpd

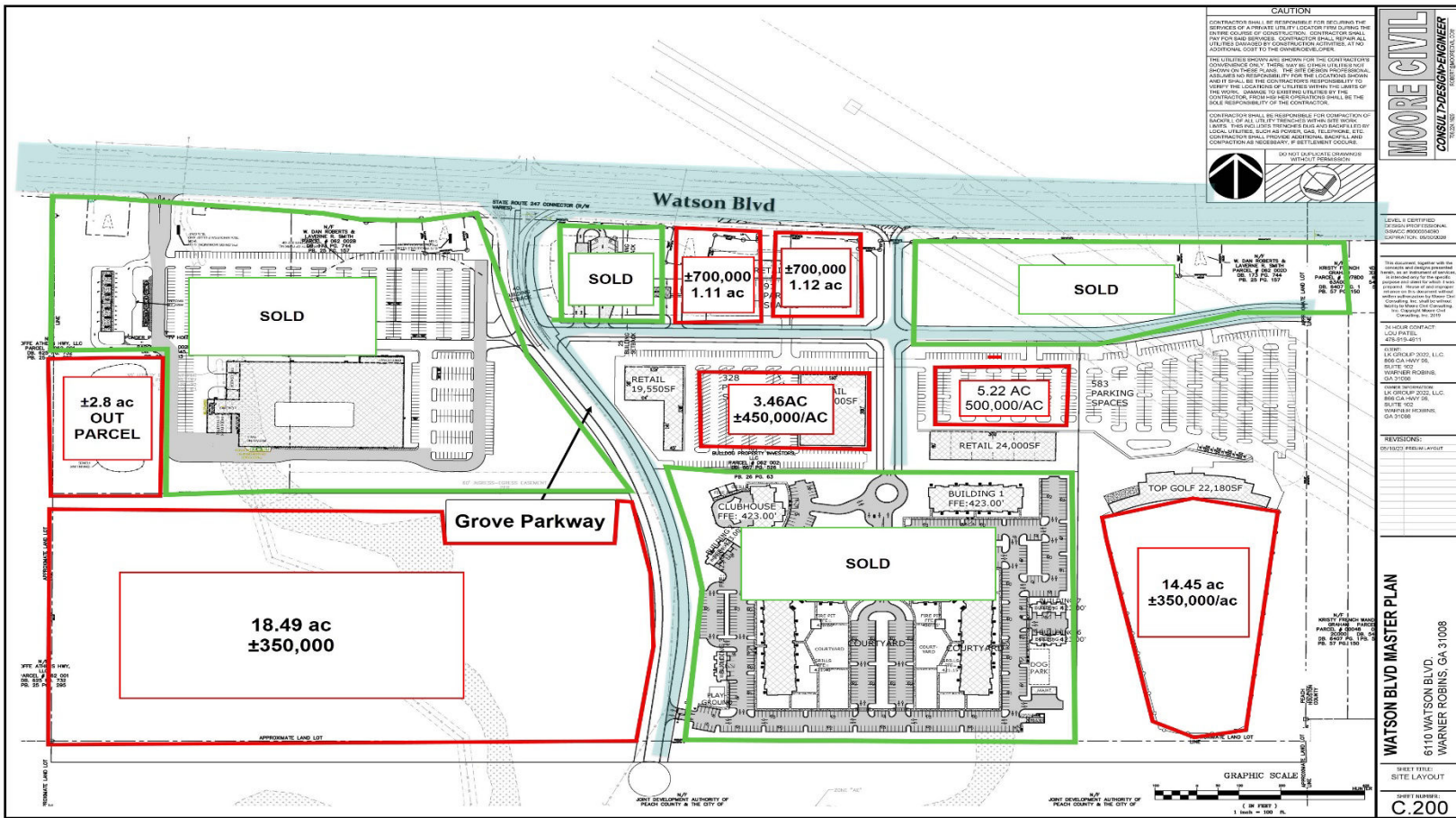
Demographics

	5 Miles	10 Miles	15 Miles
2023 Population:	61,319	184,430	262,157
2028 Population Estimate:	63,131	190,917	270,065
2023 Households:	24,067	71,515	99,929
2028 Households Estimate:	25,045	74,813	104,052
2023 Average HH Income:	\$96,268	\$91,120	\$86,447
2028 Average HH Income Estimate:	\$111,183	\$104,941	\$100,175



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