

COMMERCIAL LAND FOR SALE

6110 WATSON BOULEVARD
WARNER ROBINS, GA 31008
PEACH COUNTY

±44.83 ACRES

CALL AGENT FOR
PRICING



JIM ROLLINS C: 478.361.4400

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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

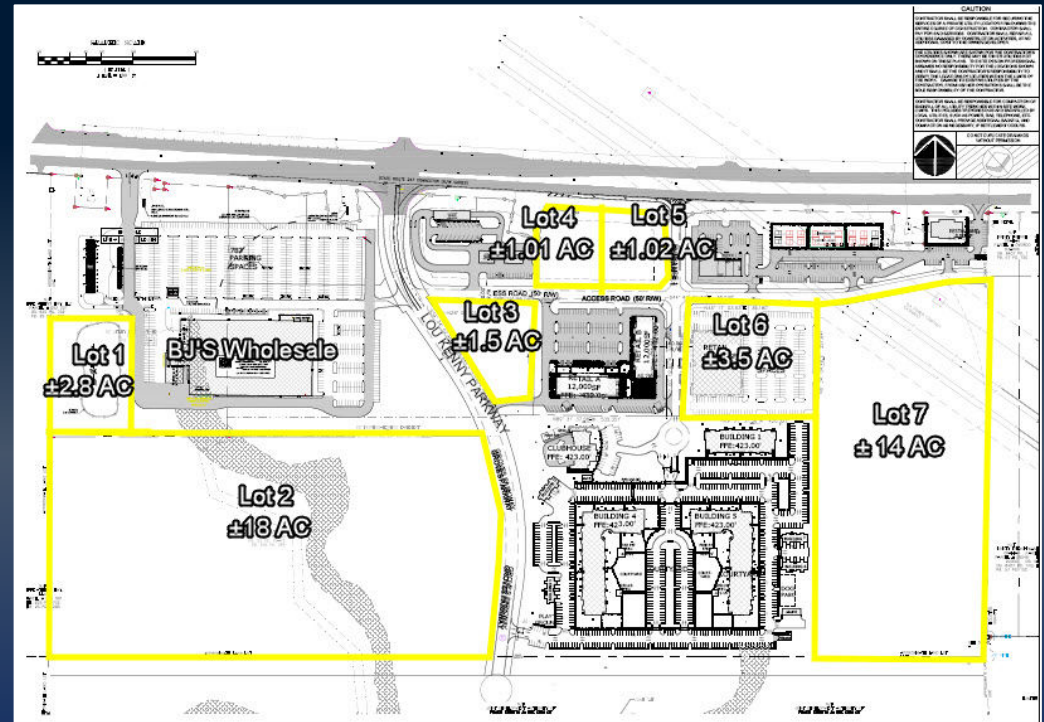
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Multiple Lots Available:
 - Lot 1 - ±2.8 acres
 - Lot 2 - ±18 acres
 - Lot 3 - ±1.5 acres
 - Lot 4 - ±1.01 acre
 - Lot 5 - ±1.02 acre
 - Lot 6 - ±3.5 acres
 - Lot 7 - ±14 acres
- Rough graded site with master detention, paved streets, streetlights, and water and sewer available to site
- Zoned: Commercial
- BJ's Wholesale Club opened on site in September 2025 with 72,000 customer visits a year.
- The site features a committed and built car wash, oil lube, pharmacy, pickleball court, urgent care center, and ±24,000 SF of new retail space
- The property is in close proximity to a newly completed 264-unit apartment complex and a ±700-acre industrial property
- Approximately 1 mile from I-75 (Exit 146)
- Will subdivide call agent about pricing



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DEMOGRAPHICS

- Traffic Count (GDOT 2023:)
Watson Boulevard – 22,600 VPD
I-75 North (Exit 146) – 86,400 VPD
- Home to Warner Robins Air Force Base
– Largest industrial complex in Georgia

6110 Watson Blvd - Warner Robins, GA

POPULATION	20 MILE
2025 POPULATION	369,074
2030 ESTIMATED POPULATION	379,437
HOUSEHOLDS	20 MILE
2025 HOUSEHOLDS	144,204
2030 HOUSEHOLD ESTIMATES	148,925
HOUSEHOLD INCOME	20 MILE
2025 HH INCOME	\$87,542
2030 HH INCOME ESTIMATE	\$97,631

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$87,542



369,074



144,204



3.7%



296,013

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PROPERTY
PHOTOS



Apartments



Car Wash



BJ's on average has 72,000
visits per year

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MAP



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