

FOR SALE: 31.37 +/- acres  
Watson Blvd Warner Robins, GA

**The Bateman Group LLC.**  
Commercial Real Estate  
Oliver C. Bateman III, Broker



- **Location:** 31.37 +/- acres wraps the Tractor Supply at the corner of Watson Blvd and across the street from Publix. A 350 +/- unit apartment complex is under construction.
- **Utilities:** Available
- **Traffic:** 27,000 VPD, close proximity to I-75 (1.5 miles) and to restaurants and shopping on Watson Blvd
- **Topography:** Wooded

|                         | 1 mile   | 3 miles  | 5 miles  |
|-------------------------|----------|----------|----------|
| Population              | 4,892    | 32,944   | 88,566   |
| Median Household Income | \$63,377 | \$62,377 | \$61,124 |

**\$150,000/acre**

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