

REDEVELOPMENT OPPORTUNITY

12009 Watson Boulevard, Byron, GA 31008

6± Acres | Interstate Access | High-Visibility Corridor



Summary

Area Info

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address: 12009 Watson Blvd
Byron, GA 31008

County: Peach

Total Size: Paved Surface: ±65,000 SF
Motel Building: ±18,432 SF
Restaurant Building: ±3,936 SF

Year Built: 1970-1971 (Effective 2000)

Utilities: All Available

Parking: Paved - Ample Parking

Taxes: \$22,557 (2025 Est.)

SITE

Site Size: 6± AC

Parcel ID: 053D 092

Zoning: RR-1

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	806	22,397	62,562
Avg HH Income	\$118,380	\$111,805	\$109,586
Median Age	40.0	38.7	37.7

CONTACT AGENT FOR PRICING

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Positioned along the high-visibility corridor of Watson Boulevard with convenient access to Interstate 75, this ±6.0-acre commercial site at 12009 Watson Boulevard offers a strong redevelopment opportunity in a rapidly growing area. The property features a flat, usable layout with approximately 65,000 square feet of paved surface, existing access points, and available utilities, supporting flexible multi-tenant or phased development. Current improvements include an ±18,432 square foot motel and ±3,936 square foot restaurant, providing potential for interim income or adaptive reuse. With excellent visibility, interstate proximity, and increasing demand for retail and service uses, the site presents a compelling value-add opportunity with long-term upside.

LOCATION

Strategically located at the intersection of Interstate 75 and Watson Boulevard (Highway 247 Connector), the property offers immediate access to a major north-south corridor with strong visibility along one of the area's primary commercial routes. The site is just minutes from Robins Air Force Base and is surrounded by a mix of established retail, lodging, and expanding residential development, supporting continued growth and long-term demand in the corridor.



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