6± ACRE I-75 REDEVELOPMENT SITE
12009 Watson Boulevard
Byron, GA 31008

FICKLING & COMPANY

Summary | Area Info | Aerial | Site Map



CONTACT

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PROPERTY INFORMATION

PROPERTY

Property Address:	12009 Watson Boulevard Byron, GA 31008
Total Size:	Paved Surface: ±65,000 SF Motel Building: ±18,432 SF Restaurant Building: ±3,936 SF
Motel Room Count:	60 doors
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
County:	Peach
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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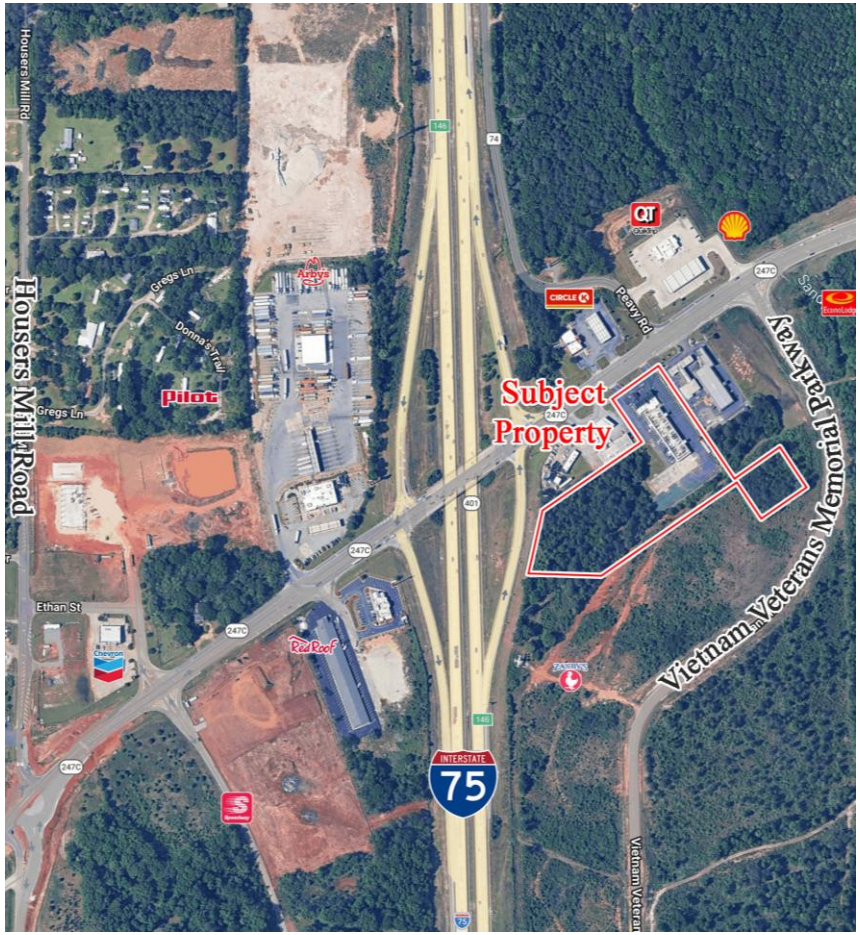
PROPERTY INFORMATION

PROPERTY

Positioned along the high-visibility Watson Boulevard corridor with immediate access to Interstate 75, this 6± Acre site presents a compelling redevelopment opportunity in one of the area's primary commercial nodes. The value of the property lies in the underlying real estate, including ±65,000 SF of existing paved surface, established access points, available utilities, interstate proximity, and high visibility surrounded by national retailers, restaurants, lodging, and expanding residential development. Existing improvements are considered secondary to the redevelopment potential of the site and may be removed to accommodate a higher and better use. Potential concepts could include a travel center or truck stop, fuel and convenience use, quick-service restaurant, automotive services, highway-oriented retail, or other commercial development, subject to zoning, access, permitting, and governmental approvals.

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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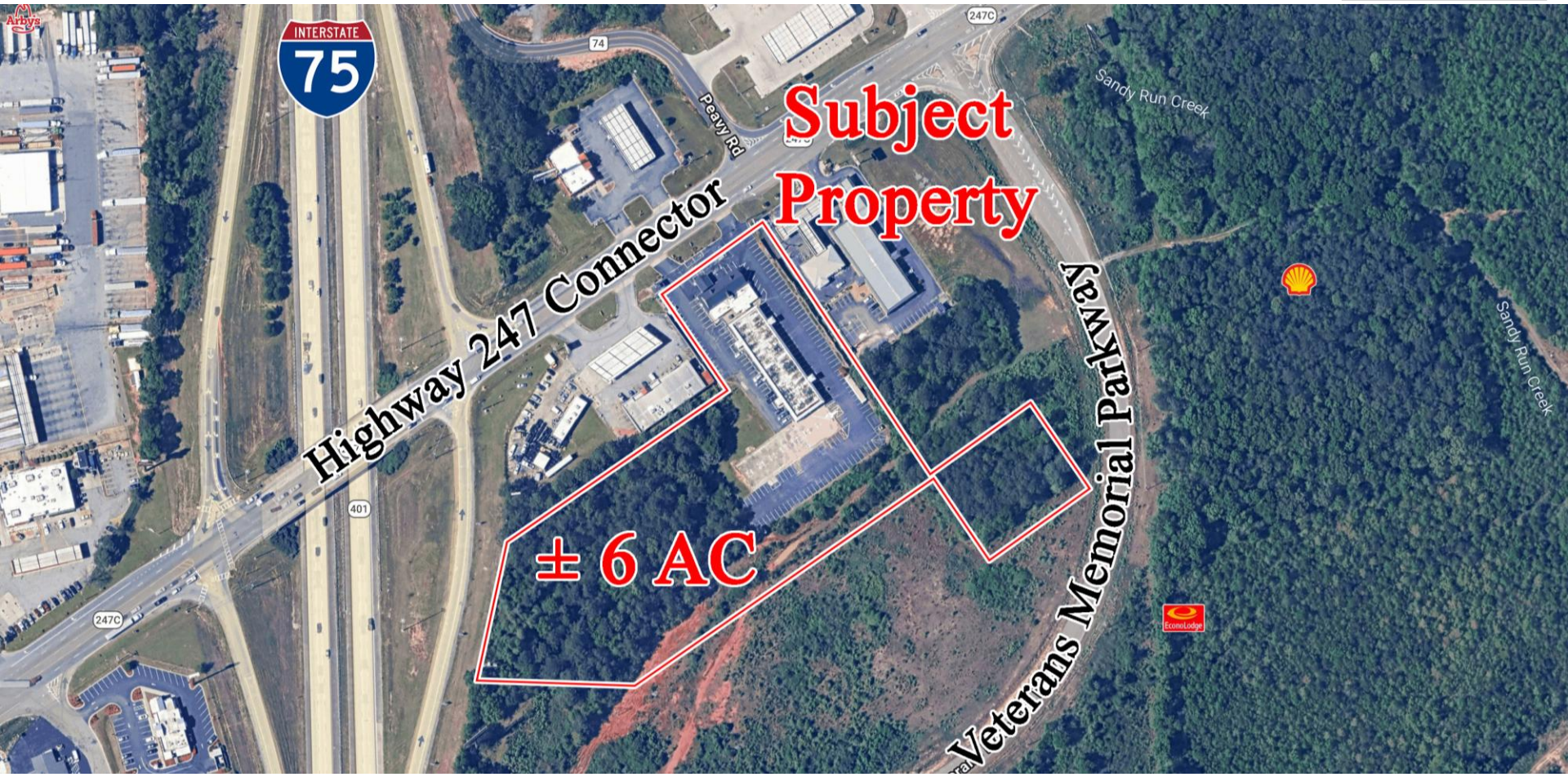

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