

WELCOME TO

Warner Robins, GA

& The Surrounding Areas

The International City of Middle Georgia
Your Complete Guide to Living, Exploring & Thriving

History • Attractions • Dining • Schools • Community

2026 Edition

INTRODUCTION

Georgia's International City

Nestled in the heart of Middle Georgia, **Warner Robins** is one of the state's fastest-growing and most dynamic communities. With a proud military heritage, a diverse and welcoming population, and an ever-expanding array of restaurants, parks, schools, and events, Warner Robins truly earns its nickname — *The International City*.

Whether you're a military family arriving at Robins Air Force Base, a professional relocating for opportunity, a visitor exploring Middle Georgia, or a lifelong resident — this guide is for you. Warner Robins and its surrounding communities of Bonaire, Centerville, Perry, Byron, and Kathleen offer something extraordinary for everyone.

At a Glance

- City Population: approximately **86,199 residents** (2024 estimate)
- Founded in **1942** — originally known as Wellston, GA
- Home to **Robins Air Force Base** — the largest single industrial complex in Georgia
- **\$4.2 billion** in economic impact generated by Robins AFB in fiscal year 2024
- Houston County Schools rated **B+ by Niche** — top 25% of all Georgia districts
- Georgia's **11th largest city** by incorporated population

Where Is Warner Robins?

Warner Robins sits in **Houston County** in central Georgia, approximately **100 miles south of Atlanta** and just 16 miles south of Macon along Interstate 75. Its central location makes it one of the most strategically connected cities in the state.

Distance to Key Cities

- Macon, GA — **16 miles north**, approximately 20 minutes
- Atlanta, GA — **100 miles north**, approximately 1.5 hours
- Savannah, GA — **175 miles east**, approximately 2.5 hours
- Augusta, GA — **140 miles northeast**, approximately 2 hours
- Columbus, GA — **100 miles west**, approximately 1.5 hours
- Jacksonville, FL — **230 miles south**, approximately 3 hours

Transportation & Access

- Served by **Interstate 75** (north-south) and **Interstate 16** (east-west)
- **Middle Georgia Regional Airport** provides convenient regional air travel
- Warner Robins functions as the **primary retail and employment hub** for all of Middle Georgia
- Residents in surrounding towns — Perry, Byron, Centerville, Kathleen — commute into Warner Robins for work, medical care, and shopping

HISTORY

From Wellston to Warner Robins

Before Warner Robins, there was **Wellston** — a quiet farming community in the Georgia dairy belt. Everything changed in 1941 when the U.S. War Department selected this region for a major military logistics depot, drawn by flat land, artesian water, proximity to the Southern Railroad, and abundant affordable labor.

Historical Timeline

- **1941** — War Department approves construction of the Warner Robins Air Depot near Wellston
- **1942** — Base opens; community renamed Warner Robins in honor of General Augustine Warner Robins (1882–1940) of the U.S. Army Air Corps
- **1943** — Warner Robins officially incorporated as a town
- **1956** — Incorporated as a city as population surged alongside base growth
- **1970s–1980s** — City diversifies its economy with retail, healthcare, and education sectors
- **2000s** — Recognized as one of Georgia's fastest-growing cities
- **2024** — Robins AFB generates \$4.2 billion in economic impact for Central Georgia, an 11% increase year over year

"Warner Robins has grown from a small railroad whistle-stop into one of the most important cities in all of Georgia — in just over 80 years."

Robins Air Force Base

Robins Air Force Base is the **lifeblood of Warner Robins** and the largest single industrial complex in the state of Georgia. Home to the Warner Robins Air Logistics Complex, it is one of only **three Air Logistics Complexes** in the entire United States.

Mission & Operations

- Provides maintenance, repair, and overhaul (MRO) for Air Force aircraft worldwide
- Sustains the **F-15 Eagle, C-5 Galaxy, C-17 Globemaster, C-130 Hercules, AC-130 Gunship**, and all Air Force helicopters
- Selected for advanced missions under the **Advanced Battle Management System (ABMS)** — leveraging satellite and space-based technologies

Workforce & Economic Impact

- Employs over **23,000 military and civilian workers** — approximately one-third of all regional jobs
- Annual civilian payroll exceeds **\$1 billion**
- Generated **\$4.2 billion** in economic impact for Central Georgia in fiscal year 2024 — an 11% increase from the prior year
- Defense contractors and small businesses throughout Warner Robins support the base mission, adding thousands more jobs to the local economy

Community & Veterans

- **17.1% of Warner Robins residents are veterans** — nearly three times the national average of 6.1%
- The base brings families from across the United States and the world, directly contributing to the city's international character

Community Profile & Demographics

Warner Robins is a **young, diverse, and rapidly growing** city. Its military heritage creates a uniquely multicultural population where residents hail from across the United States and dozens of countries worldwide.

Population

- City population: approximately **86,199 residents** (2024 estimate)
- 2020 Census recorded **80,308 residents** — strong growth trajectory
- Georgia's **11th largest incorporated city**

Age & Household Profile

- Median age: **34.1 years** — younger than the national average
- **26.3%** of residents are under the age of 18 — a highly family-oriented community
- **12%** of residents are age 65 or older
- Above-average proportions of Gen Z, Millennials, and Gen X residents driven by military assignments and career migration

Diversity & Culture

- **Veterans represent 17.1%** of the population — nearly 3x the U.S. average
- Residents reflect dozens of nationalities, supporting Warner Robins' proud identity as **Georgia's International City**
- Most residents own their homes; the city has a **strong suburban feel** with abundant restaurants, parks, and family amenities

Jobs, Industry & Opportunity

Warner Robins is the **economic engine of Middle Georgia**. While Robins AFB anchors the regional economy, a growing ecosystem of healthcare, education, retail, and small business ensures long-term resilience and opportunity.

Major Employers

- **Robins Air Force Base** — 23,000+ military and civilian jobs; largest employer in Georgia by single site
- **Houston Healthcare System** — 3,000+ employees; the regional hospital and medical network serving Middle Georgia
- **Houston County School District** — 3,500+ educators, administrators, and support staff
- **Retail & Hospitality** — thousands of jobs along the Watson Blvd and Russell Pkwy commercial corridors
- **Defense Contractors & Small Businesses** — logistics, technology, and maintenance firms supporting the base mission throughout the metro area

Higher Education & Workforce Pipeline

- **Central Georgia Technical College** — the state's largest technical college, headquartered in Warner Robins, producing skilled trade and technology graduates
- **Middle Georgia State University** — multi-campus regional university serving the area
- Five colleges and universities are accessible within commuting distance, providing a continuous pipeline of local talent

Economic Outlook

- Warner Robins' economy is more dependent on government, manufacturing, and leisure/hospitality than the state average — providing stability through federal investment
- The ABMS high-tech mission expansion at Robins AFB is expected to elevate the area's tech workforce and attract new private-sector employers

Museums, History & Culture

Warner Robins punches well above its weight for cultural attractions. Anchored by a world-class aviation museum and a rich military heritage, the city offers memorable experiences for visitors and residents of all ages.

Museum of Aviation

The **second largest U.S. Air Force Museum in the nation** — and admission is completely FREE.

- Over **90 historic aircraft** on display including the SR-71 Blackbird, F-15 Eagle, B-29 Superfortress, and AC-130 Gunship
 - Four large pavilions housing aircraft, artifacts, flight simulators, and interactive exhibits
 - A must-see destination for families, aviation enthusiasts, history lovers, and school groups
-

Historic Depot Row

- World War II-era train depot complex serving as the city's Welcome Center
 - Tour the Elberta Depot Heritage Center and a restored Southern Railroad Red Caboose
 - Browse Mildred's Country Store — packed with antiques and regional charm
-

Warner Robins Little Theatre

- A beloved community institution with over **50 years of live performances**
 - Year-round schedule of musicals, dramas, and comedies performed by talented local actors
-

International City Farmers Market

- Every **Thursday afternoon** downtown — fresh produce, handmade goods, and artisan vendors
- Reflects the city's international culture with diverse offerings from local farmers and craftspeople

Outdoor Recreation & Family Fun

Warner Robins offers a full and active outdoor lifestyle — from splash pads and paved trails to kayaking, water parks, and championship sports facilities.

Water Parks & Entertainment

- **Rigby's Water World** — one of Georgia's largest water parks with 20+ slide-based rides and 40+ water attractions including a massive water bucket and Runaway Rapids
- **Rigby's Entertainment Complex** — laser tag, roller skating, arcade games, and mini-golf all under one roof; ideal for all-day family fun

Parks & Trails

- **Wellston Trail** — paved, flat walking and jogging path through the heart of the city; suitable for all fitness levels, strollers, and cyclists
- **Fountain Park** — beloved neighborhood park with a splash pad, playgrounds, and open green space; a favorite gathering spot for young families
- **Big Indian Creek Waterway Trail** — scenic kayaking and canoeing route through natural Georgia waterways
- Multiple sports complexes, recreation centers, and well-maintained baseball and soccer fields throughout the city

Nearby Day Trips

- **Lake Tobesofkee** (20 minutes north near Macon) — 1,750-acre lake with swimming, boating, fishing, camping, and beachside picnicking
- **High Falls State Park** (45 minutes away) — Georgia's largest waterfall with hiking trails, fishing, and stunning natural scenery
- Several local golf courses serve the active community throughout Houston County

Sports & Recreation

- Warner Robins hosts the **Southeast Region Little League Tournament** — drawing teams and families from across the United States
- Youth sports leagues, adult recreational leagues, and fitness centers are plentiful throughout the metro area

Annual Events & Local Traditions

Warner Robins celebrates its diverse community and military heritage through a rich calendar of annual events that unite residents and bring visitors from across the region.

Signature Annual Events

- **Wings & Wheels Car Show** (November) — classic and rare restored cars on display alongside historic aircraft at the Museum of Aviation
- **International City Farmers Market** (Every Thursday) — weekly outdoor market featuring fresh local produce, artisan crafts, and diverse cultural vendors
- **Southeast Little League Tournament** (Summer) — regional baseball competition drawing teams from across the U.S. to Warner Robins' world-class facilities
- **Warner Robins Burger Week** (Annual) — local restaurants compete for the city's best burger title; a fun community foodie tradition
- **Houston County Fair** (Fall) — rides, food, livestock shows, live entertainment, and classic county fair fun for the whole family
- **Veterans Day Celebrations** (November 11) — heartfelt tributes at the Museum of Aviation and community events honoring the city's deep military roots

Year-Round Entertainment

- Warner Robins Little Theatre performs a full season of plays and musicals throughout the year
- Live music, community festivals, and cultural celebrations reflect the city's international identity year-round
- Brews and barbecue trails connect visitors with local craft beverage and food experiences
- Check [visitwarnerrobins.org](https://www.visitwarnerrobins.org) for the most current events calendar

Warner Robins Restaurant Scene

True to its International City identity, Warner Robins boasts a wonderfully **diverse dining scene** that reflects its multicultural community. From authentic Caribbean and Thai to classic Southern BBQ and elegant steakhouses — there is something for every palate.

International Flavors

- **ZAAP Thai Street Food** — bold, authentic Thai street cuisine; a local favorite
- **Greek Village Restaurant** — genuine Greek flavors including gyros, spanakopita, and Mediterranean classics in a cozy atmosphere
- **Jamaican Flava Caribbean Cooking** — family-owned gem serving authentic oxtail, jerk chicken, and rice and peas with charming patio seating
- **Luis Mexican Food & Grill** — festive Mexican dining with a popular outdoor patio
- **Tacos y Mariscos Ofelia** — fresh, authentic Mexican seafood dishes
- **JJ Teriyaki** — Japanese-inspired comfort food with a loyal local following

American & Southern

- **Props Steak and Seafood** — aviation-themed upscale dining featuring prime steaks and fresh seafood; a Warner Robins dining landmark
- **Southern BBQ** — numerous pits throughout the city serving slow-smoked brisket, pulled pork, ribs, and Georgia classics like corn nuggets
- **Krave Eatery & Dessert Shop** — creative American eats paired with inventive, Instagram-worthy desserts
- **Yoder's Sandwich Shoppe** — a beloved local deli celebrated for fresh, hearty sandwiches

Sweets, Coffee & More

- Multiple local bakeries and coffee shops line Watson Blvd and Houston Lake Road
- Warner Robins Burger Week champion restaurant changes annually — always worth seeking out
- The dining scene continues to grow as new concepts open to serve the expanding population

Schools & Academic Excellence

Houston County Schools is one of Georgia's top-performing public school systems, serving approximately **33,000 students** across 38 schools and consistently ranking in the **top 25% of all Georgia school districts**.

District Performance

- Niche.com overall district rating: **B+**
- High school graduation rate: **88%** — above the 85% Georgia state average
- Math proficiency: **39%** — above the 33% Georgia state average
- 38 schools serving pre-K through 12th grade across Houston County

Notable Schools

- **Houston County High School** — ranked #54 in Georgia statewide
- **Warner Robins High School** — ranked #209 in Georgia
- **Quail Run Elementary** — highly regarded gifted and advanced academic programs
- **Bonaire Elementary & Bonaire Middle** — consistently among the top-rated schools in the county; a major draw for families choosing Bonaire

Higher Education

- **Central Georgia Technical College** — the state's largest technical college, headquartered in Warner Robins; programs in technology, healthcare, trades, and business
- **Middle Georgia State University** — multi-campus regional university with diverse degree programs
- **Mercer University** (Macon, 16 miles north) — prestigious private university offering law, medicine, engineering, and liberal arts
- Five colleges and universities accessible within commuting distance, making continuing education convenient for working adults

Neighborhoods & Housing

Warner Robins and Houston County offer a wide range of neighborhoods to fit every lifestyle and budget — from quiet family suburbs to newer gated communities and military-friendly corridors.

Bonaire

- The most sought-after family community, located just south of Warner Robins city limits
- Known for tree-lined streets, well-kept homes, and top-rated schools including Bonaire Elementary and Bonaire Middle
- Ideal for families prioritizing school quality, neighborhood character, and a suburban feel

South Warner Robins — Lake Joy / Feagin Mill Road Corridor

- High-growth area popular with military families stationed at Robins AFB
- Newer subdivisions including Kensington and Woodbridge with modern homes ranging from \$200,000 to \$300,000

Statham's Landing

- Gated golf-course community in southern Warner Robins
- Brick homes with 2-car garages and manicured common areas; price range approximately \$130,000 to \$450,000

Harpers Ridge

- Established neighborhood north of Feagin Mill Road
- Larger homes — 4 to 5 bedrooms, 2,600 to 3,300 square feet — great for growing families

Centerville

- The Eagle Springs area delivers suburban amenities with easy access to Robins AFB
- Active retail corridor on Houston Lake Road; rapidly growing with newer developments

Perry & Byron

- Towns along I-75 offering a quieter small-town feel with convenient interstate access
- Slightly lower home prices for those comfortable with a short commute into Warner Robins

Affordable & Accessible

One of Warner Robins' greatest advantages is its **low cost of living**. Housing costs run 30 to 40 percent below the national average, making homeownership very achievable while allowing residents to enjoy an excellent quality of life.

Housing Costs

- Median home price: approximately **\$247,000** — compared to \$400,000+ nationally
- Typical monthly mortgage (with 14% down): approximately **\$2,048 to \$2,148** at current rates
- Houston County property taxes average approximately **\$1,115 per year**
- Homeowners insurance averages approximately **\$162 per month**

Rental Market

- Studio apartment: approximately **\$682 per month**
- One-bedroom apartment: approximately **\$993 per month**
- Two-bedroom apartment: approximately **\$1,251 per month**
- Three-bedroom apartment: approximately **\$1,456 per month**

Everyday Expenses

- Groceries, utilities, and dining out are all **below the national average**
- Georgia's state income tax applies; no additional city income tax in Warner Robins
- Overall cost of living allows residents to enjoy a full, comfortable lifestyle without the price tags of major metro areas

SURROUNDING AREAS

Beyond Warner Robins

The Warner Robins metro area encompasses a collection of charming communities, each with its own distinct personality while remaining closely connected to the city's amenities, jobs, and services.

Centerville — 10 minutes away

- City within Houston County, directly adjacent to Warner Robins
 - The Eagle Springs area is family-friendly with excellent schools and thriving retail on Houston Lake Road
 - One of the fastest-growing communities in Central Georgia
-

Bonaire — 10 minutes south

- Unincorporated community beloved for its quiet character, newer homes, and top-rated schools
 - One of the most sought-after addresses in all of Houston County
 - Ideal for families who want great schools and a peaceful neighborhood setting
-

Perry — 20 minutes south

- Home of the Georgia National Fair — one of the largest fairs in the Southeast
 - Beautifully walkable downtown with charming local restaurants and shops
 - I-75 convenience with a true small-town feel
-

Byron — 15 minutes north

- A Peach County community along I-75 between Warner Robins and Macon
 - Great for those who want tranquility with quick access to both Warner Robins and Macon
 - Potential savings on home prices for those open to a slightly longer commute
-

Kathleen — 15 minutes south

- Growing suburban community with newer subdivisions popular with families
 - Offers space and tranquility while remaining close to Warner Robins amenities
-

Macon — 20 minutes north

- The region's largest city — additional cultural institutions, Allman Brothers Museum, Hay House
- Home to Mercer University and a vibrant, revitalized downtown arts and dining scene
- Bibb County seat offering additional healthcare, government, and educational resources

Your Place to Call Home

Warner Robins checks every box — affordability, opportunity, community, and quality of life. Here are the top reasons people choose to plant roots in the International City:

- **Affordable Living** — Housing costs 30–40% below the national average with strong long-term appreciation potential
- **Military Proud** — A deeply patriotic community that honors and actively supports its military families and veterans
- **Top-Ranked Schools** — Houston County Schools consistently outperform the Georgia state average in graduation rates and academic achievement
- **Diverse Culture** — Restaurants, festivals, and community from dozens of countries — a true International City
- **Outdoor Lifestyle** — Parks, paved trails, kayaking, water parks, and easy access to lakes, waterfalls, and state parks
- **Thriving Economy** — \$4.2 billion in local economic impact — stable government jobs and growing private-sector opportunity
- **Central Location** — Reach Atlanta, Savannah, or Jacksonville in 1.5 to 3 hours; Macon is just 20 minutes away
- **Family-Friendly** — Suburban feel with community parks, youth sports, excellent schools, and strong, safe neighborhoods
- **Growing City** — One of Georgia's fastest-growing cities — new restaurants, businesses, and developments arriving constantly
- **Low Cost of Living** — Your dollar stretches further here — own a home, enjoy dining out, and build savings simultaneously

"Warner Robins is not just where you live — it's where you belong."

Ready to Make Your Move?

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Whether you're relocating to Warner Robins, searching for your first home, upgrading to a larger space, or investing in this growing market — I'm here to guide you every step of the way.

Serving Warner Robins, Bonaire, Centerville, Perry & All of Middle Georgia

Welcome Home.

Warner Robins, GA is more than a city — it's a community where military families, young professionals, retirees, and lifelong Georgians come together to build something extraordinary.

visitwarnerrobins.org

houstoncountyga.net

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