**4.134 AC For Sale (Parcel "A-2")** 1051 Milledgeville Road (Highway 441 N) Milledgeville, GA 31061 (Putnam County)





| Lot Size:       | 4.134 Acres                | 2023 Demographics |          |          |          |
|-----------------|----------------------------|-------------------|----------|----------|----------|
| Frontage:       | 354' $\pm$ on Jackson Rd   |                   | 3 mile   | 5 mile   | 10 mile  |
|                 | 465' $\pm$ on Knights Road | Population        | 8,141    | 18,138   | 52,932   |
| Zoning:         | C-2                        | Median Age        | 37.7     | 38.3     | 38.3     |
|                 | Well & septic              | Avg. HHI          | \$66,318 | \$71,525 | \$80,555 |
| <b>Traffic:</b> | 12,400 vehicles per day    |                   |          |          |          |

**Location:** Property is located at the corner of Jackson Road and Knights Road, and is near the Putnam-Baldwin County line.

**Highlights:** 

- Convenient to both Milledgeville & Eatonton.
- Neighbors include Putnam County Sheriff's Office and Citgo.

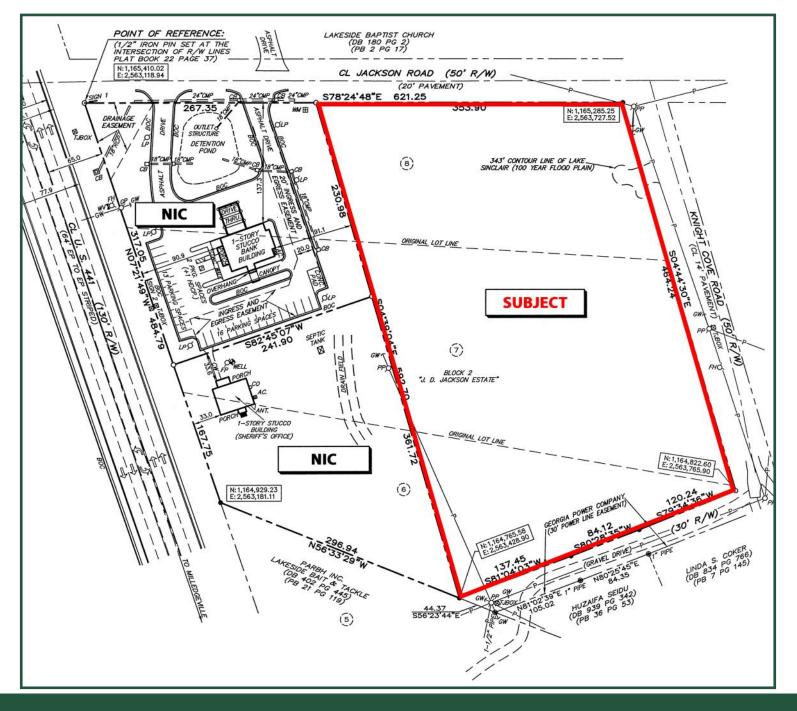
## Sale Price: \$299,000

FOR MORE INFORMATION CONTACT **Trip Wilhoit, CCIM, ALC** 478-746-9421 (O) 478-960-4080 (C) trip@fickling.com **Patty Burns, CCIM, ALC** 478-746-9421 (O) 478-951-5100 (C) patty@fickling.com

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Plat

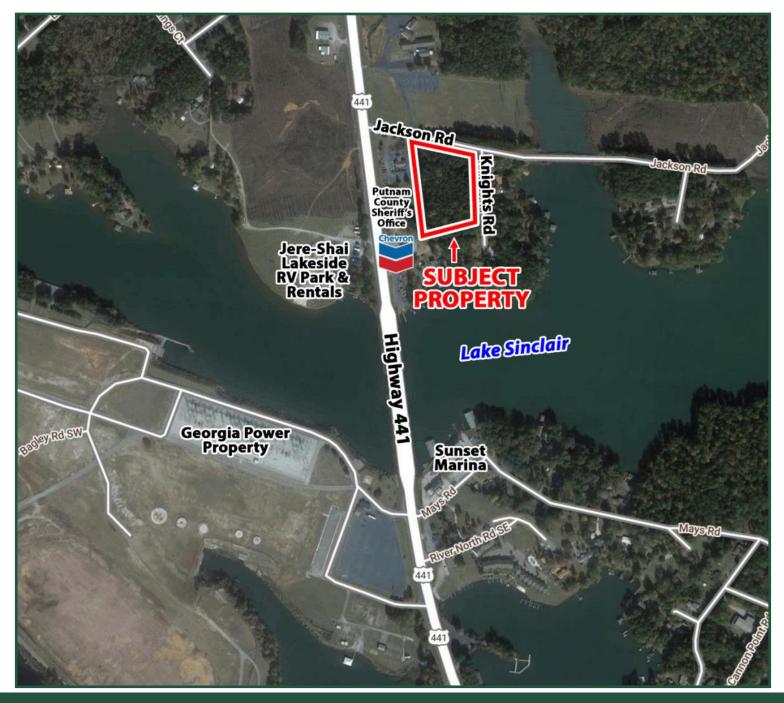


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## Aerial



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