

±20 Acre Residential Tract  
2067 N Jefferson Street  
Milledgeville, GA 31061



Summary

Area Info

Aerial



**SALE PRICE: \$30,000/Surveyed Acre**

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jim Fain, CRS, ABR**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

±20 Acre Residential Tract  
2067 N Jefferson Street  
Milledgeville, GA 31061



Summary

Area Info

Aerial

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 2067 N Jefferson Street  
& 148 Georgian Terrace  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** ±20 Acres

**Utilities:** All Available

**Topography:** Gently Rolling

**Traffic Count:** 7,570 Vehicles Per Day

### SITE

**Site Size:** ±20 Acres

**Parcel IDs:** 087 045A, 087 049

**Zoning:** None – In Baldwin County

**SALE PRICE: \$30,000/Surveyed Acre**

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	1,164	11,738	26,412
Avg HH Income	\$204,585	\$130,356	\$99,345
Median Age	38.2	36.5	35.1

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jim Fain, CRS, ABR**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



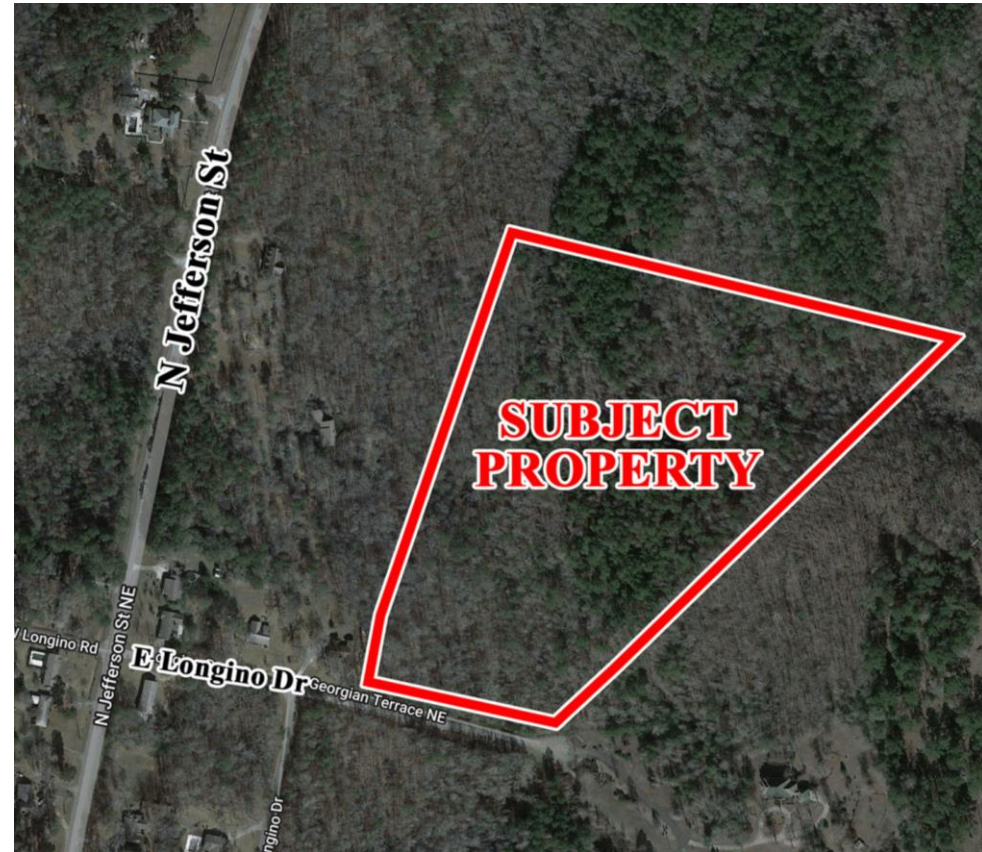
## PROPERTY INFORMATION

### BUILDING

This property is in a prime location, located in North Baldwin County. Acreage is comprised of the rear portion of 2067 N Jefferson Street and is accessible via 148 Georgian Terrace. All utilities are available to the site, which has a gently rolling topography. Location is ideal for a residential subdivision, townhomes, or multifamily apartments.

### SITE

Site is convenient to downtown Milledgeville to the south, just minutes from a wide variety of shopping, dining, and banking options. To the north, the site has good proximity to The Club at Lake Sinclair country club and Aubri Lane's, Kroger, Publix, and all that Lake Sinclair has to offer.



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jim Fain, CRS, ABR**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



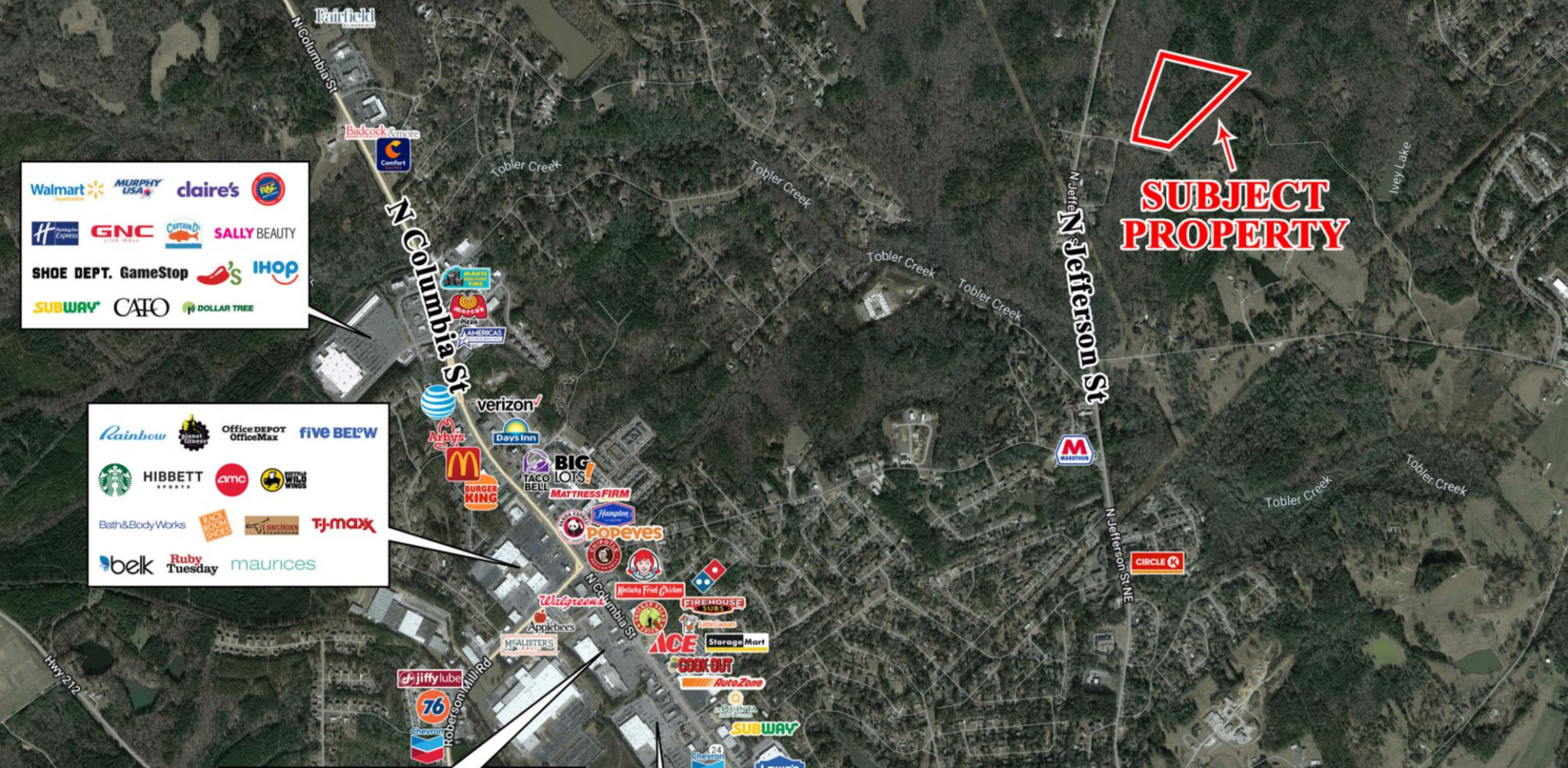
±20 Acre Residential Tract  
2067 N Jefferson Street  
Milledgeville, GA 31061



Summary

Area Info

Aerial



CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jim Fain, CRS, ABR**  
478-997-6400 Office  
478-363-2145 Cell  
jfain@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>