

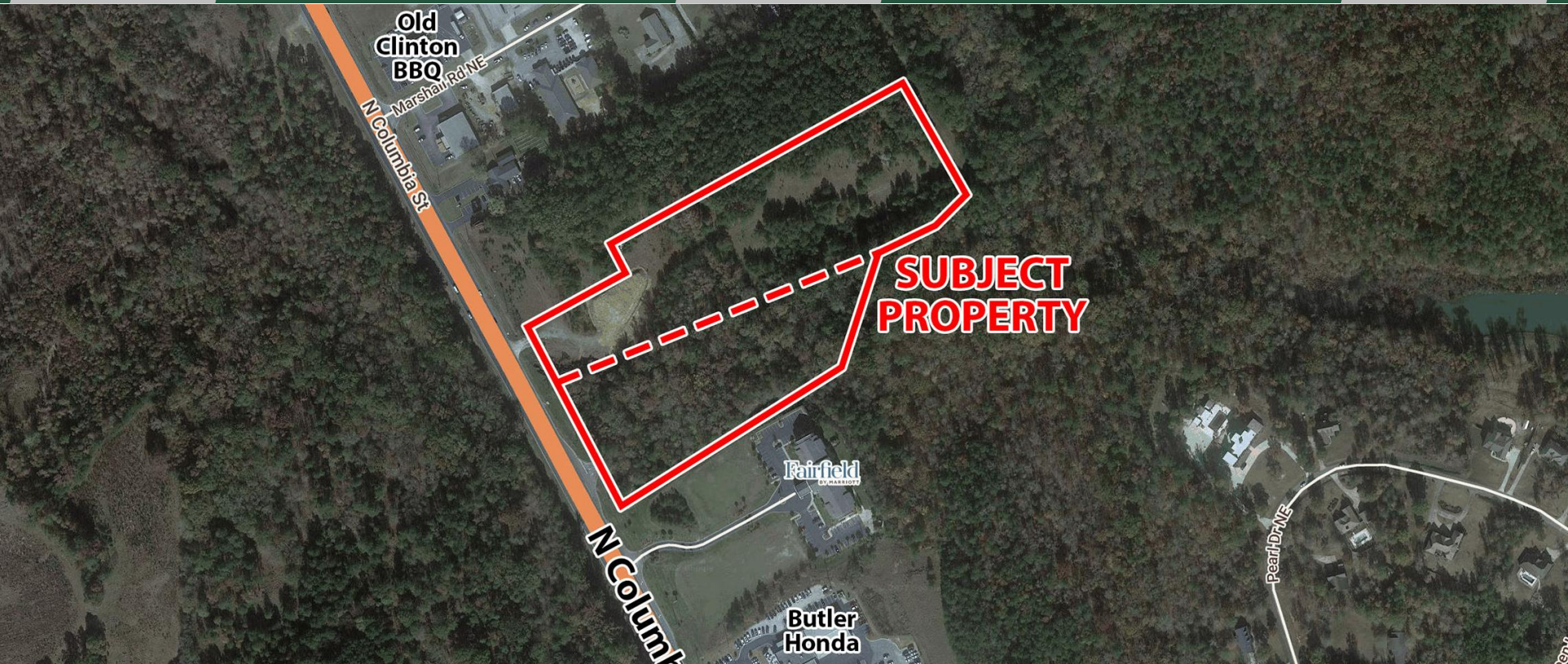
FOR SALE – 12± Acres
2631B – 2633 North Columbia Street (Highway 441)
Milledgeville, GA 31061



Summary

Area Info

Aerial



REDUCED PRICE: \$65,000 Per Surveyed Acre
~~SALE PRICE: \$75,000 Per Surveyed Acre~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 2631B – 2633 North Columbia Street
Milledgeville, GA 31061

County: Baldwin

Taxes: \$12,553.37 (2024 est. , City & County)

Frontage: 540’ ft on North Columbia Street

Utilities: All available

Topography: Gently Rolling

Traffic Count: 27,558 on North Columbia

SITE

Site Size: 12± Acres


Parcel ID: 2631B North Columbia Street – 067 015
2633 North Columbia Street – 086 014

Zoning: Community Commercial

REDUCED PRICE: \$65,000 Per Surveyed Acre
~~**SALE PRICE: \$75,000 Per Surveyed Acre**~~

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	10,826	24,669	48,757
Avg HH Income	\$142,392	\$103,273	\$95,230
Median Age	39.5	35.1	39.1

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Owner will divide 441 and do a build to suit. High traffic area with great visibility. Site has 2 approved curb cuts for easy access to Highway 441 and has access at the rear onto Joyner Road. Ideal location for mixed use development including multifamily, retail, assisted living, and medical office.

SITE

Site is located 1 mile south of Publix and 3/4 mile from Walmart on the main retail corridor in Milledgeville, GA (Hwy 441). Surrounding neighbors include Marriott Fairfield Inn, Butler Ford, Butler Honda, Walmart Super Center, Andalusia (home of Flannery O'Connor), Childre Chevrolet, Flooring Décor, John Deere Tractor, and many other retail businesses.

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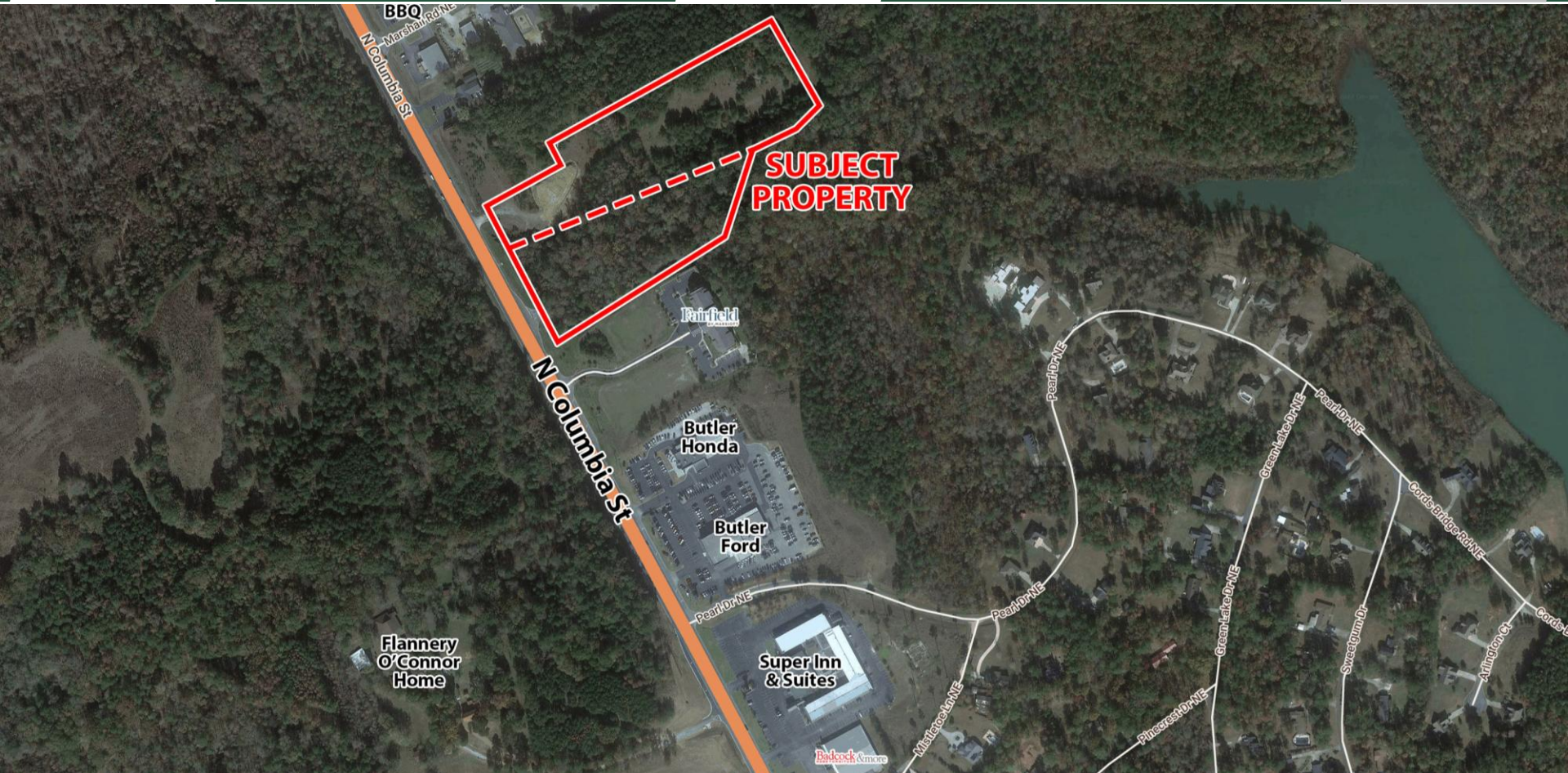
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