

**±2 ACRE TRACT FOR SALE**  
**300 Pearl Drive at Highway 441**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial



**CONTACT**

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**PROPERTY INFORMATION**

**LAND**

**Property Address:** 300 Pearl Drive  
Milledgeville, GA 31061

**County:** Baldwin

**Taxes:** \$901.87 (2025, City & County)

**Frontage:** North Columbia Street - 340'

**Utilities:** All available

**Traffic Count:** North Columbia Street - 38,100 VPD

**SITE**

**Site Size:** ±2 Acres

**Parcel ID:** 086 087A

**Zoning:** Community Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	11,508	26,734	49,213
Avg HH Income	\$131,106	\$99,195	\$94,819
Median Age	36.4	34.7	39.2

**SALE PRICE: \$475,000/AC**

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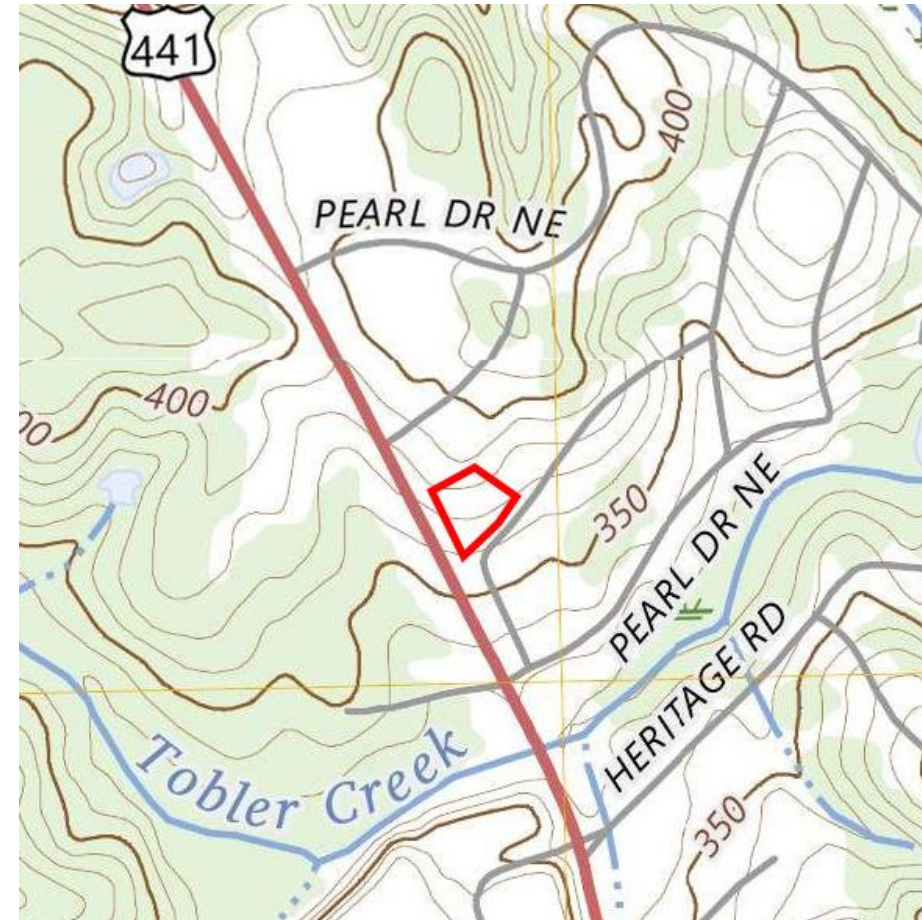
## PROPERTY INFORMATION

### LAND

±2 Acre tract is situated in a high-traffic portion of North Columbia Street, Milledgeville's main retail corridor. Lot has excellent visibility from North Columbia Street, with 340' frontage. All utilities are available to site, making this lot ideal for development. Owner will consider dividing.

### LOCATION

Parcel is located on Highway 441/North Columbia Street, and is accessible via Pearl Drive. Nearby businesses include Comfort Suites, Andalusia (Home of Flannery O'Connor), 478Liquidate, Butler Ford, Butler Honda, Walmart, GNC, Game Stop, Sally Beauty, Dollar Tree, Rent-A-Center, Shoe Dept., IHOP, Chili's, Captain D's, the Milledgeville Mall, and many other retail and restaurant establishments.



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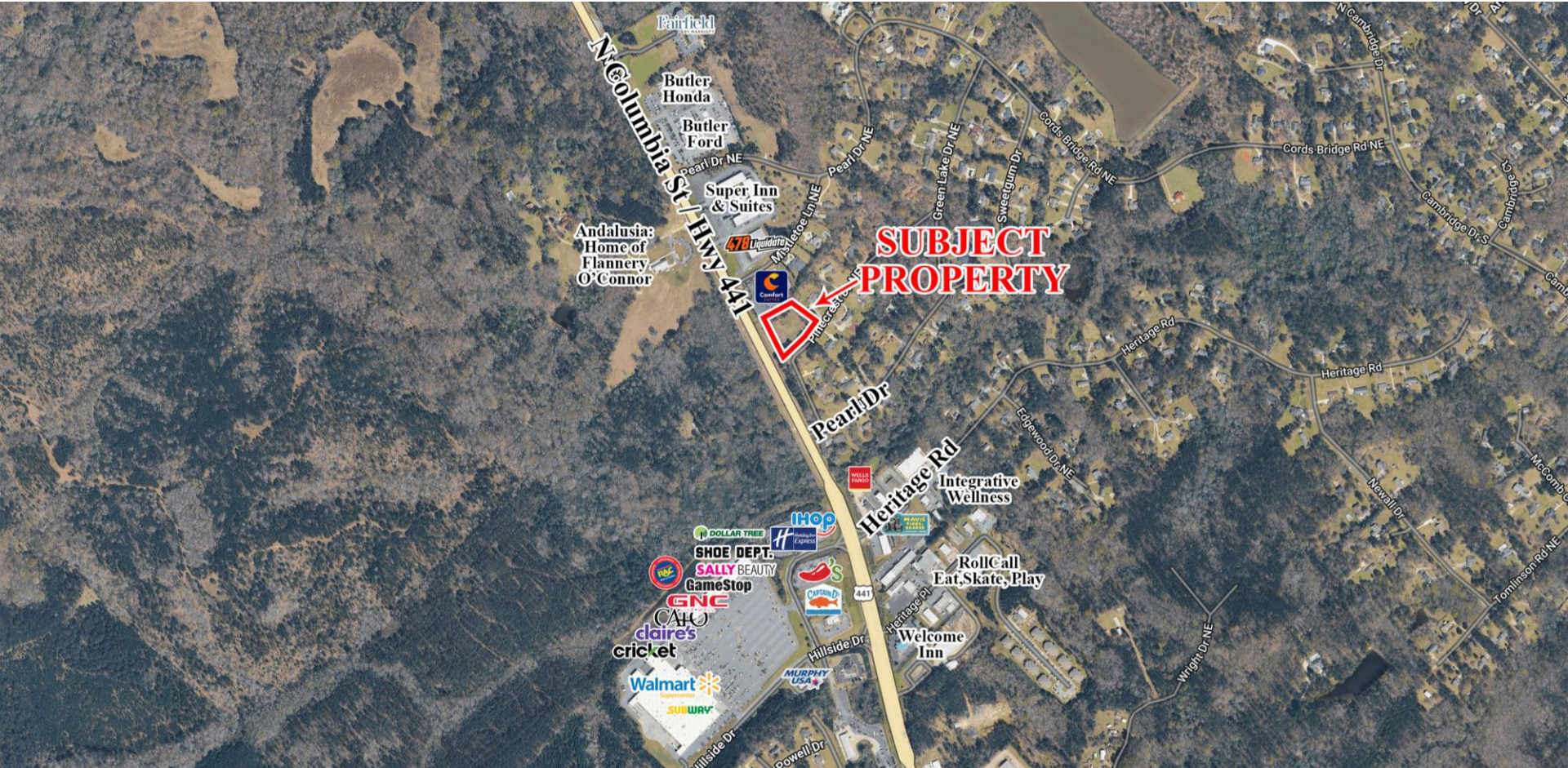
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