

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



Summary

Area Info

Aerial



REDUCED: \$450,000/AC | SALE PRICE: ~~\$475,000/AC~~

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 2026	3 Mile	5 Miles	10 Miles
Population	11,501	26,664	49,305
Avg HH Income	\$121,547	\$97,387	\$94,537
Median Age	36.5	34.8	39.2

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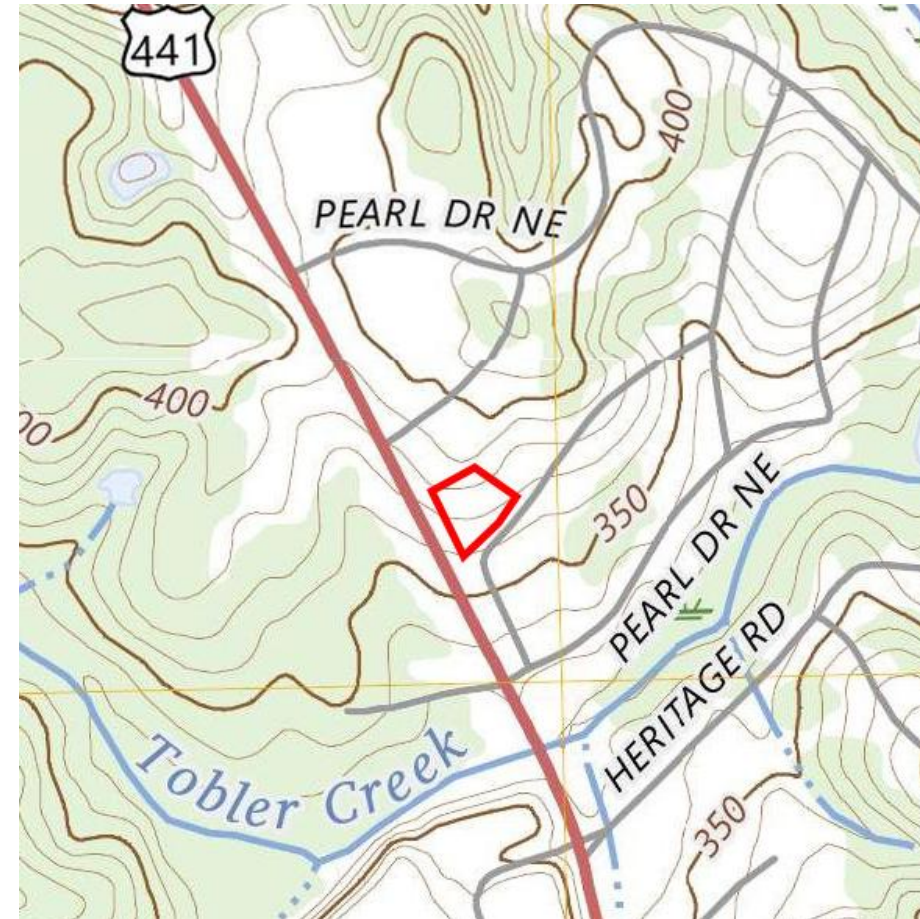
PROPERTY INFORMATION

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±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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