

45± Acres For Sale - Can divide  
 47 HIGHWAY 22 W  
 Milledgeville, GA 31061



**Bring All Offers**

**Owner Motivated**

**Lot Sizes:** Tract 1: 10.448 acres  
 Tract 2 & 3: 34.45 acres  
 Tract 2A: 1.2± acres

**Utilities:** All available

**Traffic:** 23,600 Vehicles per day

**Zoning:** SFR

**Notes:**

<u>2021 Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>	1,259	15,936	28,940
<b>Median Age</b>	41.2	31.6	34.6
<b>Average HH Income</b>	\$69,795	\$47,781	\$52,392

- Tract 1 is best suited for commercial, light industrial, retail or office. Fronts Roberson Mill Rd.
- Tract 2 & 3 based on the surrounding land uses & trends the Tract 2 &3 are suited for light commercial, retail and multi-family uses. Fronts Highway 22 W and Roberson Mill Rd.
- Tract 2A is a corner lot and would be best suited for commercial use. Fronts Roberson Mill Rd.

**Tract 1: \$35,000 per acre | Tract 2&3: \$25,000 per acre | Tract 2A: \$150,000 per acre**

**FOR MORE INFORMATION CONTACT**

Trip Wilhoit, CCIM, ALC  
 478-746-9421 (O)  
 478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

Patty Burns, CCIM, ALC  
 478-746-9421 (O)  
 478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

[georgiacommercialrealestate.net](http://georgiacommercialrealestate.net) | [commercial.fickling.com](http://commercial.fickling.com)



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# AERIAL



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[georgiacommercialrealestate.net](http://georgiacommercialrealestate.net) | [commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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