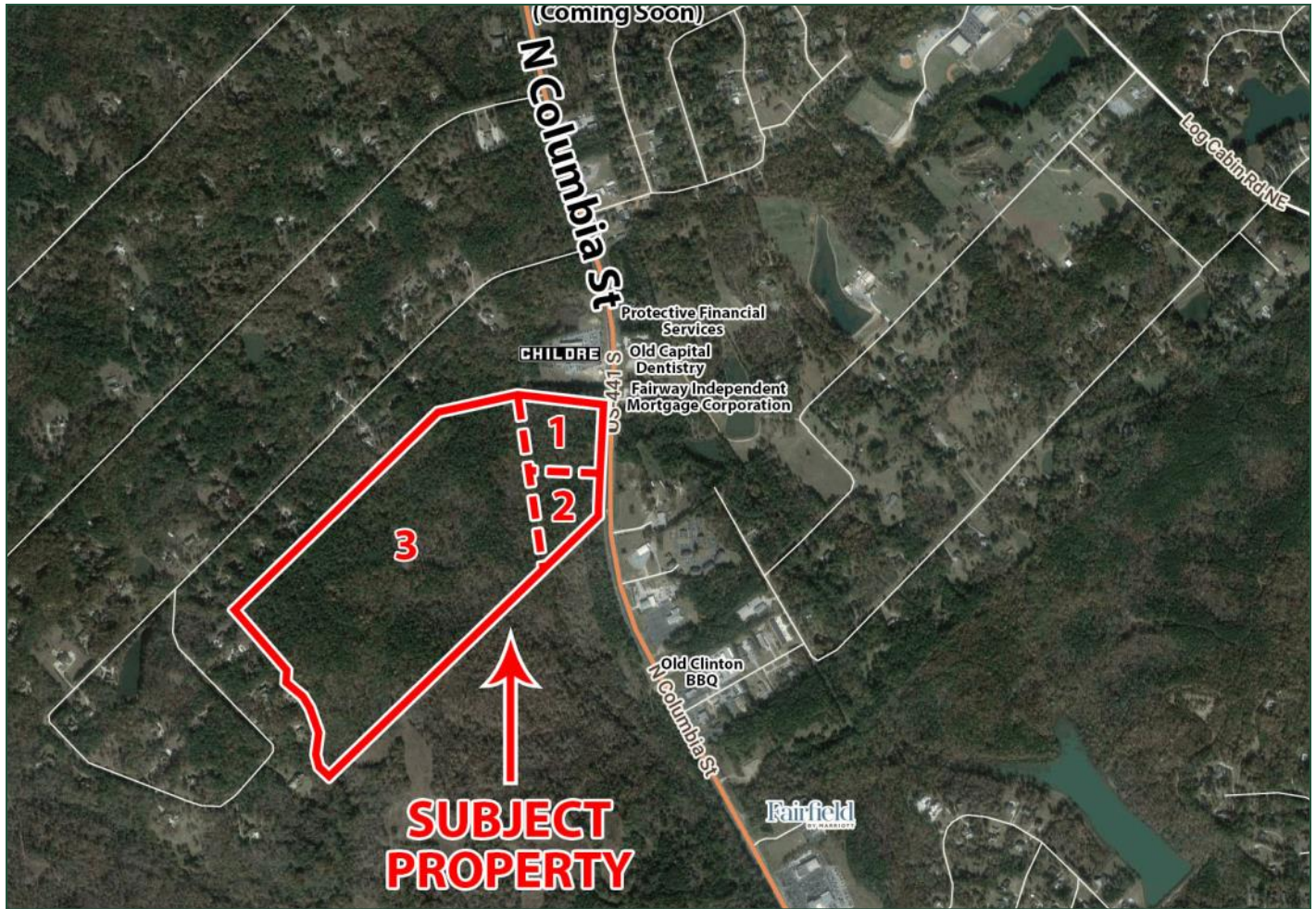


**128± Acres For Sale**  
2690 - 2700 N Columbia Street (Hwy 441)  
Milledgeville, GA 31061



**Property Size:** 128± Acres (3 Parcels: 10± AC, 10± AC, & 108± AC)  
**Frontage:** 990'  
**Topography:** Gently Rolling - Road Grade  
**Utilities:** County Water and sewer available  
**Traffic:** 19,800 VPD - Highway 441  
**Zoning:** County Land Plan  
**Property Taxes:** \$10,255.87 (Baldwin Co. 2021 est.)  
**Notes:** Ideal for multifamily, residential, and commercial development.  
**Location:** Located approximately 1 mile south of Kroger. Surrounding neighbors include Childre Chevrolet, Old Capital Dentistry, Exchange Bank, Morris State Bank, UPS, Old Clinton BBQ, Shane's Rib Shack, Elements Car Wash, Five Star Toyota, and Milledgeville Chrysler, Dodge, and Jeep.

**Sale Price:**  
**Parcel 1 - 10 AC - \$70,000/per AC**  
**Parcel 2 - 10 AC - \$70,000/per AC**  
**Parcel 3 - 108 AC - \$3,500/per AC**

**FOR MORE  
INFORMATION  
CONTACT**

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

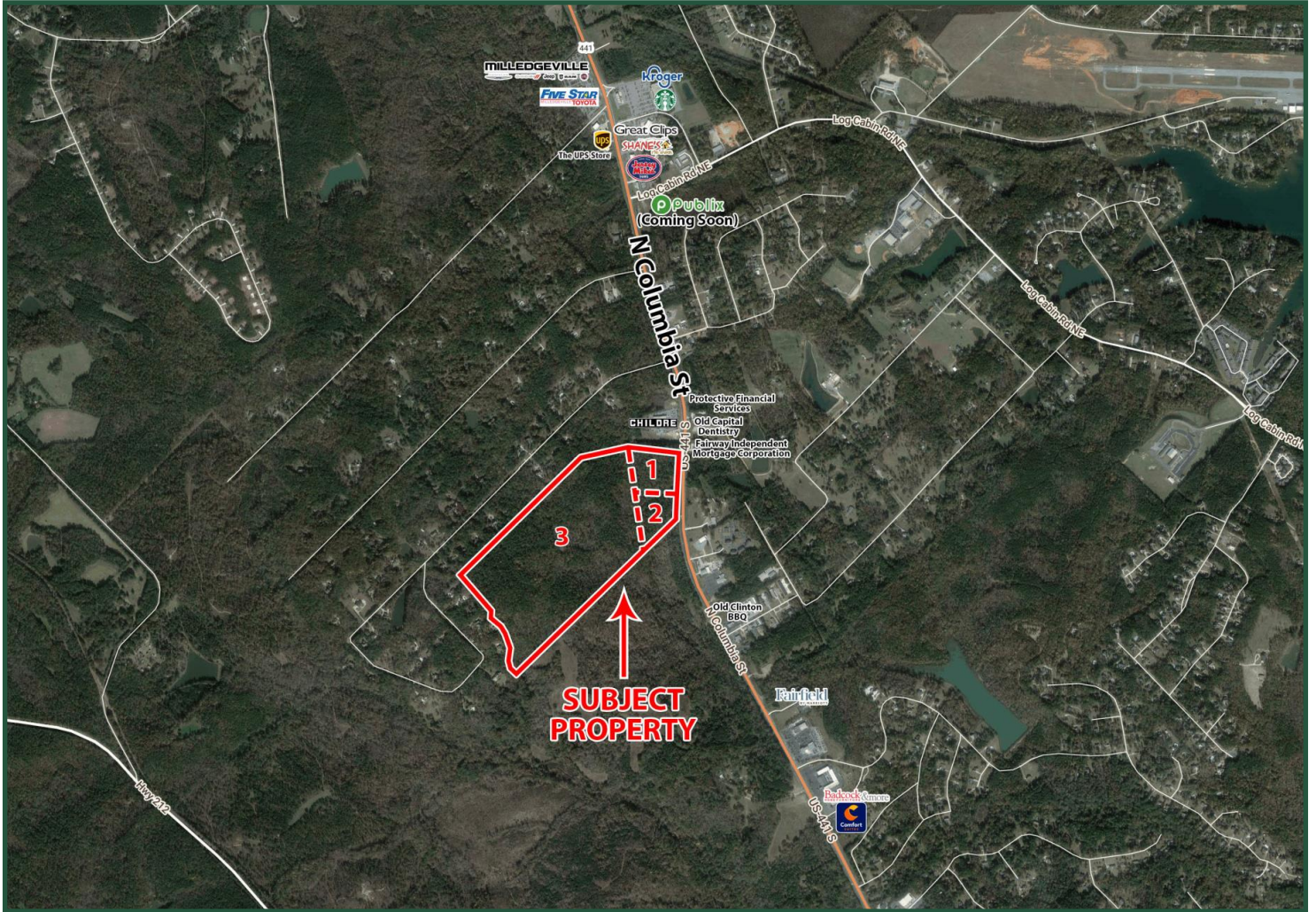
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# AERIAL



2021 DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
Population	8,155	23,176	47,276
Median Age	39.2	33.0	37.0
Average HH Income	\$79,832	\$64,396	\$65,012

**FOR MORE  
 INFORMATION  
 CONTACT**

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 This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company