

161± AC For Sale

2000 N Jefferson Street
Milledgeville, GA 31061



Lot Size: 161 ± AC Tracts A, B, & C

Zoning: None in County

Taxes: \$2,985.69 (2019 est.)

Topography: Gently Rolling

Traffic Count: 12,000 VPD

Frontage: Tract A: 1,891' ±

Utilities: County water and sewer available

Location: Located in Baldwin County. 5 minutes to downtown Milledgeville, Oconee Regional Hospital, the Highway 441 retail corridor, Kroger, and Aubri Lane's at The Club at Lake Sinclair.

Description: Ideal for residential subdivision or estate lots, with frontage that is ideal for commercial development.

Notes: Nearby businesses include Milledgeville Country Club, Kroger, Biba's Italian Restaurant, and Exchange Bank.

Sale Price: \$10,000 Per Acre

**FOR MORE
INFORMATION
CONTACT**

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

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

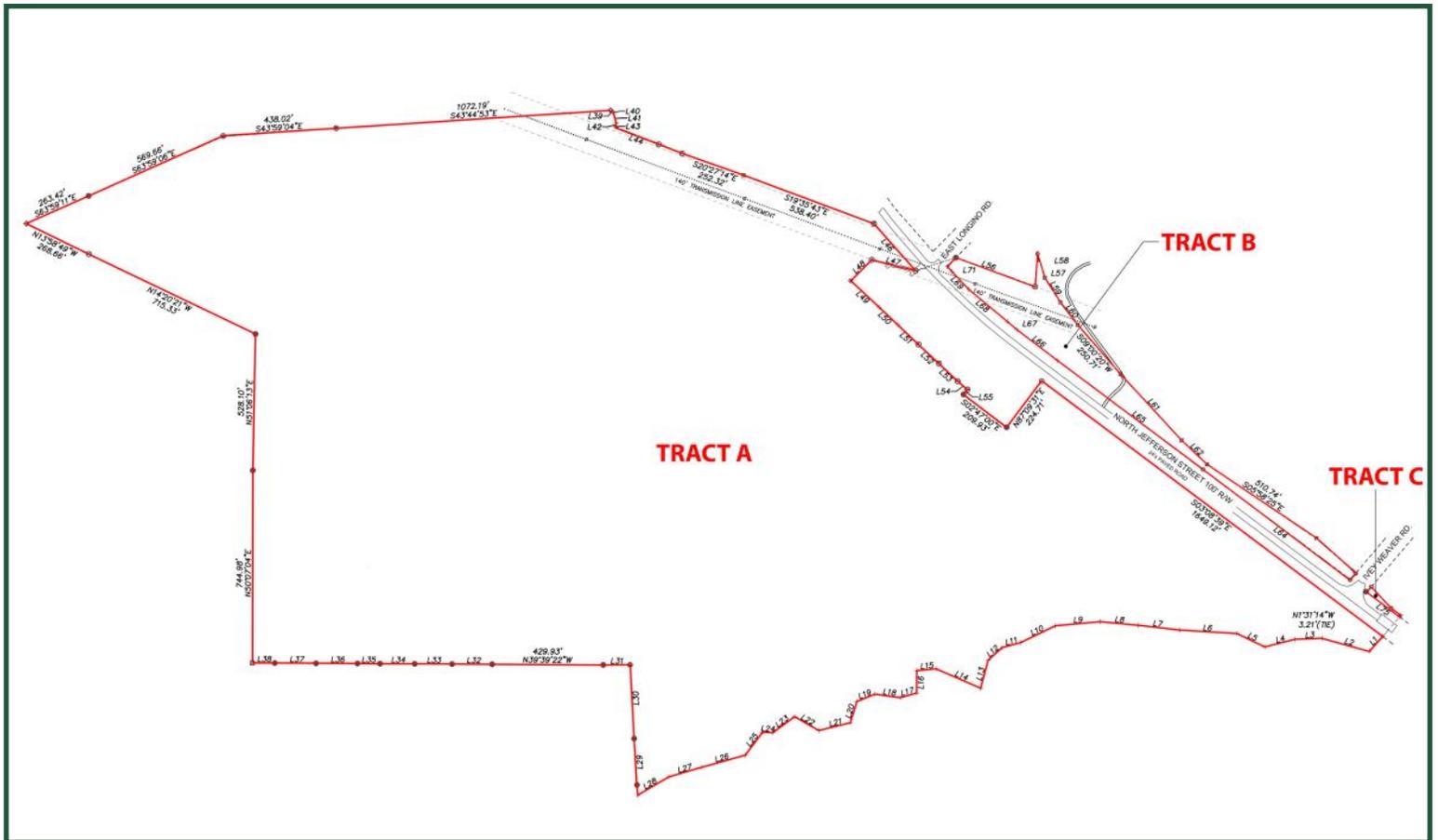
commercial.fickling.com | georgiacommercialrealestate.net

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

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

161± AC For Sale
2000 N Jefferson Street
Milledgeville, GA 31061

Survey



**FOR MORE
INFORMATION
CONTACT**

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

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

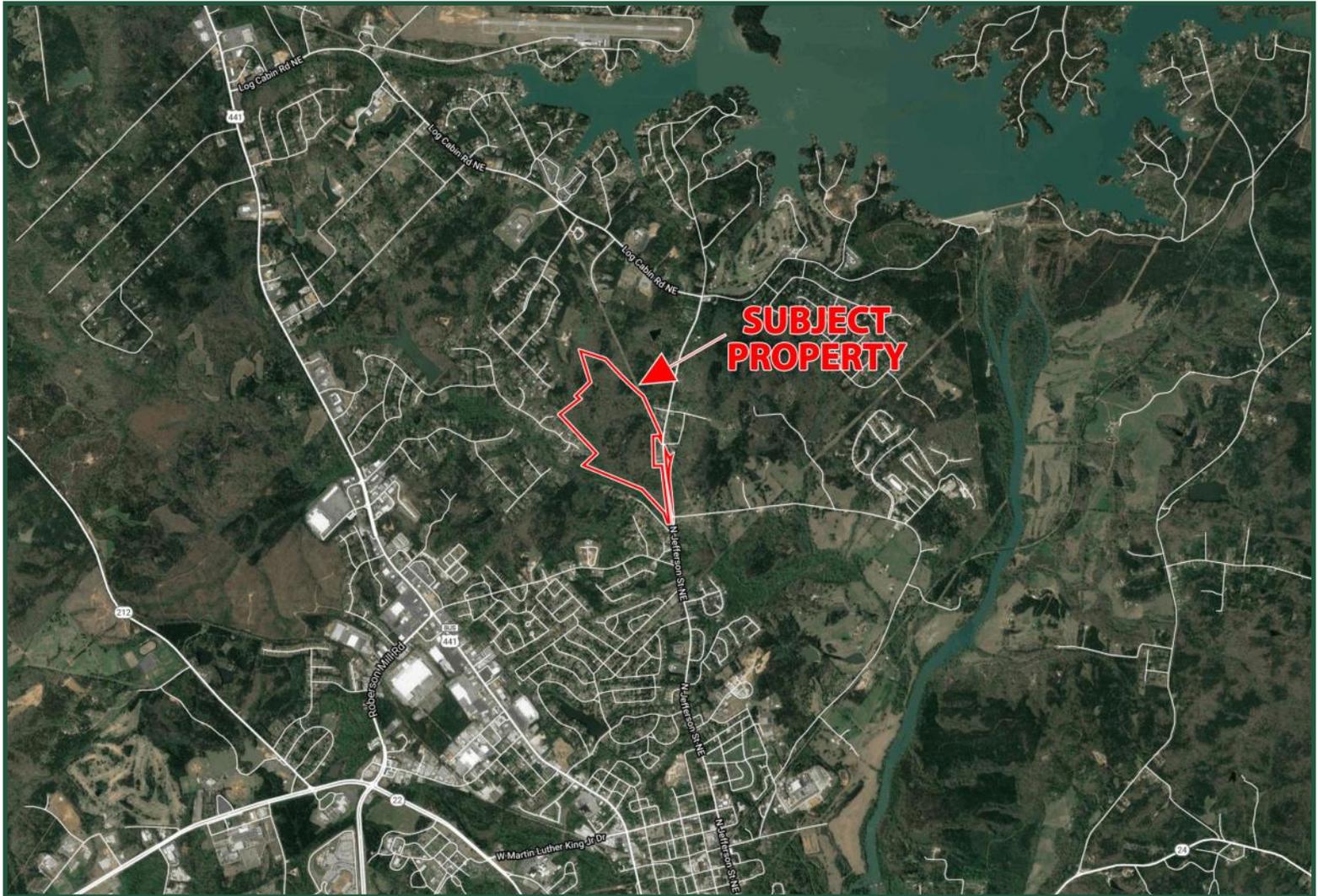
commercial.fickling.com | georgiacommercialrealestate.net

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

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

161± AC For Sale
 2000 N Jefferson Street
 Milledgeville, GA 31061

Aerial



2020	1 mile	3 mile	5 mile
Population	1,416	13,618	27,691
Avg. HHI	\$72,918	\$54,181	\$53,321
Median Age	39.5	33.6	34.1

**FOR MORE
 INFORMATION
 CONTACT**

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

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

commercial.fickling.com | georgiacommercialrealestate.net

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

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