

Multifamily Development Tract
108 Ivey Drive
Milledgeville, GA 31061

REDUCED!



Summary

Area Info

Aerial



REDUCED PRICE: \$799,000 | SALE PRICE: ~~\$995,000.00~~

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

Property Address: 108 Ivey Drive
Milledgeville, GA 31061

County: Baldwin

Frontage: ±400’ – Ivey Drive

Utilities: All Available
(electric, sewer, water)

Traffic Count: Highway 441 - 10,700 VPD

Taxes: \$1,800 (est. 2025)

SITE

Site Size: 24.93 Acres

Parcel ID: 055 025

Zoning: County Land Plan – Residential
(approved for Mobile Homes)

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~~SALE PRICE: \$995,000.00~~

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,313	18,167	26,266
Avg HH Income	\$55,548	\$55,966	\$71,067
Median Age	41.2	32.0	33.7

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PROPERTY HIGHLIGHTS

NOTES

This residential development tract is 24.93 Acres and approved for apartments and mobile homes. There is currently a single-family house that is located on the property, which is currently leased. This property is ideally suited for a rental community and offers excellent potential for a developer to create a strong, income-producing asset.

LOCATION

Convenient to Allen Memorial Drive and the Highway 441 Bypass. Located just 7 minutes from downtown Milledgeville, Georgia College & State University, Georgia Military College, and Navicent Health Baldwin Hospital.



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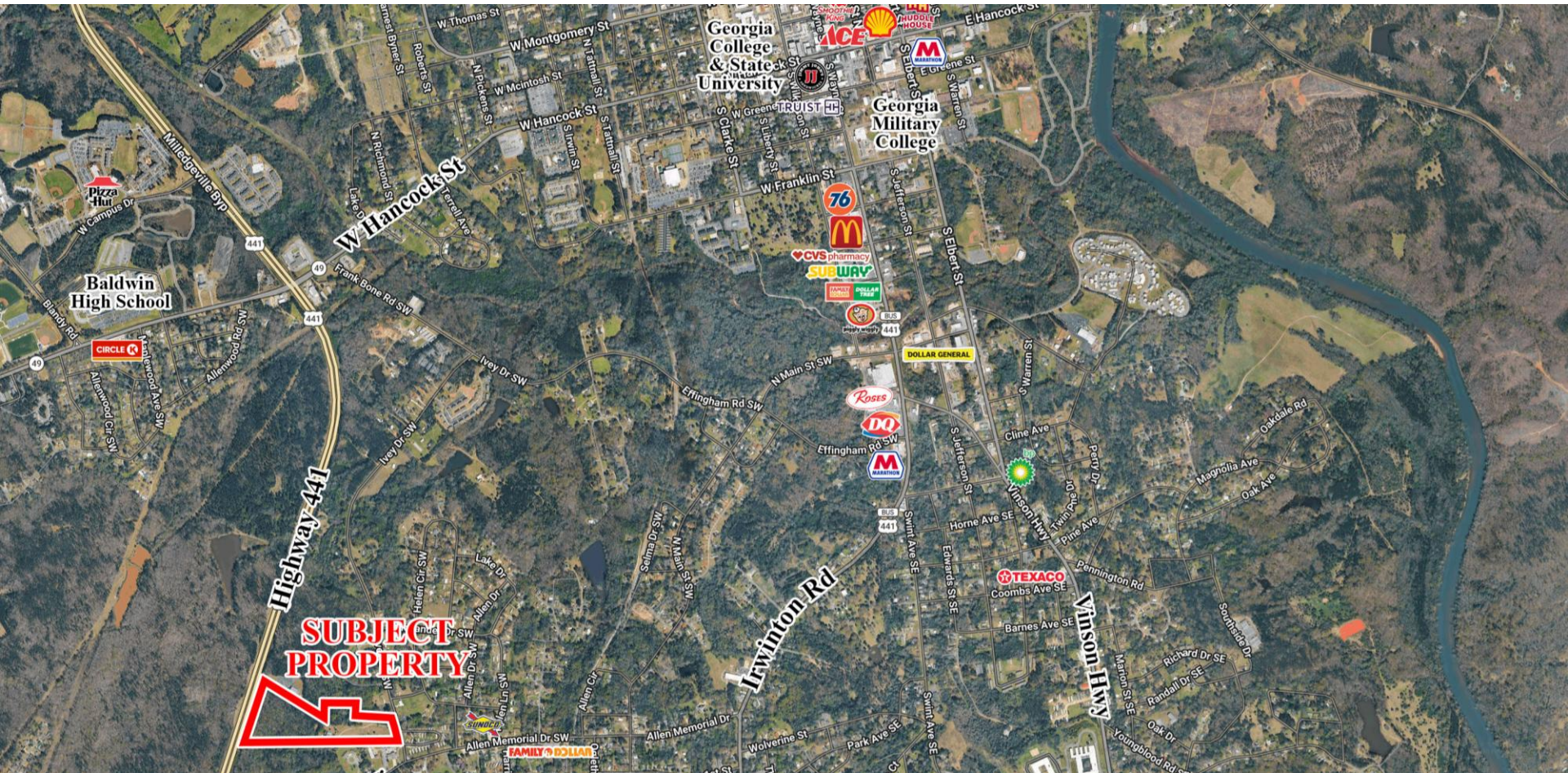
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