

# BALDWIN COUNTY DEVELOPMENT SITE

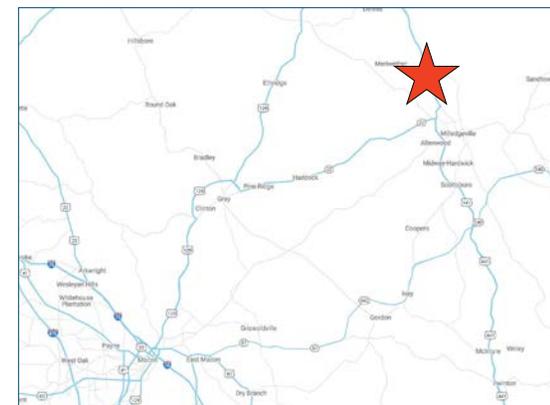
111 Log Cabin Rd, Milledgeville, GA 31061



**FOR SALE 17.8 ACRES**  
**\$1,200,000**

## PROPERTY HIGHLIGHTS

- Large, 17.8-acre parcel in north Milledgeville, home to Georgia Military College, Georgia College & State University, and Lake Sinclair
- Open-ended, flexible zoning, allowing for a variety of development options
- Water and sewer are available
- Nearby retailers, including a new Publix and large Kroger, draw heavy traffic, between 600,000 and 1.7 million visitors per year respectively



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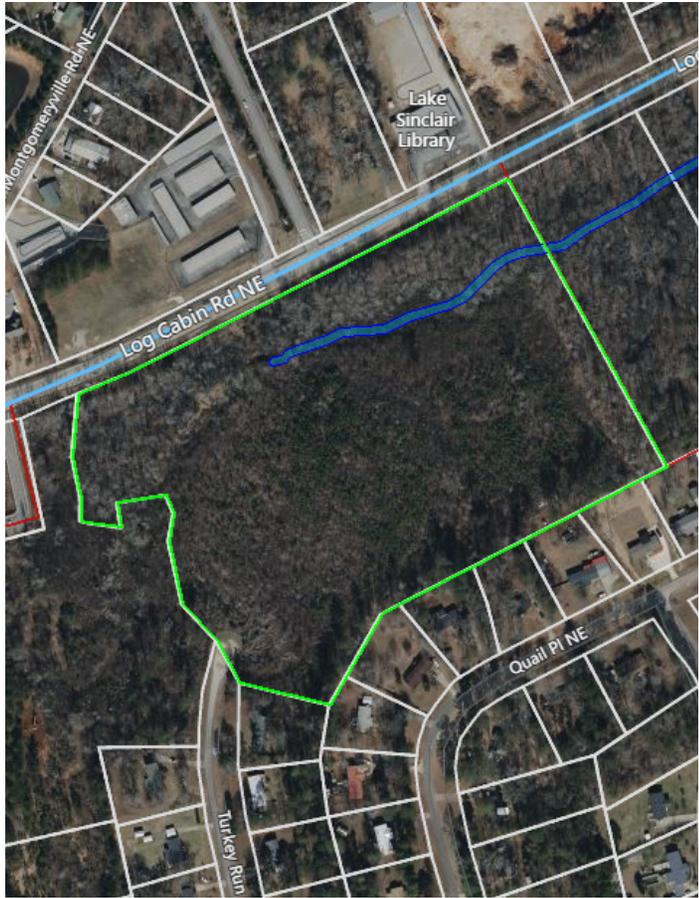
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Ackerman & Co.

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## AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	536	9,060	20,606
<b>HOUSEHOLDS</b>	230	3,730	8,434
<b>AVG HH INCOME</b>	\$103,068	\$130,143	\$118,241

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