

# 61.3 Acres For Sale

Fall Line Freeway at College Street  
Gordon, GA 31031



**Lot Size:** 61.3 acres

**Frontage:** 1,750' - Fall Line Freeway (Hwy 243)  
68' - Shinholster Street  
225' - College Street

**Utilities:** County water & septic

**Taxes:** \$2,452.41 (2021 est.)

**Zoning:** Agricultural

**Topography:** Gently rolling

**Notes:** Property is wooded. Ideal location for residential development. Access is off College Street and Shinholster Street. Property has great visibility to the Fall Line Freeway.

## Sale Price: \$305,000

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

**Jim Fain**  
478-997-6400 (O)  
478-363-2145 (C)  
jfain@fickling.com

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

[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

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

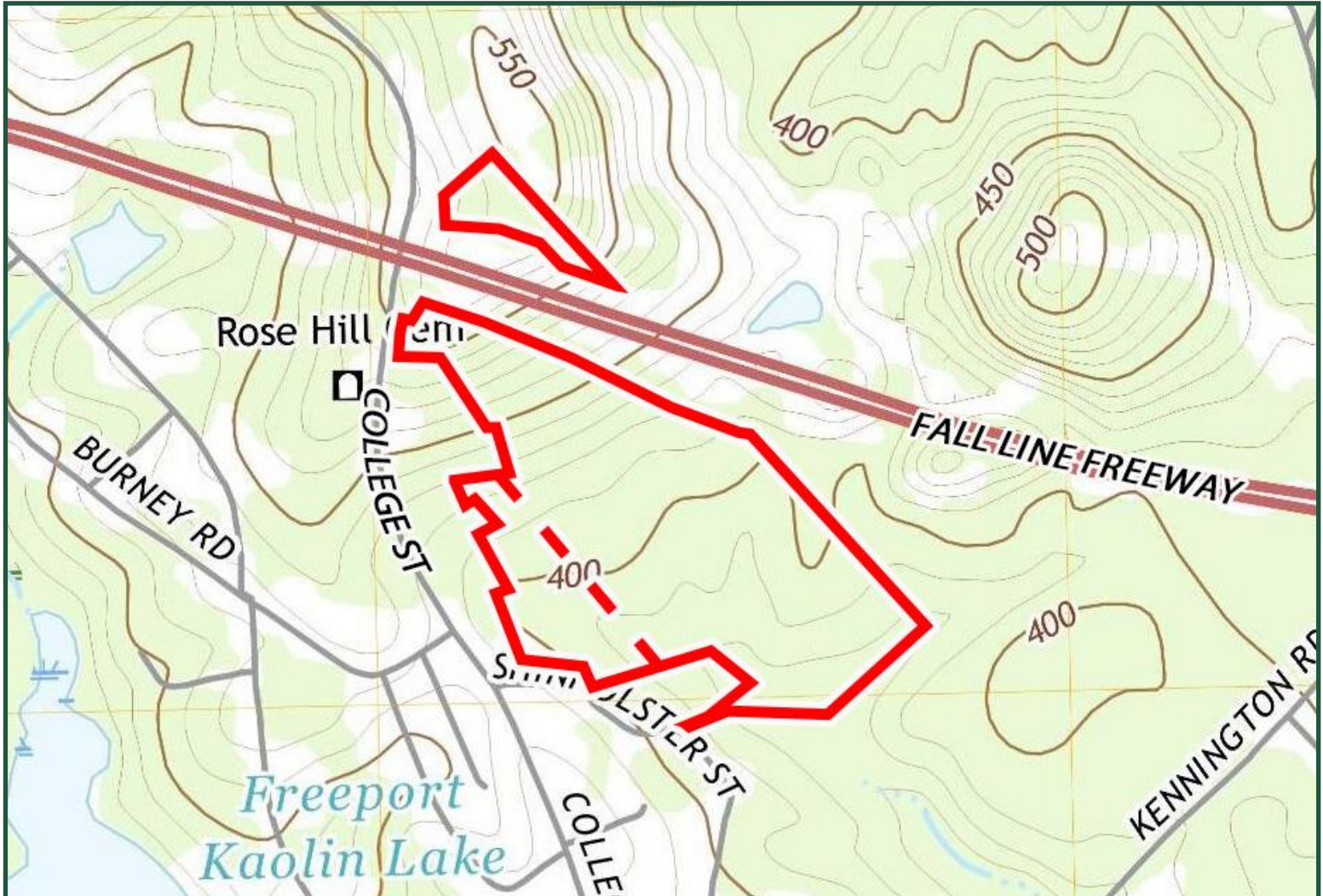


# 61.3 Acres For Sale

Fall Line Freeway at College Street  
Gordon, GA 31031



## TOPOGRAPHY



2021 Demographics	3 mile	5 mile	10 mile
Population	3,239	4,198	14,096
Avg. Household Income	\$50,719	\$51,583	\$58,374
Median Age	40.1	40.3	40.7

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

**Jim Fain**  
478-997-6400 (O)  
478-363-2145 (C)  
jfain@fickling.com

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

[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

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