

7.585 AC Federal Opportunity Zone Land
330 East Walton Street
Milledgeville, GA 31061



Summary

Area Info

Aerial

Site Map



SALE PRICE: \$349,000.00 (\$43,033.00/AC)

CONTACT

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PROPERTY INFORMATION

PROPERTY	
Property Address:	330 East Walton Street Milledgeville, GA 31061
County:	Baldwin
Taxes:	\$14,109.48 (2025 est.)
Frontage:	East Walton Street - 340' East Hall Street - 360'
Utilities:	All Available
Topography:	Flat
Opportunity Zone:	Eligible - Rural

SITE			
Site Size:	7.585 AC		
Parcel ID:	M81 081		
Zoning:	SFR-2		
Demographics 2026	3 Miles	5 Miles	10 Miles
Population	19,395	30,031	45,972
Avg HH Income	\$82,136	\$89,081	\$93,574
Median Age	31.3	34.7	38.3

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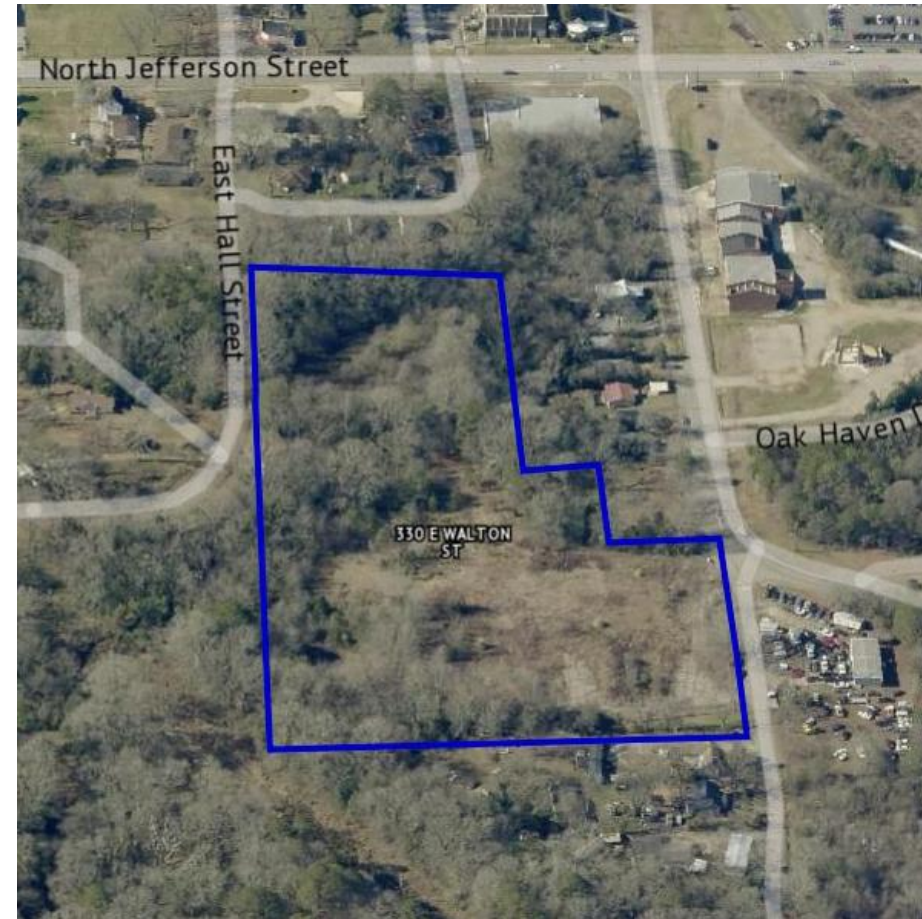
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AREA INFORMATION

PROPERTY

7.58 Acre infill development opportunity located within a Federal Opportunity Zone near Downtown Milledgeville. The site offers substantial acreage, available utilities and redevelopment potential for residential or other uses subject to zoning and governmental approvals. Site was the previous home to Carver High School, then Carver Elementary School. Building was torn down in 2013. Ideal uses include apartments, service company, tractor trailer parking, park activity/ball field area, and more.

The property is positioned near Georgia College & State University, Georgia Military College and the Oconee River, providing convenient access to major educational, employment and recreational demand drivers. Georgia College reached a record enrollment of 7,304 students in 2025 and generated more than \$360 million in regional economic impact, reinforcing Milledgeville's role as a regional education and employment center.



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