

**Multifamily Development Tract**  
**108 Ivey Drive**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial



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

**CONTACT**

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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)

**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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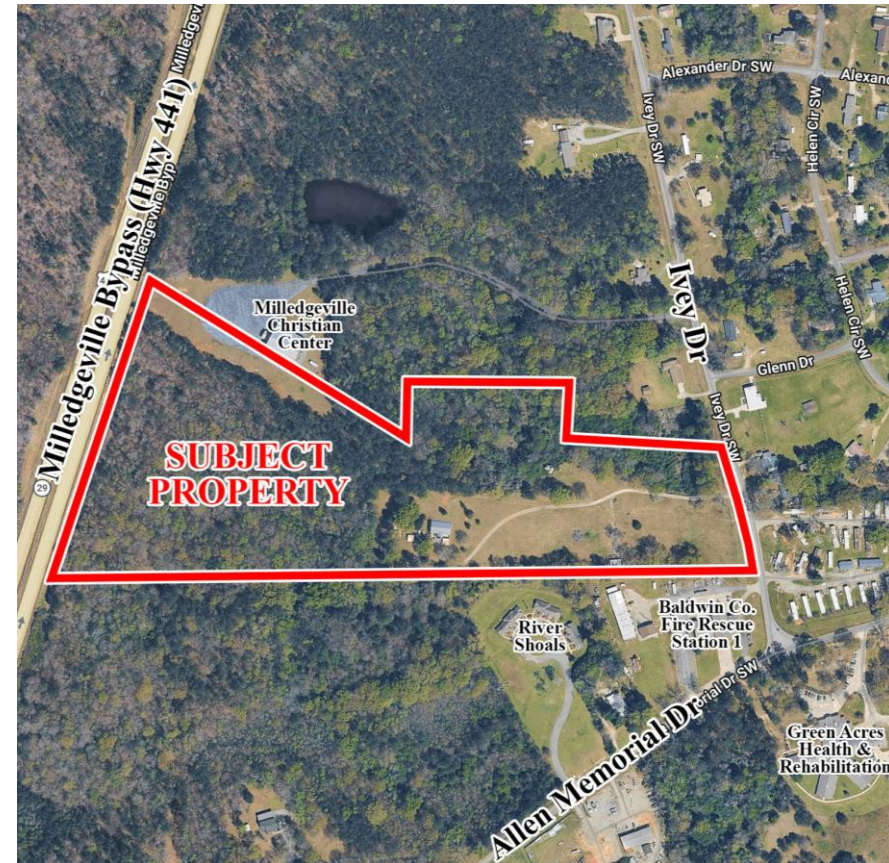
## PROPERTY HIGHLIGHTS

### 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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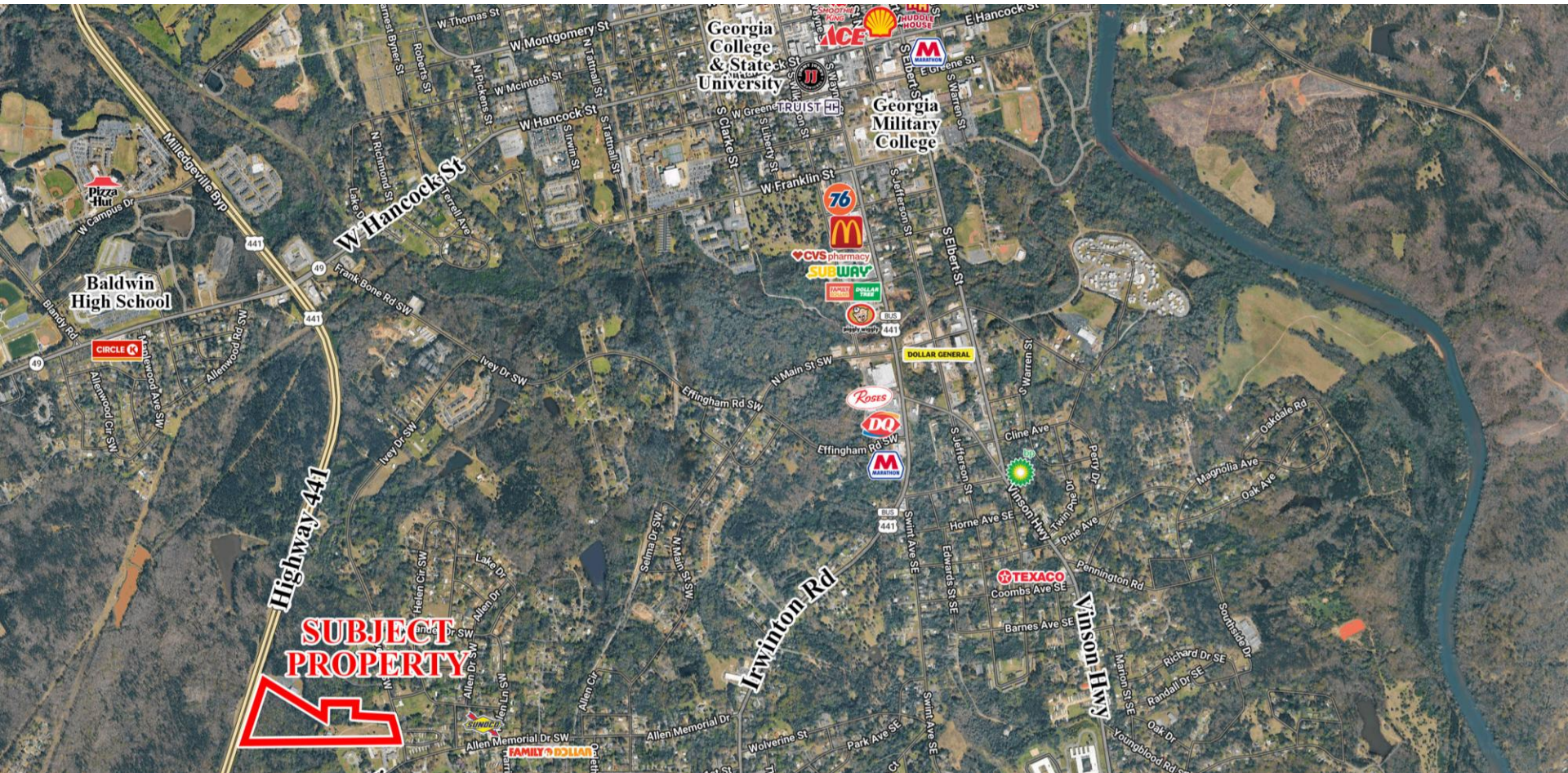
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