

Corner Lot For Sale

Highway 22 at 108 Sheppard Drive

PROPERTY HIGHLIGHTS

- Size:** 1.62 Acres
- Frontage:** 315' on Hwy 22
261' on Sheppard Drive
- Zoning:** Community Commercial
- Topography:** Level
- Utilities:** All available
- Traffic Count:** 20,100 VPD at Hwy 22 & Roberson Mill Rd.
- 2019 Taxes:** \$1718.49 (est.)
- Neighbors:** Dollar General, Milledgeville Mall, Central Georgia Technical College, Oconee Regional Medical Center, Lowes, Huddle House, and Industrial Park.
- Notes:** This lot has great visibility. The site is convenient to the main retail corridor, downtown, and the Milledgeville-Baldwin County Industrial Park.

2019 Demographics

	3 mile	5 mile	10 mile
Population	16,503	29,100	48,200
Median Age	31.5	34.0	36.8
Avg. HHI	\$41,169	\$49,519	\$57,820

SALE PRICE: \$149,000



**FOR MORE
INFORMATION
CONTACT**

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AERIAL



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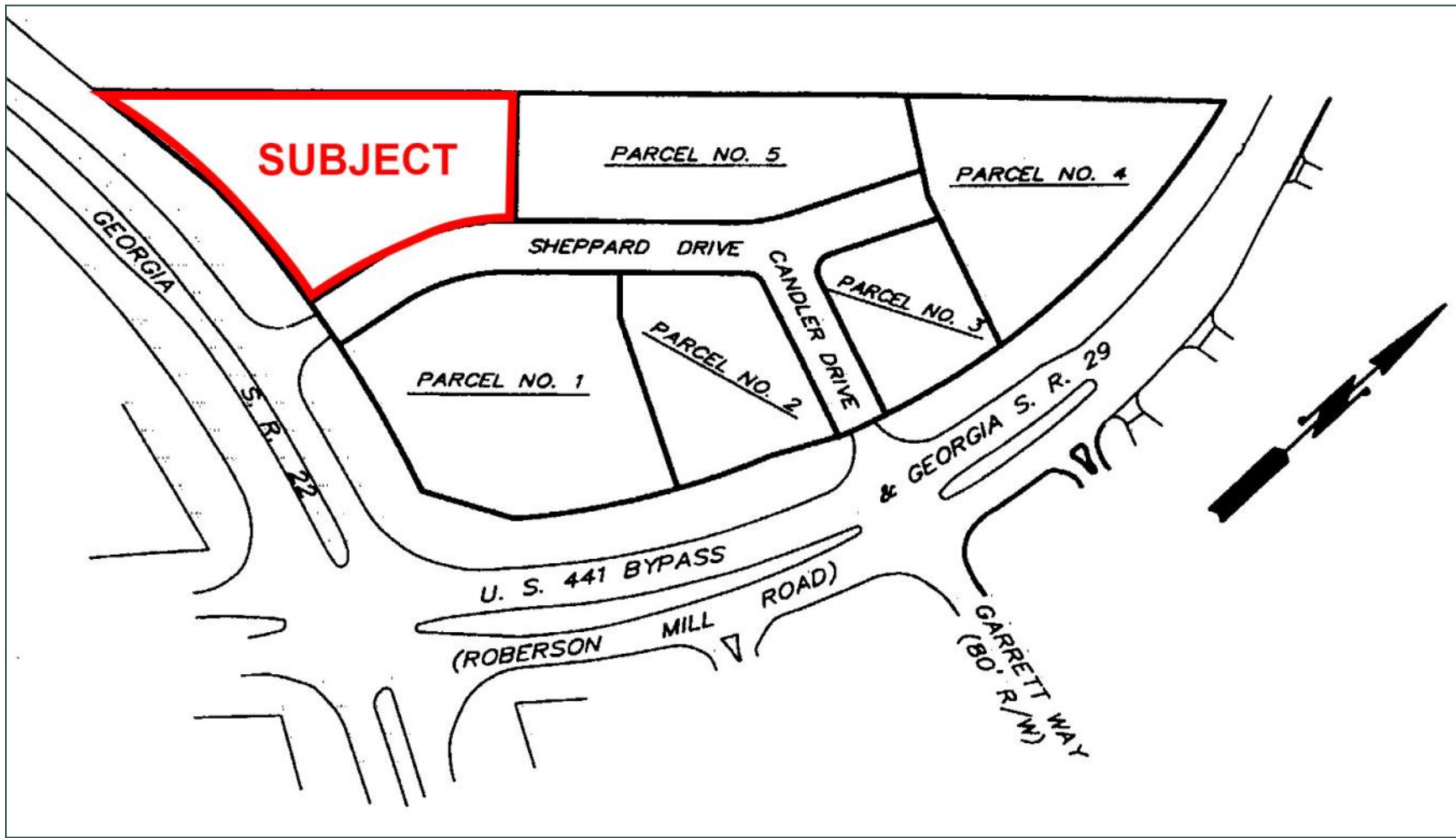
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