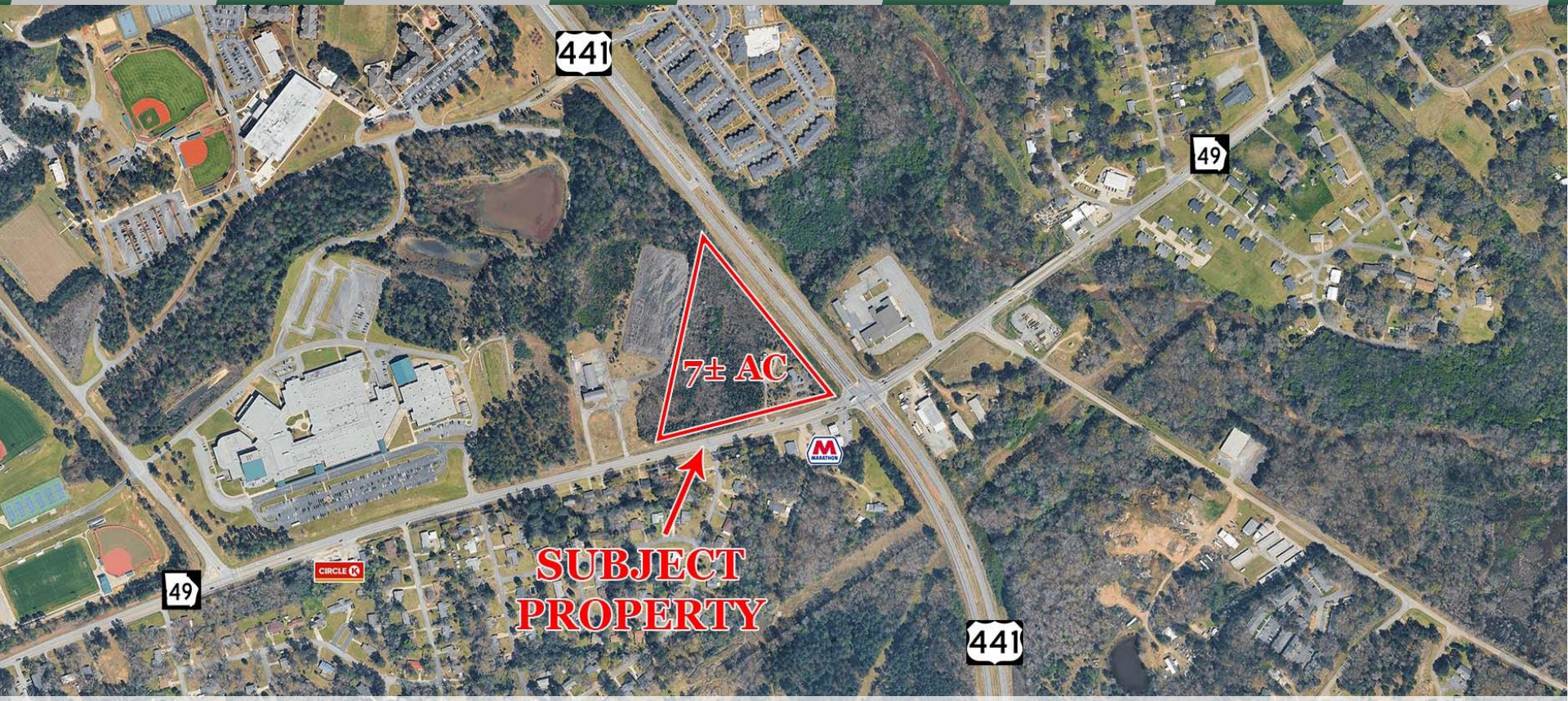
Prime Corner Development Site
GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061

FICKLING & COMPANY

Summary | Area Info | Plat | Aerial | Site Map



SALE PRICE: $525,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061

County: Baldwin

Utilities: All Available

Frontage: GA Hwy 49 - ±756.7'
US Hwy 441 - ±897.18'

Traffic Count: GA Hwy 49 - 8,700 VPD
US Hwy 441 - 14,600 VPD

SITE

Site Size: 7± Acres

Parcel ID: 054 083

Zoning: E-1 Tax-Exempt Public Property

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	2,880	19,116	27,370
Avg HH Income	$46,327	$62,666	$83,719
Median Age	24.6	31.6	33.7

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NOTES

This 7± AC development site offers a rare combination of significant frontage, visibility, and exposure at the intersection of GA Highway 49 and the US 441 Bypass. The property features ±756.7' frontage on GA Hwy 49 and ±897.18' along US 441, providing substantial roadway presence and strong potential for signage and site identity. With all utilities available, a highly visible triangular configuration, and exposure to ±23,300 combined vehicles per day, the property is well positioned for a variety of commercial development concepts.

LOCATION

Located along one of Milledgeville's key commercial corridors, the property is surrounded by a diverse mix of education, healthcare, government, employment and retail demand generators.

Nearby users and institutions include Georgia College & State University West Campus, Georgia Military College, Baldwin Medical Center, Central Georgia Technical College, Baldwin High School, Georgia State Patrol, Qarbon Aerospace, Lowe's, Tractor Supply, Harbor Freight, ACE Hardware, USPS, Dollar General and others.

HIGHLIGHTS

- 7± AC commercial development opportunity
- Prime positioning at GA Hwy 49 & US 441 Bypass
- Approximately 1,654 feet of combined roadway frontage
- 897.18± feet along US 441
- 756.7± feet along GA Hwy 49
- 14,600 VPD on US 441
- 8,700 VPD on GA Hwy 49
- All utilities available
- Exceptional visibility and strong signage potential
- Large-scale corner configuration provides flexibility for site planning
- Suitable for a broad range of retail, restaurant, hospitality, service, medical, office or other commercial uses, subject to zoning and governmental approvals
- Positioned to capture demand from local residents, commuters, students, employees and regional traffic

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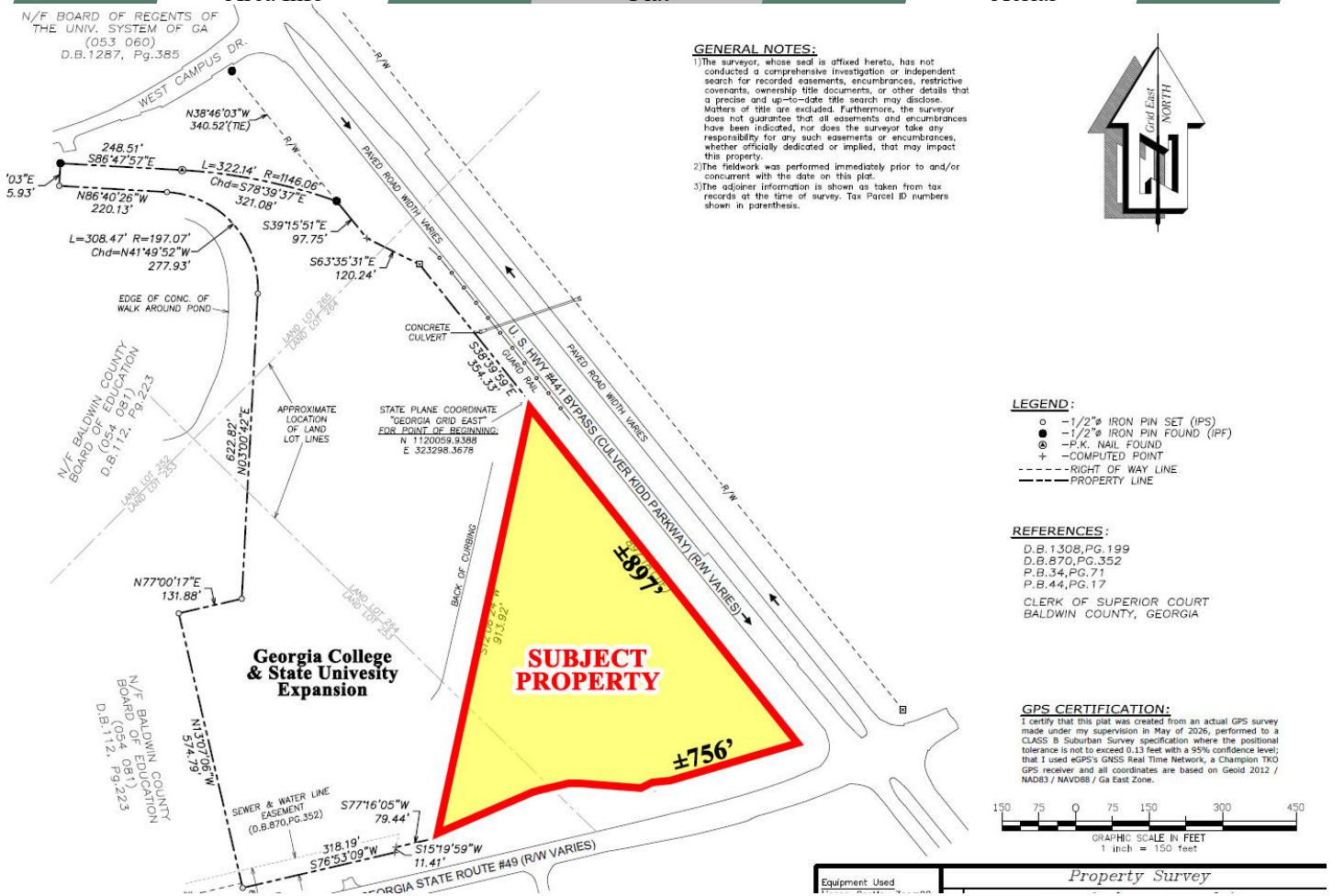

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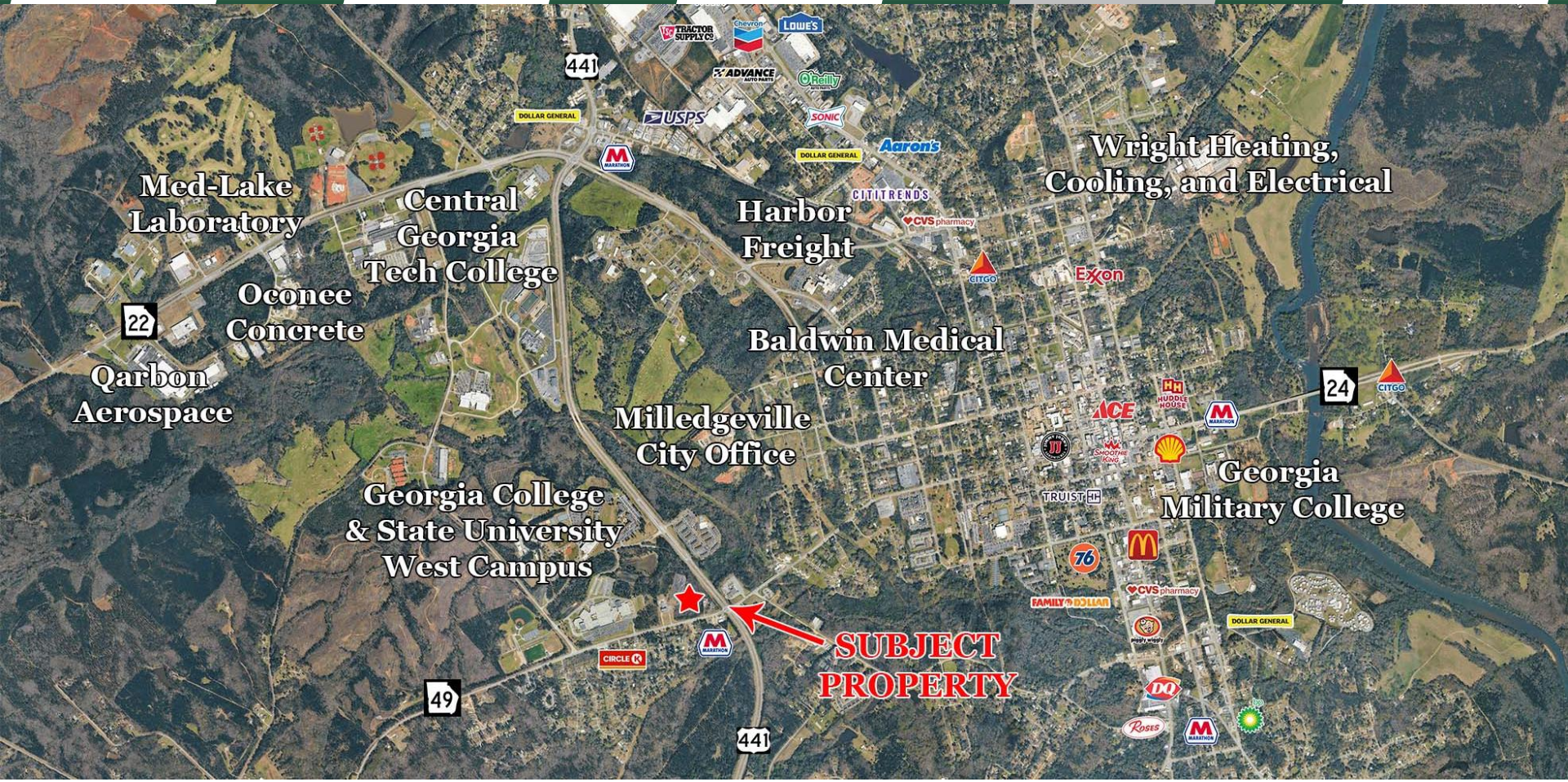

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