

11 OLD CARROLLTON RD.

NEWNAN, GEORGIA 30263

DEVELOPMENT OPPORTUNITY
INCOME-PRODUCING • STRATEGIC LOCATION

ASKING PRICE

\$950,000

A rare opportunity to acquire a 2.07-acre income-producing property zoned for multifamily with significant development potential in one of Coweta County's fastest growing corridors.



PROPERTY HIGHLIGHTS



2.07 Acres



Zoned R-2 Multifamily Residential District



Five existing rental homes generating \$77,300 annual rental income



Corner lot fronting GA Highway 16 / US Highway 27 Alt



Allowable density: up to 12 units/acre, subject to applicable zoning, site-plan, and development requirements



500-square-foot minimum unit size



All utilities available including county sewer

STRATEGIC LOCATION



PROJECT SAIL

Great proximity to the 832-acre Project Sail campus, driving significant investment and future growth.



PLANT YATES POWER CORRIDOR

Strategically located near the Plant Yates power corridor, a key regional infrastructure asset.



EMPLOYMENT CATALYST

Support services and regional economic shift are creating a high-demand "tech-adjacent" housing market in an area historically underserved by high-density residential options.

All development potential, density, zoning, utilities, and permitted uses are subject to verification by the purchaser with the appropriate governmental authorities. Buyer should independently verify all information.

DEVELOPMENT POTENTIAL



With multifamily zoning, available infrastructure, and a prominent location along a major transportation corridor, the property presents an outstanding opportunity for investors and developers seeking higher-density residential development.



At the stated allowable density, the 2.07-acre site could potentially accommodate **approximately 25 units**, subject to applicable zoning, site-plan, engineering, permitting, and other development requirements.

THE INVESTMENT CASE

CURRENT CASH FLOW + FUTURE UPSIDE



\$77,300
Annual Rental
Income



Multifamily
Zoning R-2



2.07
Acres



Major Road
Frontage



County Sewer
& Utilities

Income today. Development potential tomorrow.

An opportunity to secure both near-term cash flow and long-term value.

LINDSEY'S
INC.

RIESE CARDEN

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