



±9.9-Acre Development Site Active Seniors | Proposed Master Site Plan



0 Arbor Springs Parkway, Newnan, Georgia 30265

Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.

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Property Overview

Located in the heart of Newnan's rapidly growing residential corridor, this ±9.9-acre development site presents a rare opportunity for a senior housing, assisted living, or 55+ multifamily community. Positioned within an established, amenity-rich area of Coweta County, the property offers exceptional accessibility and proximity to daily conveniences, making it ideally suited for age-restricted residential development.

Highlights

- ±9.9-Acre Development Opportunity ideal for senior cottages, assisted living, memory care, or 55+ multifamily housing.
- Prime Newnan Location with excellent access to major roadways and surrounding residential neighborhoods.
- Just 400 Yards from a Publix-Anchored Shopping Center providing convenient access to retail, pharmacy, dining, and professional services.
- Established Senior Housing Corridor directly across from a successful senior cottage community, demonstrating strong demand for age-restricted housing.
- High-Growth Coweta County Market offering a rare opportunity to develop within a proven and amenity-rich submarket.
- Zoning: Although the Coweta County zoning designation Residential Retirement Community and Care (RRCC) has been rescinded, this site plan had been approved under RRCC. Any plan changes will need to be approved by Coweta County.



Strategic Location for Future Growth

As Newnan continues to experience strong residential growth, this site offers developers the opportunity to capitalize on increasing demand for senior-oriented housing. Whether envisioning a boutique cottage community, independent living development, or higher-density assisted living facility, the property provides the scale, location, and surrounding amenities necessary for a successful long-term investment.

Property Information

ADDRESS:	0 Arbor Springs Parkway Newnan, GA 30265
COUNTY:	Coweta
SUBMARKET:	Arbor Springs/East Newnan
SITE SIZE:	±9.9 AC
PARCEL ID:	107 6011 008
ZONING:	Approved under RRCC. Any plan changes will need to be approved by Coweta County.
TOPOGRAPHY:	Rolling
UTILITIES:	All Available



\$ Sale Price | **\$3,000,000**

Recently Sold Comparables

RECENT TRANSACTIONS SUMMARY



The following comparable land sales reflect investor activity in Coweta County and surrounding areas over the past 12 months. Transactions include a mix of commercial, industrial and residential-use sites, highlighting strong demand and continued investor confidence in the Newnan market.

MARKET AT A GLANCE (PAST 12 MONTHS)



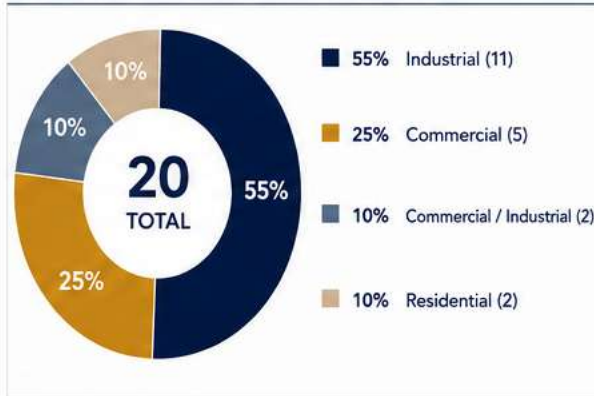
SALES LOCATION MAP



RECENT LAND SALES

#	PROPERTY ADDRESS	CITY	ACRES	SALE PRICE	PRICE PER AC	SALE DATE	ZONING	HIGHEST & BEST USE
1	Newnan Crossing Blvd	Newnan	5.64	\$1,100,000	\$195,036	3/3/2026	OI 2 & R07	Commercial
2	61 Clarence McCartney Rd	Grantville	14.04	\$1,193,408	\$85,000	2/27/2026	C2	Commercial
3	521/531 Newnan Crossing Byp	Newnan	10.48	\$8,950,000	\$854,007	2/23/2026	GC	Commercial
4	64 Hays Rd	Newnan	9.97	\$3,000,000	\$300,903	2/6/2026	R1	Commercial / Residential
5	Dorsey Rd	Senoia	4.14	\$1,800,000	\$434,784	1/29/2026	C1	Commercial
6	129 Pine Rd (Part of a 2 Property Sale)	Newnan	39.99	\$4,598,390	\$114,898	1/27/2026	M	Commercial / Industrial
7	Bridgeport Pky	Moreland	304.96	\$48,580,000	\$159,300	12/30/2025	R1	Industrial
8	Henry Corp Rd (Part of a 2 Property Sale)	Moreland	308.34	\$91,184,700	\$295,728	10/29/2025	M	Industrial
9	258 Henry Camp Rd (Part of a 2 Property Sale)	Moreland	46.95	\$13,625,300	\$296,524	10/29/2025	M	Industrial
10	204 Roscoe Rd	Newnan	22.51	\$2,250,000	\$99,956	10/8/2025	R1	Commercial
11	0 Arnold	Newnan	15.89	\$1,000,000	\$62,933	7/25/2025	R1	Industrial
12	77 Buictly Rd (Part of a 2 Property Sale)	Newnan	10.65	\$3,715,137	\$348,944	7/23/2025	003	Industrial
13	180 Fincher Rd	Sharpsburg	12.49	\$2,745,098	\$219,784	6/26/2025	R1	Commercial
14	177 Johnston Cir (Part of a 5 Property Sale)	Palmetto	174.00	\$32,552,168	\$187,079	6/25/2025	LM	Industrial
15	177 Johnston Cir	Palmetto	174.00	\$21,750,000	\$124,999	6/25/2025	LM	Industrial
16	Hwy 29 (Part of a 3 Property Sale)	Palmetto	103.00	\$19,269,189	\$187,079	6/25/2025	LM	Industrial
17	393 Johnston Cir	Palmetto	33.65	\$10,000,000	\$297,141	6/25/2025	LM	Industrial
18	Hwy 29	Palmetto	103.00	\$7,238,000	\$70,272	6/25/2025	LM	Industrial
19	393 Johnston Cir (Part of a 5 Property Sale)	Palmetto	33.65	\$4,295,989	\$127,800	6/25/2025	LM	Industrial
20	340 Mariah Way	Senoia	4.78	\$750,000	\$156,904	6/5/2025	AR	Residential

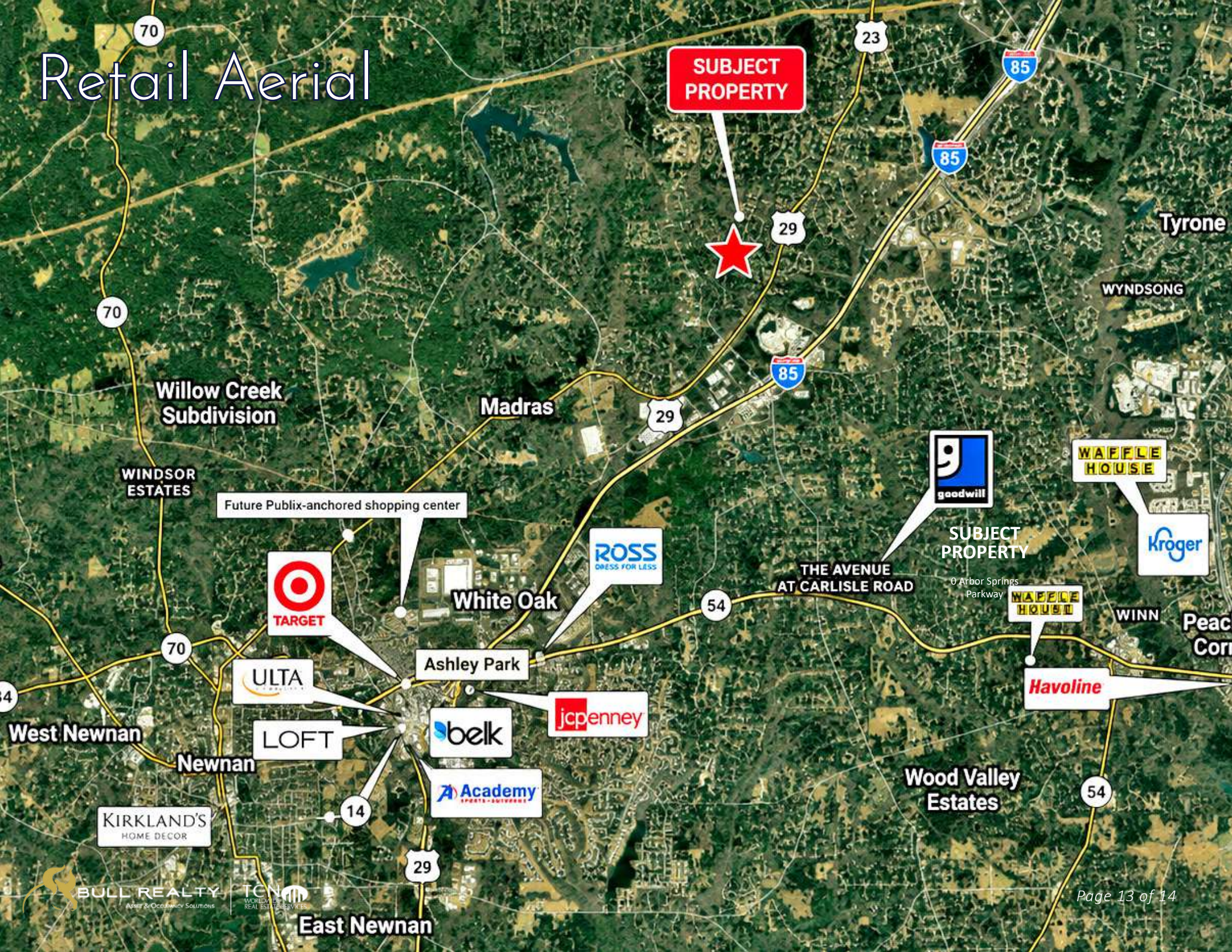
TRANSACTIONS BY HIGHEST & BEST USE



KEY TAKEAWAYS

- ✓ Strong investor demand across Coweta County with over \$269 million in land transactions in the past 12 months.
- ✓ Industrial land accounted for 55% of total transactions, driven by continued distribution and logistics expansion along I-85 and Hwy 29.
- ✓ Average sale price per acre of \$167,165 with a median of \$187,079, reflecting premium locations and strong market fundamentals.
- ✓ Newnan and the surrounding corridor remain a high-growth market supported by residential expansion, infrastructure investment and proximity to Atlanta.

Retail Aerial



SUBJECT PROPERTY



SUBJECT PROPERTY

Waffle House



Waffle House

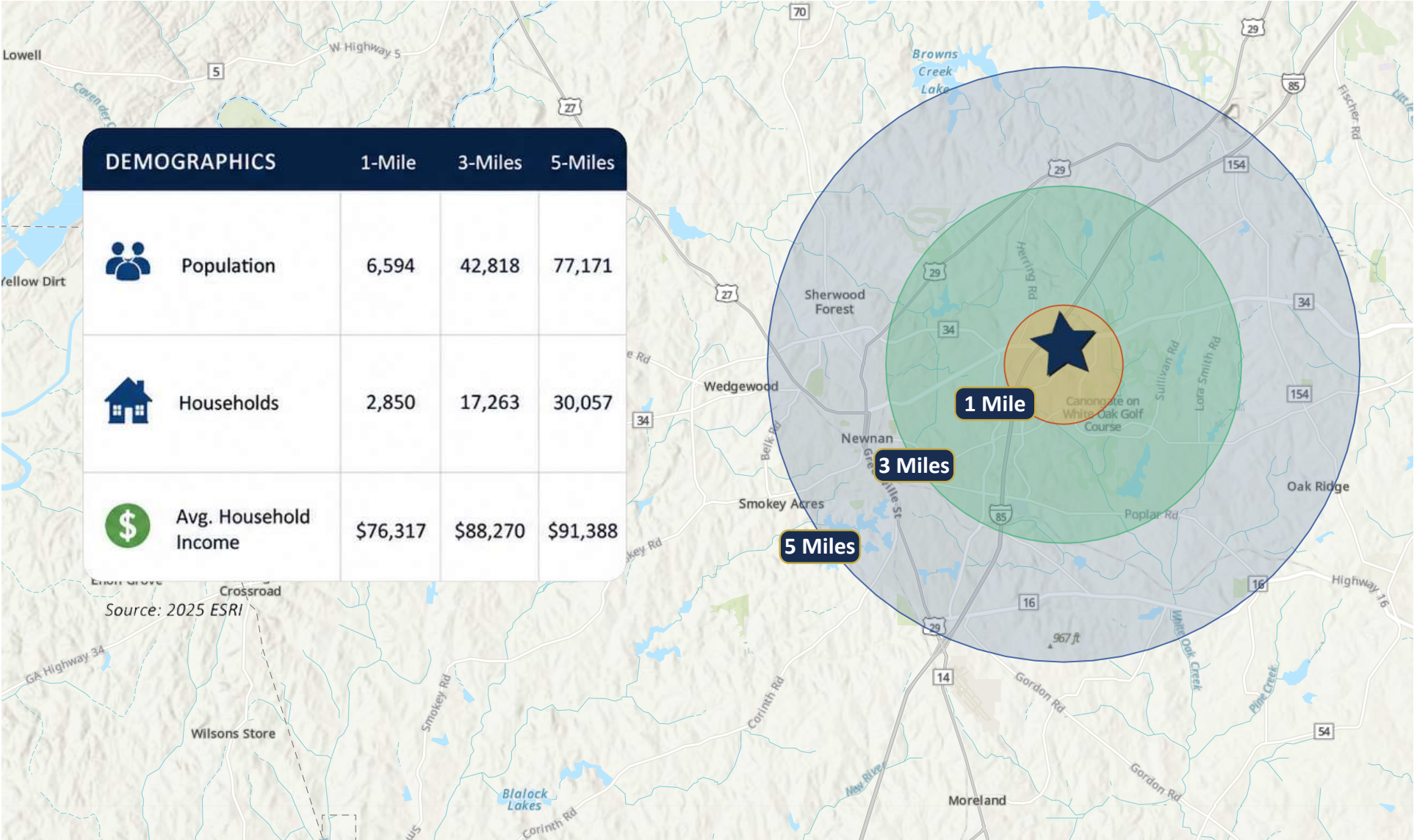
Havoline

Close-Up Aerial



**SUBJECT
PROPERTY**

Demographic Overview



Assisted Living Market Outlook

DEMAND CALCULATION

The outlook for affordable senior housing is generally positive with increasing demand driven by demographic trends. As the baby boomer generation ages, there is a growing need for housing that caters to the unique needs and preferences of seniors, such as accessibility features and support services. At the same time, there is a shortage of affordable housing options for seniors, leading to a higher demand for such properties. However, factors such as government funding, zoning laws, and competition from other forms of real estate can impact the development and availability of affordable senior housing.

AFFORDABLE SENIOR HOUSING STATISTICS

- 1** *Demographic Trends:* According to the U.S. Census Bureau, the number of people aged 65 and over is projected to reach 83.7 million by 2050, which represents nearly 21% of the total U.S. population.
- 2** *Supply and Demand:* The National Low Income Housing Coalition reports that for every 100 extremely low-income renters aged 62 and over, there are only 35 affordable and available units.
- 3** *Funding Shortage:* The National Council on Aging reports that there is a shortage of funding for affordable senior housing, with only 1 in 4 eligible seniors receiving assistance through the U.S. Department of Housing and Urban Development's Section 202 program.
- 4** *Occupancy Rates:* According to the National Investment Center for Seniors Housing & Care, the occupancy rate for senior housing was 87.2% in the third quarter of 2020, which is higher compared to other forms of real estate.
- 5** *Cost of Living:* The Bureau of Labor Statistics reports that the average monthly cost of living in senior housing can range from \$2,500 to \$7,500, depending on the location and type of housing.

These statistics highlight the growing demand for affordable senior housing and the need for more investment and support in this sector. It is important to note that these statistics may vary depending on the region and local market conditions.

ABOUT THE AREA

NEWNAN, GEORGIA 30265

Founded in 1828, Newnan is the seat of Coweta County and one of the fastest-growing cities in the Atlanta metropolitan area. Known as the “City of Homes,” Newnan combines historic charm with modern convenience, offering residents and visitors an exceptional quality of life with a strong sense of community.

Newnan’s welcoming atmosphere, excellent schools, thriving businesses and abundant recreational opportunities make it an ideal location for residents of all ages. The city continues to experience strong growth while preserving its historic character and small-town feel.

With convenient access to I-85, GA-29 and the Newnan Crossing Bypass, Newnan offers seamless connectivity to Atlanta, Hartsfield-Jackson International Airport and surrounding areas including Peachtree City, Senoia and LaGrange.

The Newnan Crossing corridor (US-29 and Newnan Crossing Bypass) serves as the primary retail and commercial hub for the area, featuring national retailers, restaurants, medical services and everyday conveniences. Ongoing residential and commercial development continues to drive demand and economic growth throughout the region.



SHOPPING & DINING
Newnan Crossing & surrounding retail corridors feature national retailers, restaurants and everyday conveniences.



STRONG COMMUNITY
Excellent schools, family-friendly neighborhoods and a vibrant downtown with events and local attractions.



RECREATION
Parks, green spaces and Arbor Springs Golf Club offer year-round outdoor recreation.



HEALTHCARE
Piedmont Newnan Hospital and other medical services provide quality healthcare close to home.



BUSINESS & GROWTH
A pro-business environment with ongoing residential and commercial growth drives the local economy.



ACCESSIBILITY
Easy access to I-85 and US-29 connects Newnan to Atlanta and the entire Southeast.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



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Confidentiality Agreement

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **0 Arbor Springs Parkway, Newnan, GA 30265**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

[CLICK HERE TO SIGN CA AND ACCESS SECURE DOCUMENTS](#)

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