

# 3098 HIGHWAY 154



## Mandy Foles

YOUR LOCAL REALTOR

 @mandyfoles\_realtor

 mandyfolesyourlocalrealtor



mandyfolesrealtor@gmail.com



678-416-2979



mandyfoles.georgiamls.com



560 Newnan Crossing Bypass,  
Suite 200, Newnan Ga 30265

- **Total acreage: 4.77 acres**
- **Two adjoining parcels being sold together**
- **Parcel 1: 2.83 acres**
  - **Tax ID: 121 6039 003A**
  - **Zoning: O&I (Office & Institutional)**
  - **Features: Level, partially wooded, excellent visibility**
  - **Permitted uses: Medical, dental, assisted living, professional offices**
  - **Conditional uses: Hotel, restaurant, daycare, church, or storage building**
  - **Concept plan: Two 7,296-sq-ft office buildings with 76 parking spaces**
- **Parcel 2: 1.94 acres**
  - **Tax ID: 121 6039 139**
  - **Zoning: OLD C (Commercial w/ Conditional Use Permit)**
  - **Features: Highway 154 frontage, gated drive, two-story barn**

**Price: \$725,000**  
**GAMLS # : 10622958**

## Estimated Property Lines



**Estimated Property Lines if separated**  
**- To combine both parcels a rezoning will be needed**



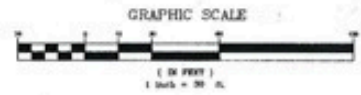
# 3098 HIGHWAY 154 ROAD NEWNAN, GA 30265



## PROPERTY DETAILS

- Prime Commercial Opportunity in the Heart of the Thomas Crossroads area in Sharpsburg, GA
- Exceptional visibility + accessibility for high-traffic exposure
- 425 ft road frontage with excellent visibility on State Highway 154 (Sharpsburg-McCollum Road)
- DOT traffic counts exceeding 20,000 vehicles per day.
- Total acreage: 4.77 acres
- Ideal for unified rezoning to create a larger, cohesive commercial project
- Existing structures: Old trailer and block building (no value assigned)





THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN FEET AND AN ANGULAR ERROR OF PER ANGLE POINT AND WAS ADJUSTED USING THE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.  
TYPE OF EQUIPMENT USED: SINOCON 624 303



LEGEND  
R.W. --- RIGHT OF WAY  
I.P.F. --- IRON PIN FOUND  
I.P.P. --- IRON PIN PLACED  
C.T. --- CROOKED TOP PIPE  
R.B. --- REINFORCING BAR  
O.T. --- OPEN TOP PIPE  
M/F --- NOW OR FORMERLY  
B.L. --- BUILDING LINE

REFERENCE: DEED BOOK 873/258

PLAT BOOK 84 PG 24

STANDARD & MEASUREMENT SURVEY FOR  
**GEORGE D. KEATON**  
LOCATED ON LAND LOT 38 OF THE 6th DISTRICT  
**COWETA COUNTY GEORGIA**  
SCALE: 1"=30' DATE: FEBRUARY 24, 2005  
PROJECT NAME: 05-032  
JOB NUMBER: 05-032

PREPARED BY  
**McLAIN SURVEYING, INC.**  
LAND SURVEYING LAND PLANNING ENGINEERING SERVICES  
6 MASSION STREET NEWNAN, GEORGIA 30263  
PHONE: 770-251-8523 - FAX: 770-254-8505 - EMAIL: [McLain@mclain.org](mailto:McLain@mclain.org)

Possible Uses:

- Medical or dental offices
- Assisted living or senior care facility
- Professional or administrative offices (attorneys, accountants, insurance, etc.)
- Counseling or therapy center



[LINK TO LISTING](#)



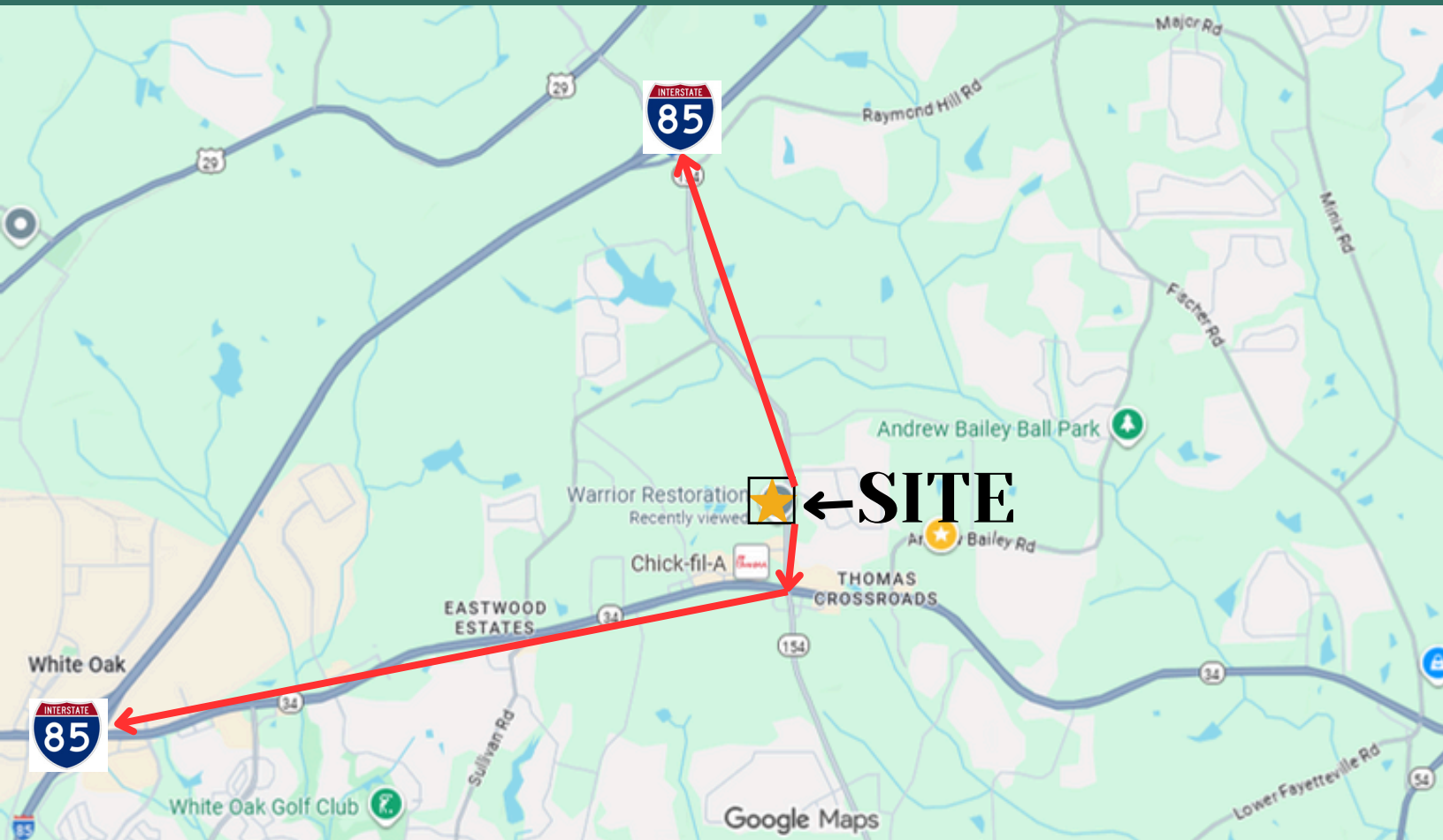
[DOCUMENTS FOR LAND](#)



**MANDY FOLES**  
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# 3098 HIGHWAY 154

2.3 miles to Interstate 85 on Sharpsburg McCollum Road



4.4 miles to Interstate 85 on Bullsboro Drive

**23 miles to Hartsfield-Jackson Atlanta International Airport**

**32 miles to Interstate 285 ( via I-85)**

**8 miles to Downtown Newnan**

**6.1 miles to Peachtree City ( The Avenue area)**

**33.9 miles to Downtown Atlanta**



**MANDY FOLES**

📞 678-416-2979

🌐 [mandyfoles.georgiamls.com](http://mandyfoles.georgiamls.com)

✉ [mandyfolesrealtor@gmail.com](mailto:mandyfolesrealtor@gmail.com)

📍 560 Newnan Crossing Bypass,  
Suite 200, Newnan Ga 30265

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**KW** ATLANTA  
PARTNERS  
KELLERWILLIAMS REALTY

# 3098 HIGHWAY 154

WHAT IS IN CLOSE PROXIMITY TO THIS LAND?



## ADDITIONAL BUSINESSES IN THE PUBLIX COMPLEX



## PUTTER'S POINTE OUTDOOR MINIATURE GOLF

## ADDITIONAL BUSINESSES IN THE KROGER COMPLEX



**Directions**

**From I-85 South: Take Exit 51 for GA-154 / Sharpsburg-McCollum Rd. Turn left onto GA-154 S / Sharpsburg-McCollum Rd toward Sharpsburg. Continue straight for approximately 2 miles. 3098 Hwy 154 will be on your right-hand side - look for the gated drive just before the Thomas Crossroads area. From I-85 North: Take Exit 51 for GA-154 / Sharpsburg-McCollum Rd. Turn right onto GA-154 S / Sharpsburg-McCollum Rd toward Sharpsburg. Continue approximately 2 miles. 3098 Hwy 154 will be on your right-hand side - look for the gated drive just before the Thomas Crossroads area.**

**- Neighboring property (Warrior Restoration): 3054 GA-154 Newnan, GA 30265**

