

FOR SALE

Glenda Trace Lot 7

Glenda Trace
Newnan, GA 30265

\$605K
PRICE

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57 EAST



\$605,000 PRICE	\$205,782 PRICE/ACRE	2.94 LOT SIZE	Commercial ZONING	Cable, Electric, Internet, Natural Gas, Sewer, Water UTILITIES	175+ FRONTAGE
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PROPERTY HIGHLIGHTS

- Prime commercial development opportunity at Coweta Crossroads. This 2.92-acre site offers excellent visibility and exposure in a high-traffic area anchored by Publix.
- The growing development includes Chick-fil-A, Bank of America, a new PONKO Chicken location, and Zaxby's prominently situated at the corner.
- Glenda Trace provides convenient connectivity between Sharpsburg-McCollum Road and Highway 34, enhancing access to the property and surrounding businesses.
- The site is commercially zoned with sewer available and is well suited for retail, restaurant, office, medical, or service-oriented development.
- An additional two acres may also be available on the adjacent property, providing an opportunity for an expanded development footprint. Contact the listing agent for additional information.

PROPERTY DATA

Zoning	Commercial
Lot Size (Acres)	2.94
Utilities	Cable, Electric, Internet, Natural Gas, Sewer, Water
Frontage	175+
Topography	Flat and Cleared

Commercial -zoned parcel with entitlements in place supporting a range of development scenarios

2.94 acres of developable land with favorable topography and excellent road frontage

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