

Commercial Zoned Land (2.455 acres)

BULLSBORO ROAD, CITY OF NEWNAN (COWETA COUNTY), GA

FOR SALE

- 2.455 Acres
- Zoned CGN
- Ingress & Egress from Bullsboro Road
- Access from Greison Trail



JOHN SPEROS

770.913.3910

jsperos@ackermanco.net

KYLE GABLE

770.225.0718

kgable@gableland.com

J.T. SPEROS

770.913.3949

jtsperos@ackermanco.net

ACKERMAN GABLE
LAND ADVISORY GROUP

ZONING

The property is zoned CGN (general commercial) City of Newnan.

ACCESS

The property has frontage on Bullsboro Drive. We believe access can be achieved as follows:

- One full-access point on Greison Trail
- One access point (right in / right out) on Bullsboro Drive (subject to Georgia DOT approval)

VISIBILITY

The property has excellent visibility to the 25,600 VPD on Bullsboro Drive.

2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,175	45,039	73,594
Households	4,145	18,141	29,044
Med HH Income	\$62,125	\$78,745	\$87,926
Avg HH Income	\$83,731	\$104,406	\$112,937

UTILITIES

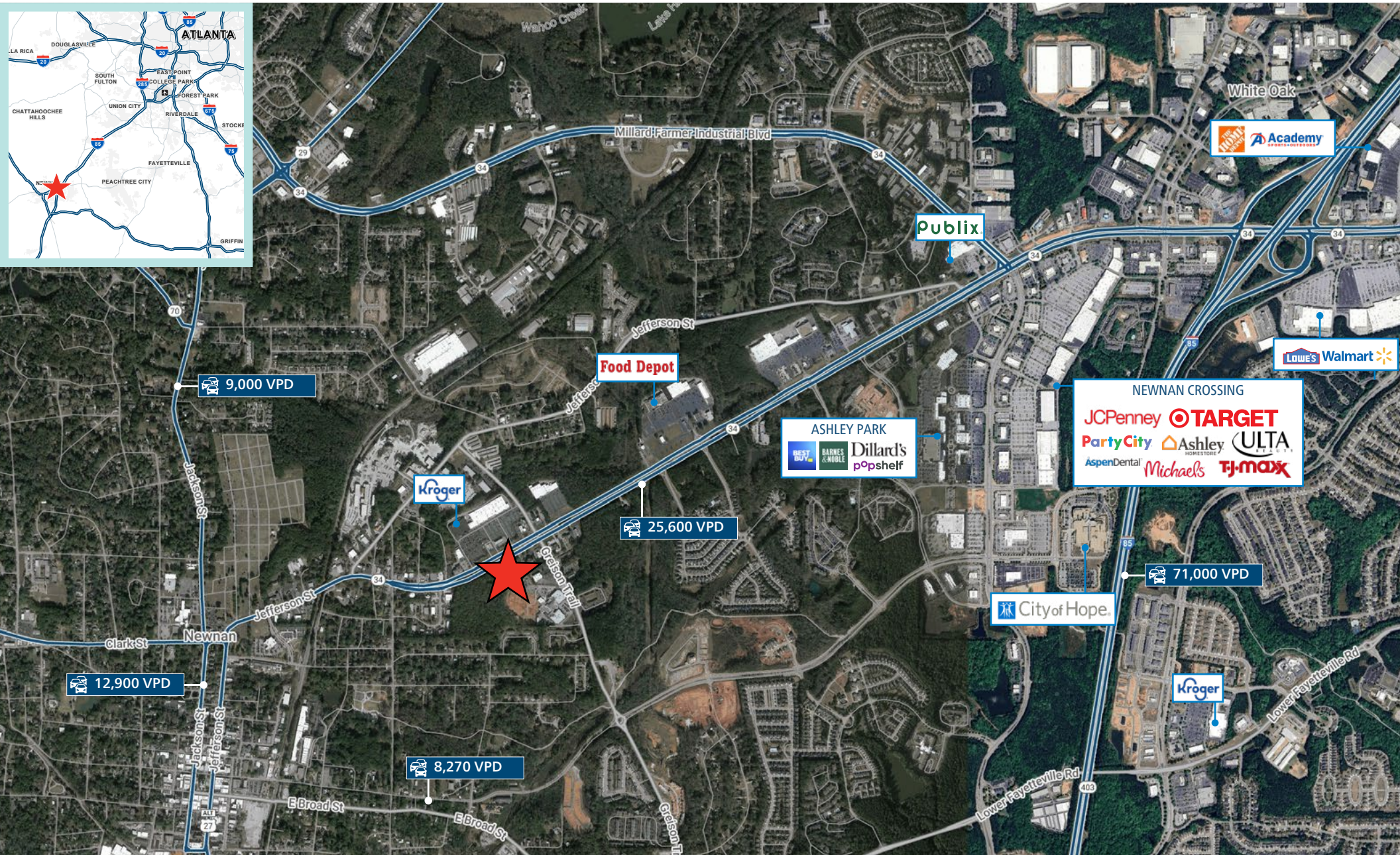
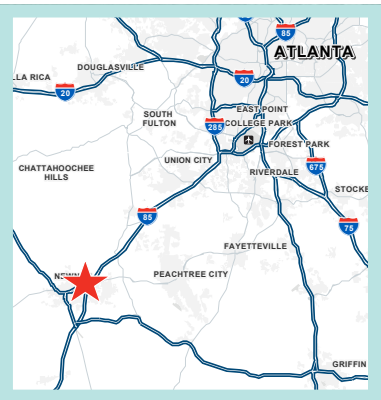
Domestic water is located in the ROW of Bullsboro Road

A sewer manhole is located on the property in the 50' access easement (may require a grinder pump)

PRICE

\$495,000





JOHN SPEROS	770.913.3910	jsperos@ackermanco.net
KYLE GABLE	770.225.0718	kgable@gableland.com
J.T. SPEROS	770.913.3949	jtsperos@ackermanco.net

ACKERMAN GABLE
LAND ADVISORY GROUP

© 2025 Ackerman Gable Land Advisory Group. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.