

LAND FOR SALE

+/-48.09 ACRES IN NEWNAN FOR DEVELOPMENT

HIGHWAY 34 E, NEWNAN, GA 30265



OFFERING SUMMARY

Sale Price:	Inquire
Lot Size:	+/-48.09 Acres
Zoning:	RC
Market:	Atlanta
Submarket:	Fayette/Coweta
Traffic Count:	32,900 VPD
APN:	109 6005 008

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	12,007	26,504	67,104
Total Population	30,954	69,633	179,917
Average HH Income	\$125,975	\$126,862	\$127,304
Average House Value	\$346,638	\$363,821	\$406,731

PROPERTY DESCRIPTION

Prime Commercial/Residential Parcel Located on Highway 34 East in Newnan. The property spans +/-48.09 acres and has easy access to I-85 and locations in Newnan and Peachtree City. Ideal location for a residential development with commercial on the front portion. The Atlanta Regional Commission has projected the population of Coweta County will grow at an average annual rate of 51% between 2024 and 2050.

PROPERTY HIGHLIGHTS

- +/-48.09 Acres of Raw Land for Development
- Potential for Commercial & Residential Uses
- Highly Visible Location | 32,900 VPD
- Surrounded by Retail, Office & Residential
- Easily Accessible to Amenities in Newnan & Peachtree City
- 2.5 Miles from I-85, Exit 47
- All Utilities Available, Including Sewer
- Front Footage: +/-1,025'
- Zoning: RC
- Sales Price: Inquire
- Coweta County

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

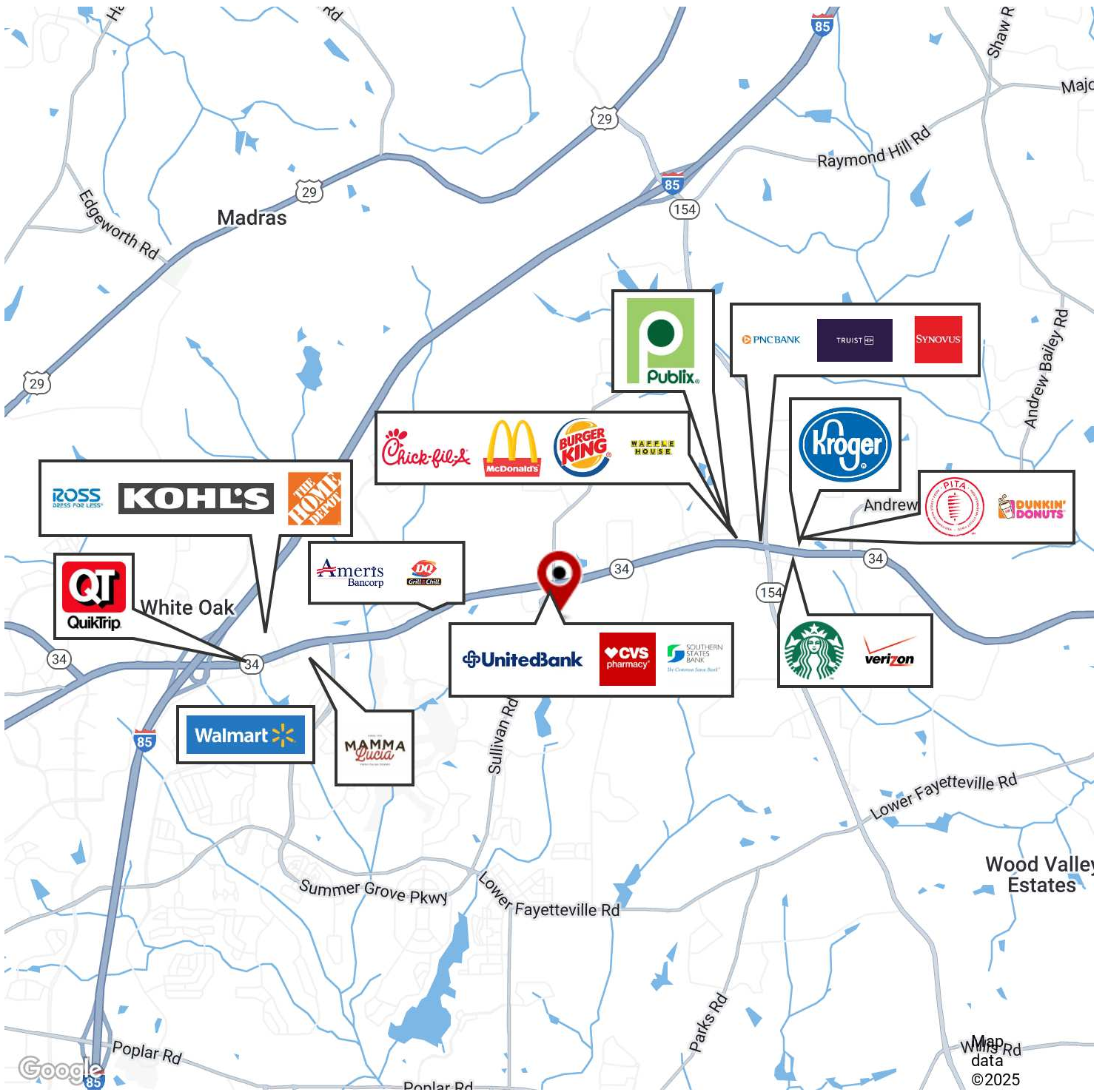
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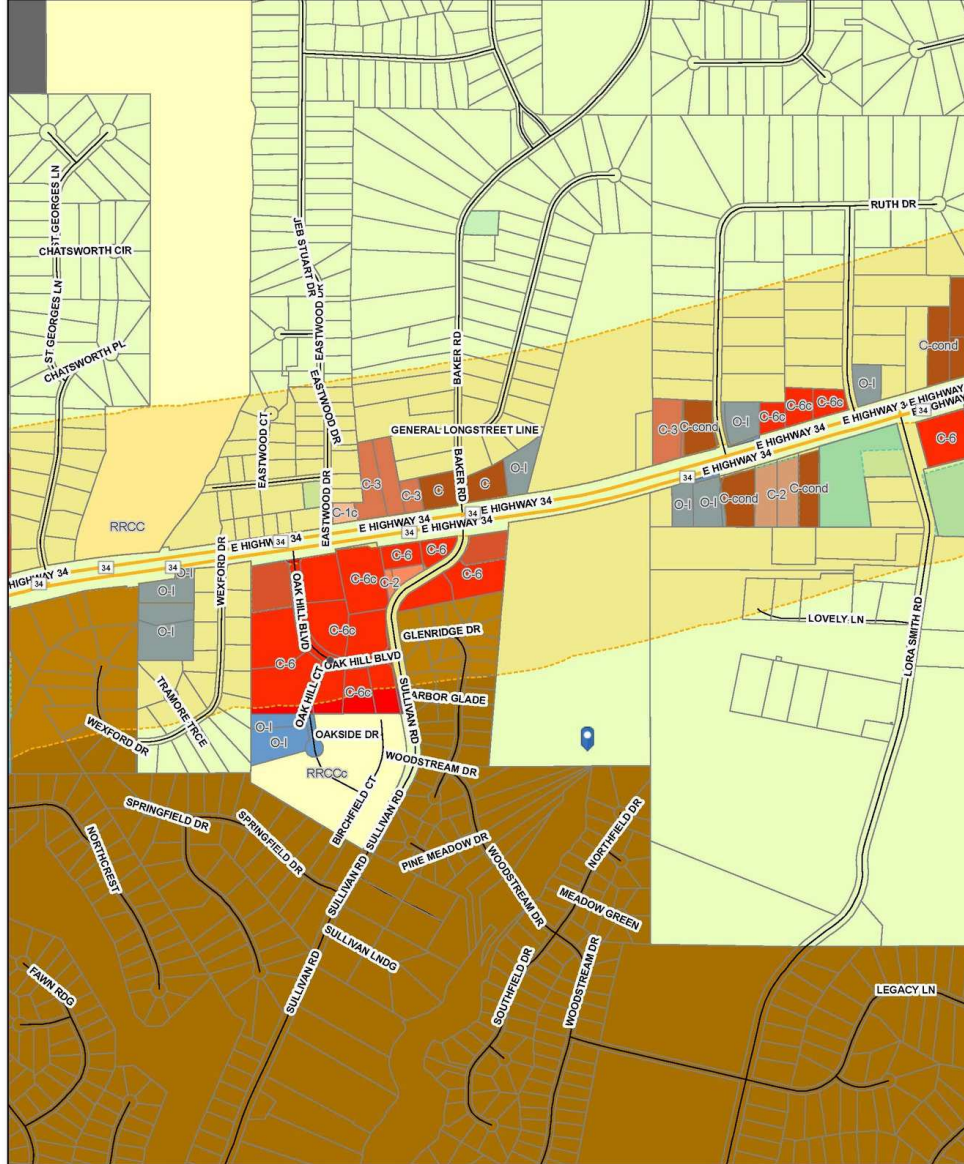
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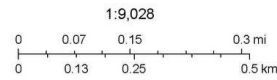


ArcGIS Web AppBuilder



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Zoning Labels	Zoning
	Parcels
	RRCC
	CUP
	QDCD
	RC
	NC
	O-1
	C-1
	C-2
	C-3
	C-6
	M



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Please be advised that this map is for reference only. For official determination of zoning please refer to the Zoning Map of Coweta County located at 22 East Broad Street, Newnan GA 30263

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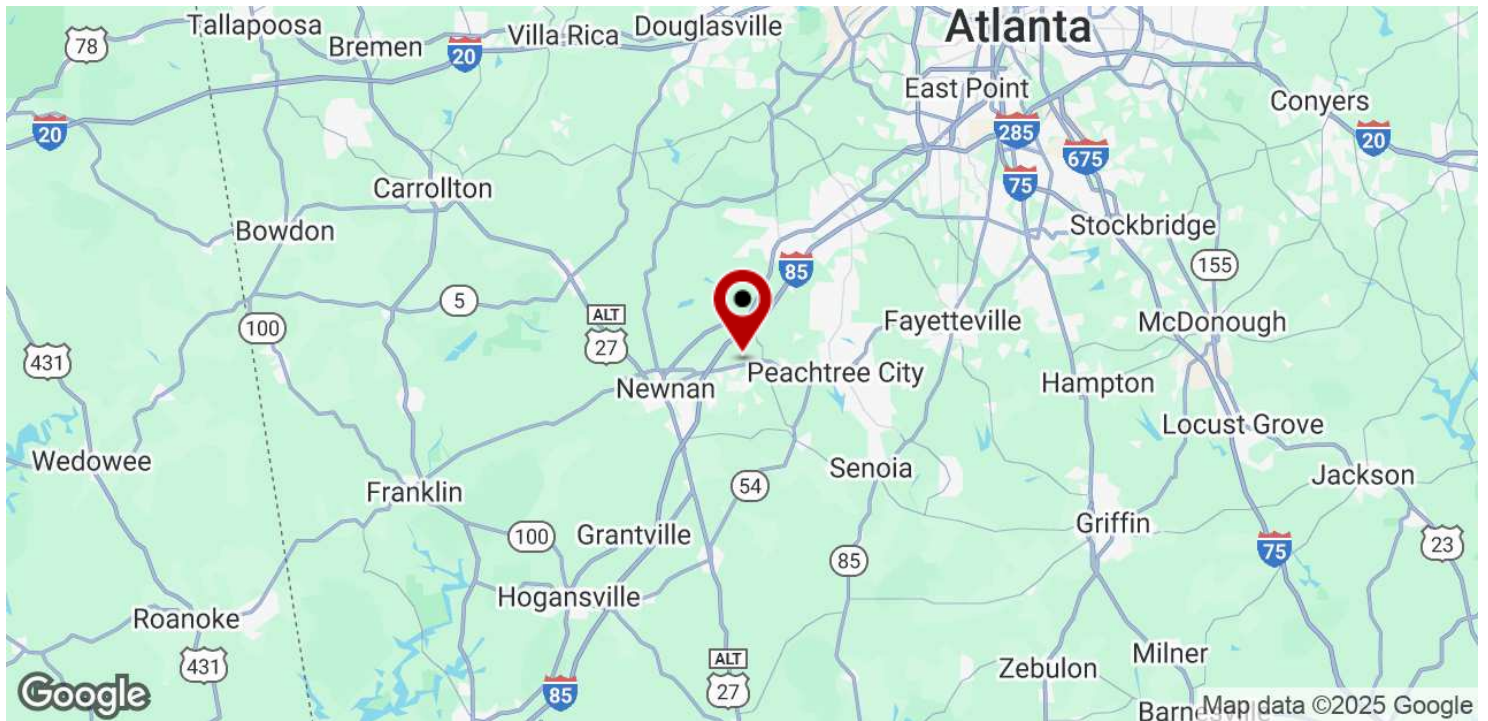
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