



## Great Lot for Plaza

91 Campbell Rd, Covington, GA 30014



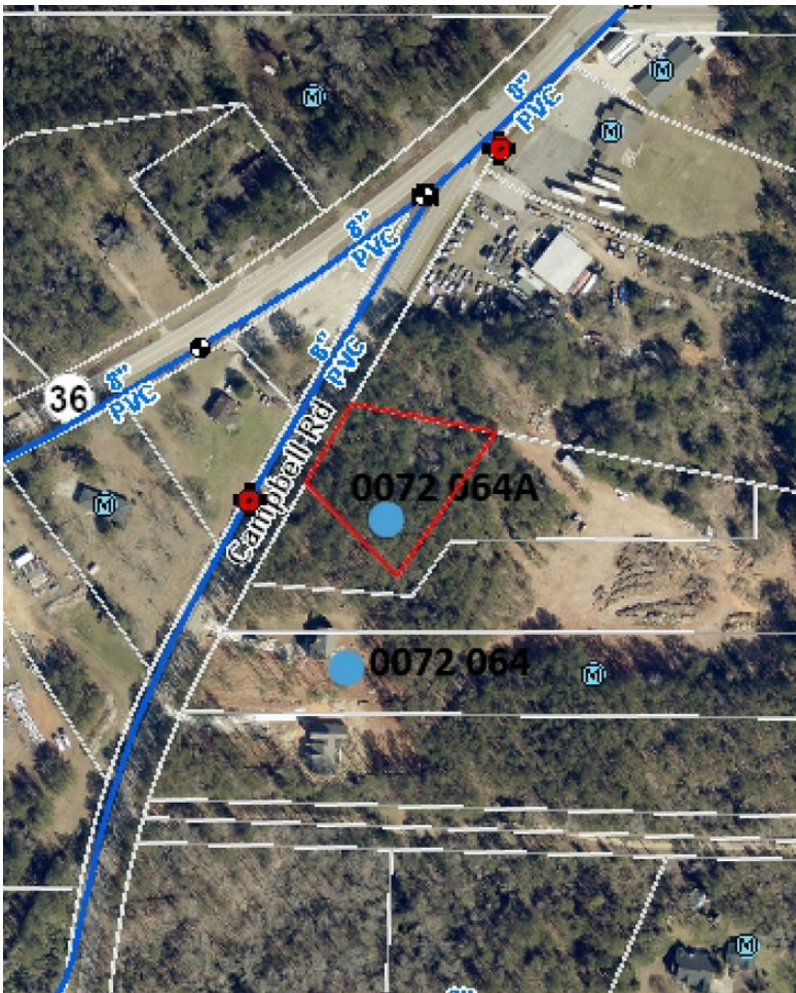
**Seth Wright**

KW Commercial Atlanta Partners

1960 Satellite Blvd, Suite 1100, Duluth, GA 30097

[sethwright@kw.com](mailto:sethwright@kw.com)

(678) 789-7211



# Great Lot for Plaza

\$164,999

Welcome to a premier commercial land opportunity in the rapidly expanding Newton County, GA. Situated at 91 Campbell Rd, this property is a blank canvas, offering immense potential for commercial development in the thriving Covington market.

## Property highlights

### Location and accessibility

The parcel is strategically located, offering convenient access to major thoroughfares, including Interstate 20, which is crucial for logistics, distribution, and access to the wider Atlanta metropolitan area. Newton County's ongoing Comprehensive Transportation Plan, which assesses transportation conditions and needs...

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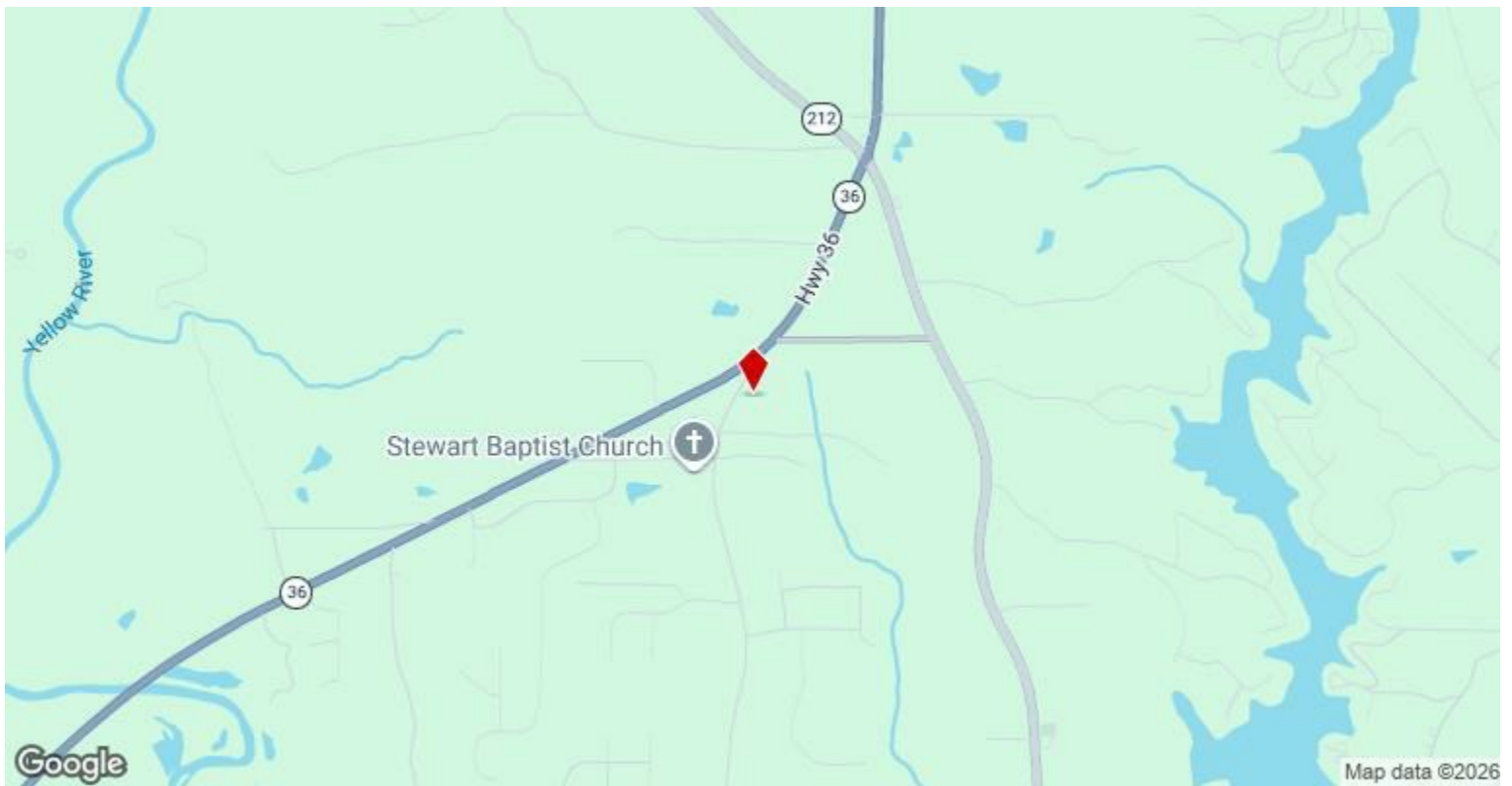
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- Location and accessibility
- Growth and development potential
- Proximity to key developments
- Investment potential
- Clean Slate!

Price:	\$164,999
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.22 AC
No. Lots:	1
Zoning Description:	CH-Commercial Highway
APN / Parcel ID:	007200000064A00





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### Property highlights

#### Location and accessibility

The parcel is strategically located, offering convenient access to major thoroughfares, including Interstate 20, which is crucial for logistics, distribution, and access to the wider Atlanta metropolitan area. Newton County's ongoing Comprehensive Transportation Plan, which assesses transportation conditions and needs through 2050, will further enhance regional connectivity. As a key market just outside the hustle of Atlanta, Covington provides a prime balance of accessibility and affordability.

#### Growth and development potential

Newton County and Covington are experiencing significant growth, with a robust commercial real estate market. The city has major industry clusters, such as manufacturing, film production, and logistics, which contribute to a diverse and growing economy. The property's location positions it to capitalize on this expansion and benefit from the area's increasing commercial demand.

#### Proximity to key developments

This property is near several key projects driving economic activity in the area:

**Covington Town Center:** A large-scale mixed-use development that includes retail, apartments, and townhomes.

**Dobbs Landing:** A nearly 400-home community off I-20 that also includes future commercial spaces.

**Major employers:** Key institutions and companies, including biotech firm Shire and the Newton County School System, influence commercial demand in Covington.

#### Investment potential

The strong and growing market in Newton County, coupled with the property's advantageous location near major development projects, makes it an attractive investment. As demand for commercial land continues to grow, this parcel is well-positioned for future appreciation and development.