

+/- 15 ACRES > FOR SALE > COWETA COUNTY

Commercial Development Site - Bullsboro Dr

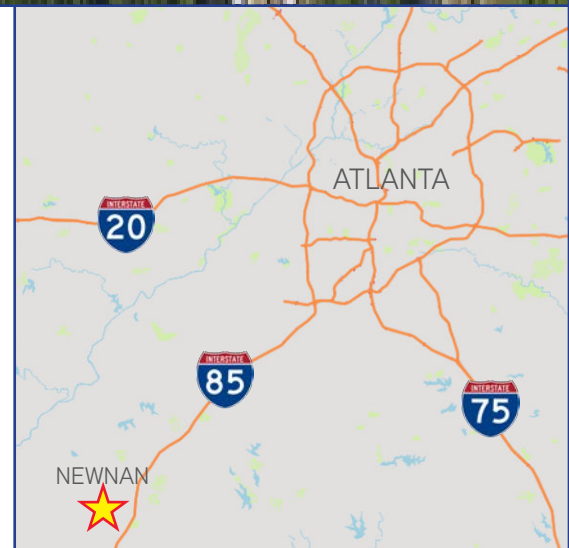
NEWNAN, GA 30263

Colliers
INTERNATIONAL



PROPERTY FEATURES

- > Size: 15 Acres
- > Newnan Zoning: CGN (General Commercial)
- > Future Land Use: Commercial
- > Pricing: \$1,650,000 (\$110,000/acre)



RICHARD TAYLOR
+1 404 978 2346 DIRECT
richard.taylor@colliers.com

ROB JORDAN, SVP
+1 404 574 1062 DIRECT
rob.jordan@colliers.com

COLLIERS INTERNATIONAL
Promenade, Suite 800
1230 Peachtree St NE
Atlanta, Georgia 30309-3574
www.colliers.com

Bullsboro Dr > Description

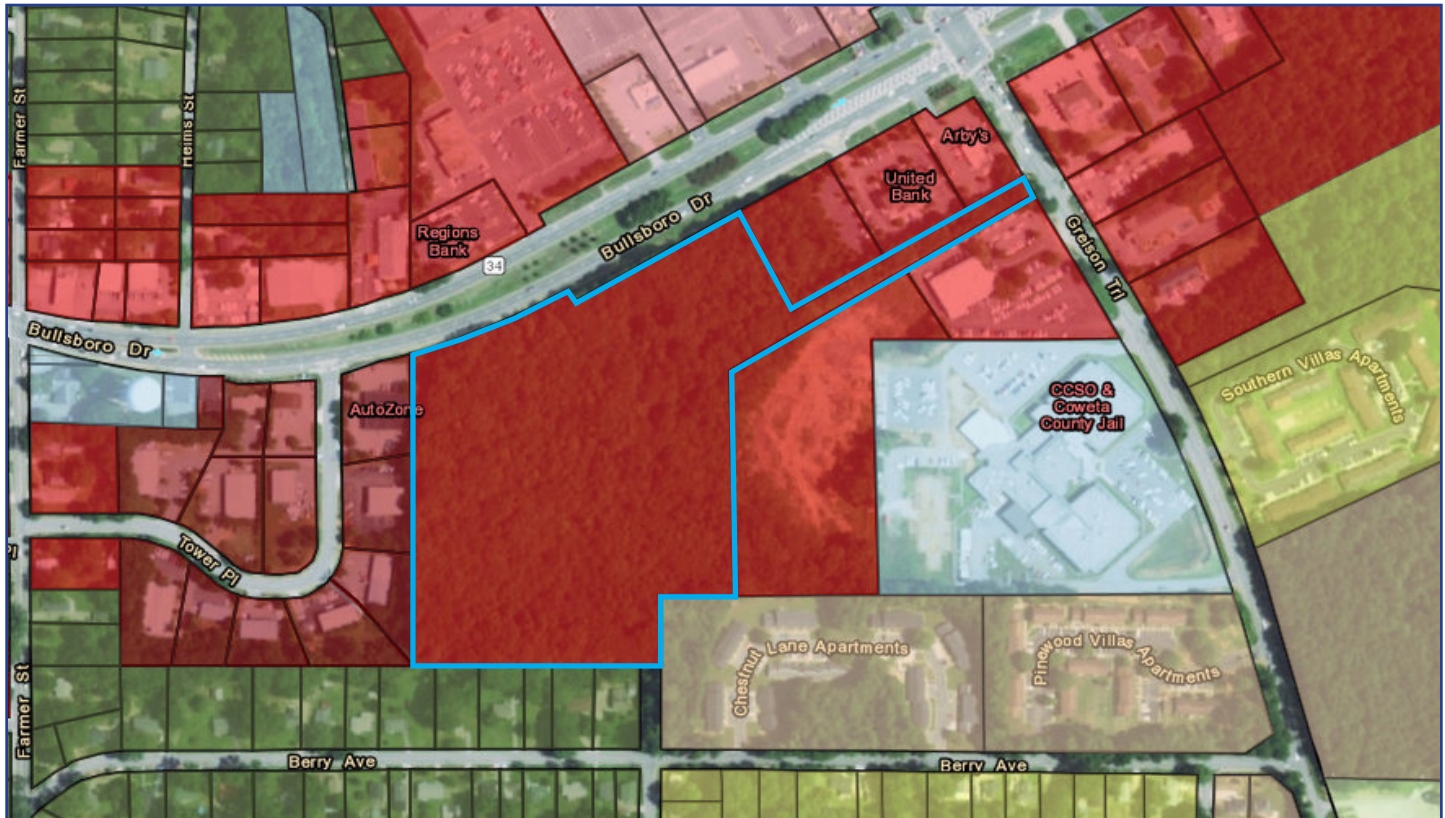
- > Size: +/- 15.005 acres
- > Location: The Subject Property is located on Bullsboro Dr within the city limits of the City of Newnan. From I-85 exit 47: Bullsboro Dr, take Bullsboro Dr West for approximately 2.2 miles. Property is located southwest of the intersection of Bullsboro Dr and Greison Trl.
- > Site Condition: Subject is undeveloped, wooded land that sits below grade from Bullsboro Dr with undulating topography. The northeast portion of the Subject has a 1% annual flood chance designation with accompanying stream.
- > Access: The subject property has +/-810 feet of frontage on Bullsboro Dr and +/-55 feet of frontage on Greison Trl. There is currently no curb cut on either Bullsboro Dr or Greison Trl.
- > Zoning: CGN (General Commercial)
**A comprehensive table of permitted uses available upon request*
- > Future Land Use: Commercial
- > Overlay: Within the Urban Redevelopment Area (City of Newnan)
- > Utilities: All available on site
- > Price: \$1,650,000 (\$110,000/acre)



Bullsboro Dr > Topography (2 foot contours shown)



Bullsboro Dr > Zoning and Future Land Use (Current zoning map shown)



> CGN Zoning:

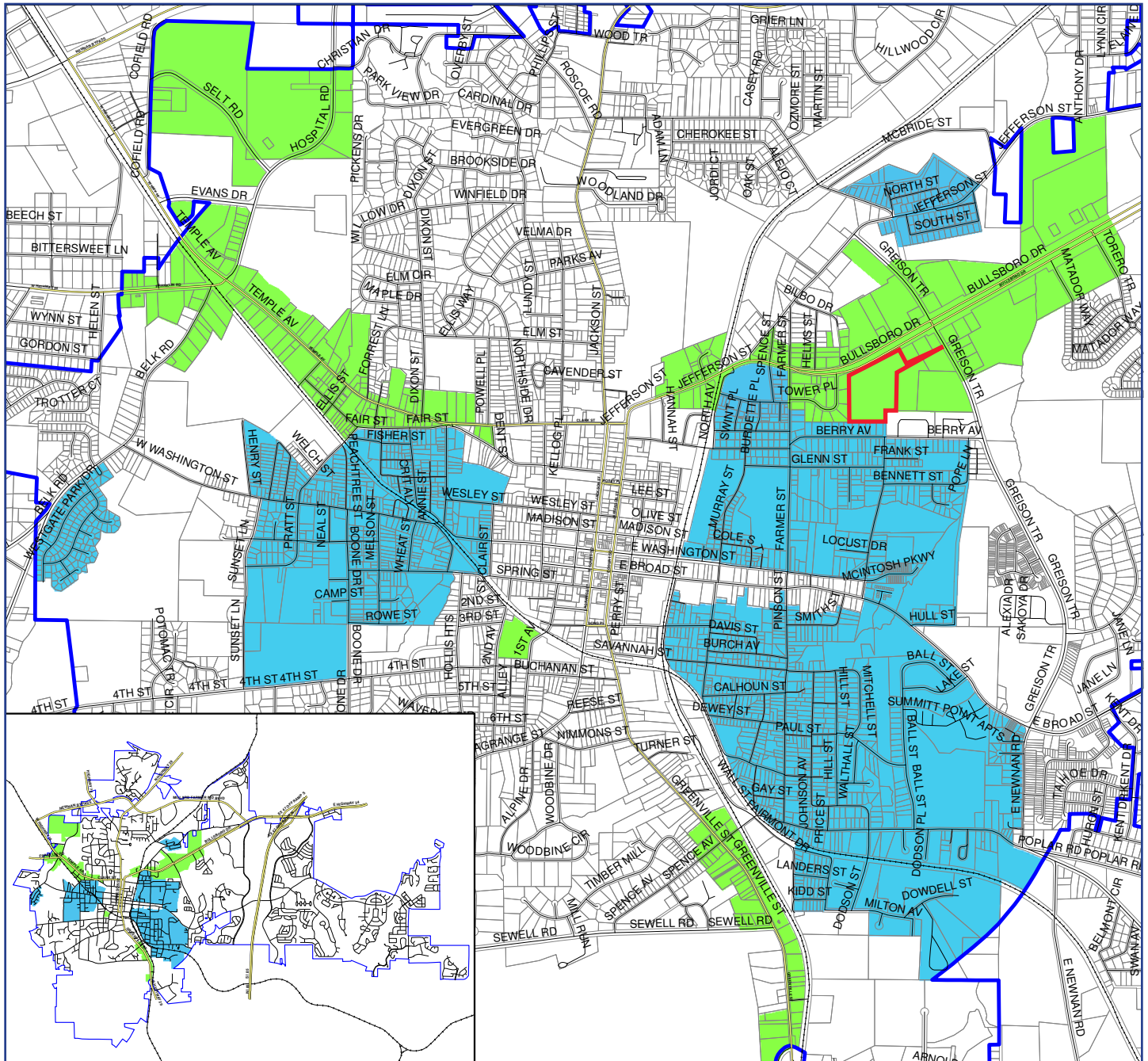
The General Commercial District (CGN) is intended for the conduct of community-wide personal and business services, specialty shops, and general highway commercial development.

A comprehensive table of permitted uses is available upon request

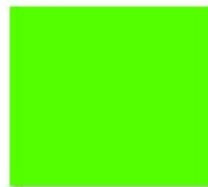
> Commercial FLUP:

Purpose: This category is for land dedicated to non-industrial business uses, including retailing sales, office, service and entertainment facilities. Commercial uses may be located either as a single use in one building or group together in a shopping center of office building.

Bullsboro Dr > City of Newnan Urban Redevelopment Area

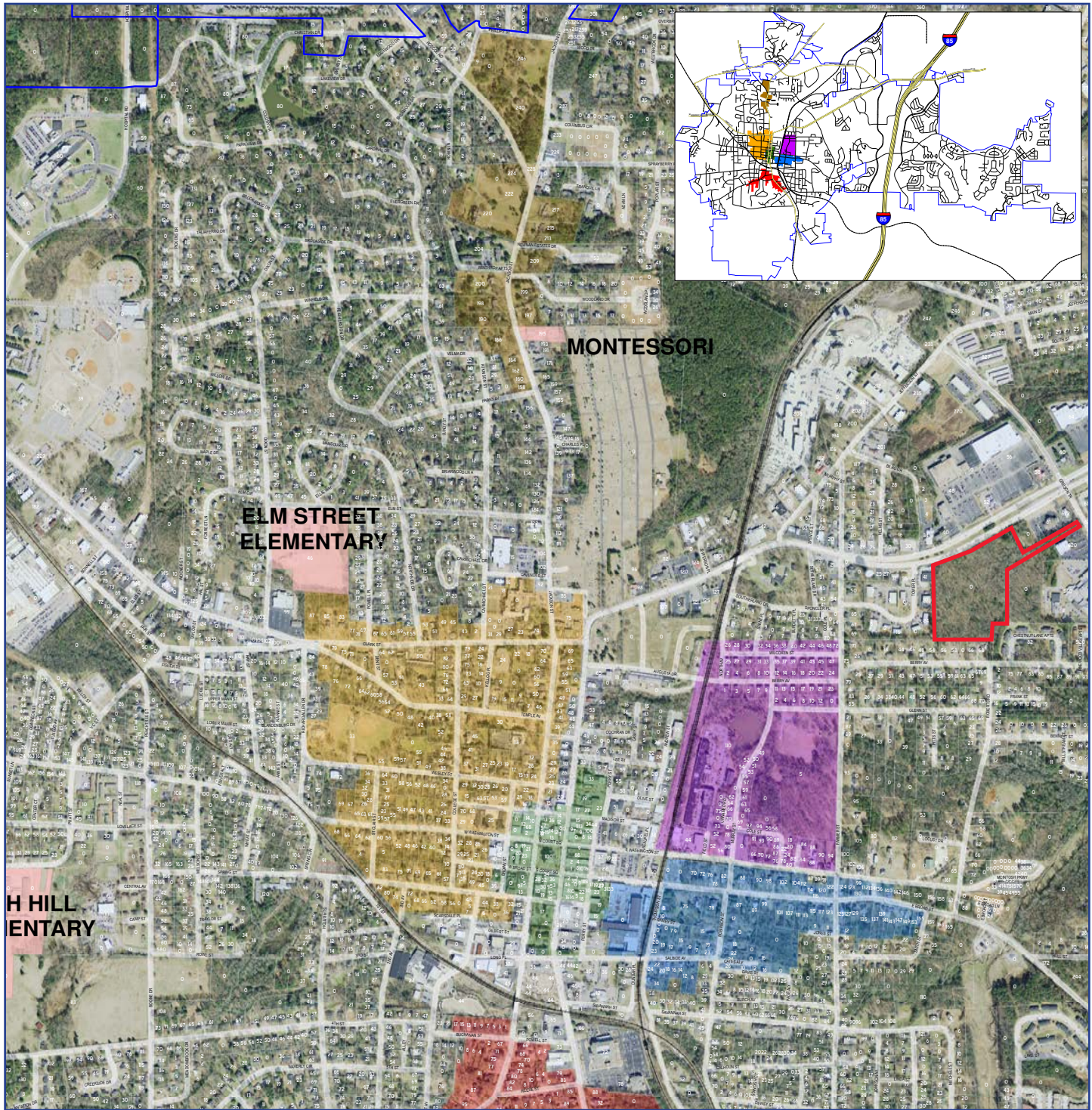


Existing Urban
Redevelopment
Boundary, 2009



Expanded Urban
Redevelopment
Boundary, 2013

Bullsboro Dr > City of Newnan Historic Districts



CITY OF NEWNAN | Historic Districts



CITY OF NEWNAN
PLANNING DEPT. (AJB)
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.ci.newnan.ga.us

NORTH
1:7,200
1 inch = 600 feet

HISTORIC DISTRICTS

■ Historic Coletown	■ Historic Downtown
■ Historic College	■ Historic Greenville
■ Historic Cottonmill	■ Historic Platinum

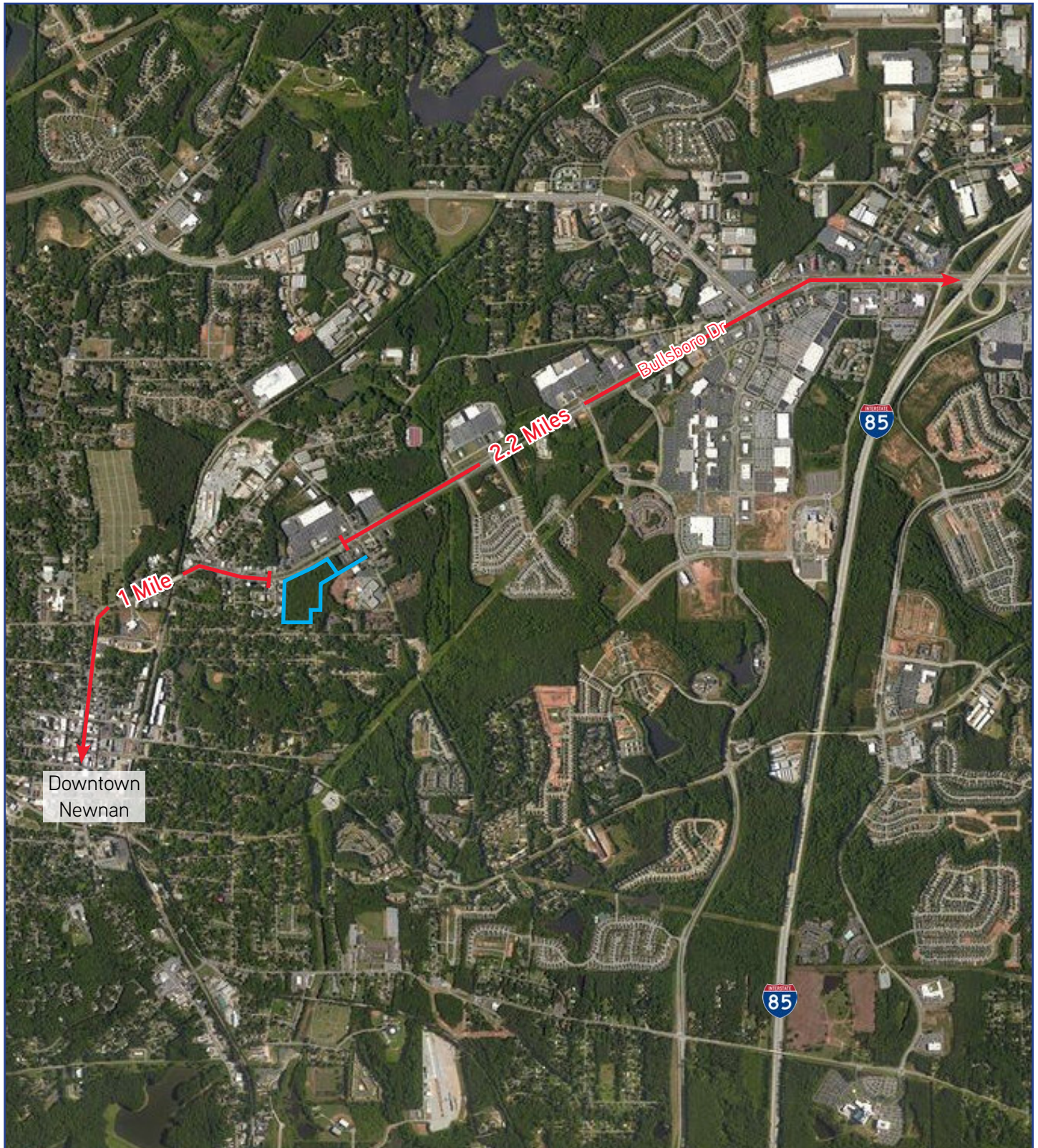
LEGEND

— City Limits
— Interstate
— Railroad
□ Parcels
■ Schools

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors(s). ©2016. All rights reserved.

Colliers
INTERNATIONAL

Bullsboro Dr > Location



2017 Demographics	1 mile	3 miles	5 miles
Population:			
Total Population	7,409	36,890	62,532
Total Households	2,545	13,806	23,052
Population Density (per Sq. Mi.)	2,358	1,305	796
Housing Units			
Total Housing Units	2,839	15,154	24,855
Occupied Housing Units	89.6%	91.1%	92.8%
Vacant Housing Units	10.4%	8.9%	7.3%
Household Income			
Average Household Income	\$57,550	\$66,518	\$72,846
Median Household Income	\$39,759	\$47,591	\$55,307
Per Capita Income	\$20,449	\$25,112	\$26,988