

+/- 15 ACRES > FOR SALE > COWETA COUNTY

Commercial Development Site - Bullsboro Dr

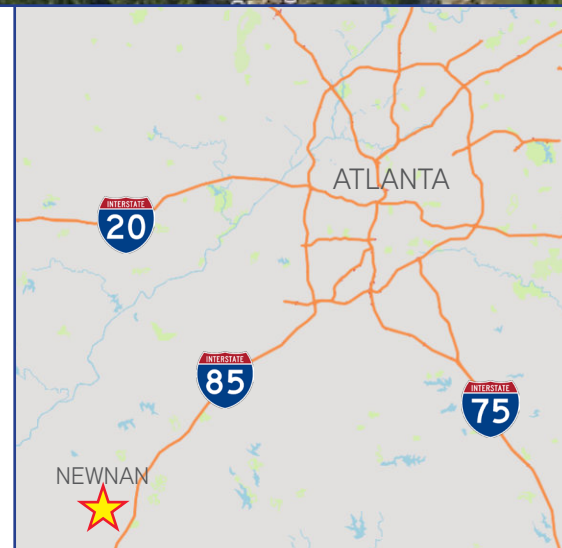
NEWNAN, GA 30263

Colliers
INTERNATIONAL



PROPERTY FEATURES

- > Size: 15 Acres
- > Newnan Zoning: CGN (General Commercial)
- > Future Land Use: Commercial
- > Pricing: Reduced - \$1,275,000 (\$85,000/acre)



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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: Reduced - \$1,275,000 (\$85,000/acre)



Utilities and floodplain map created by Newnan GIS Department

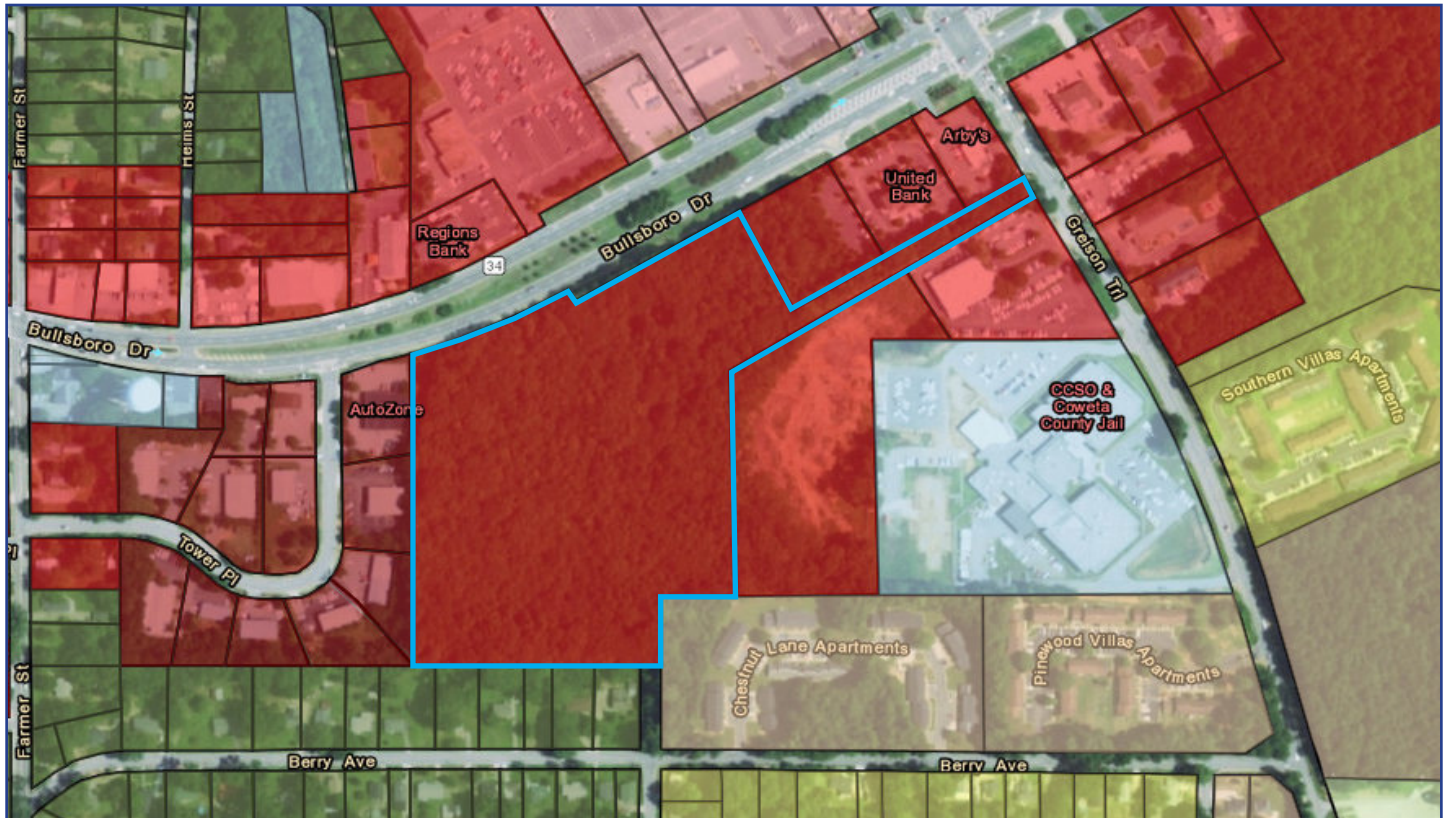
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Bullsboro Dr > Topography (2 foot contours shown)



Map created by Newnan GIS Department

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



> CGN Zoning:

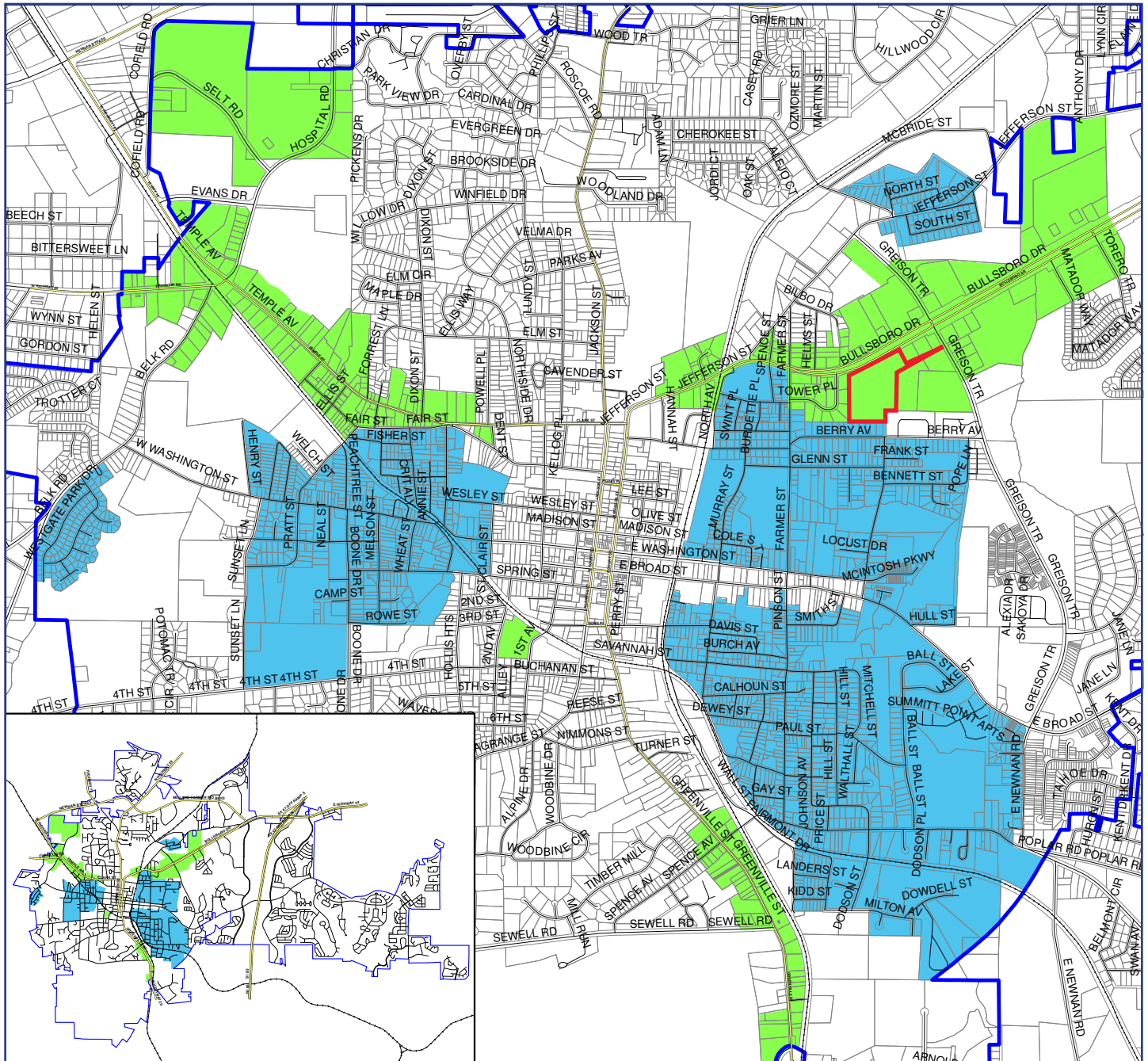
The General Commercial District (CGN) is intended for the conduct of community-wide personal and business services, specialty shops, and general highway commercial development.

A comprehensive table of permitted uses is available upon request

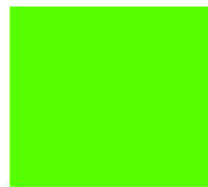
> Commercial FLUP:

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.

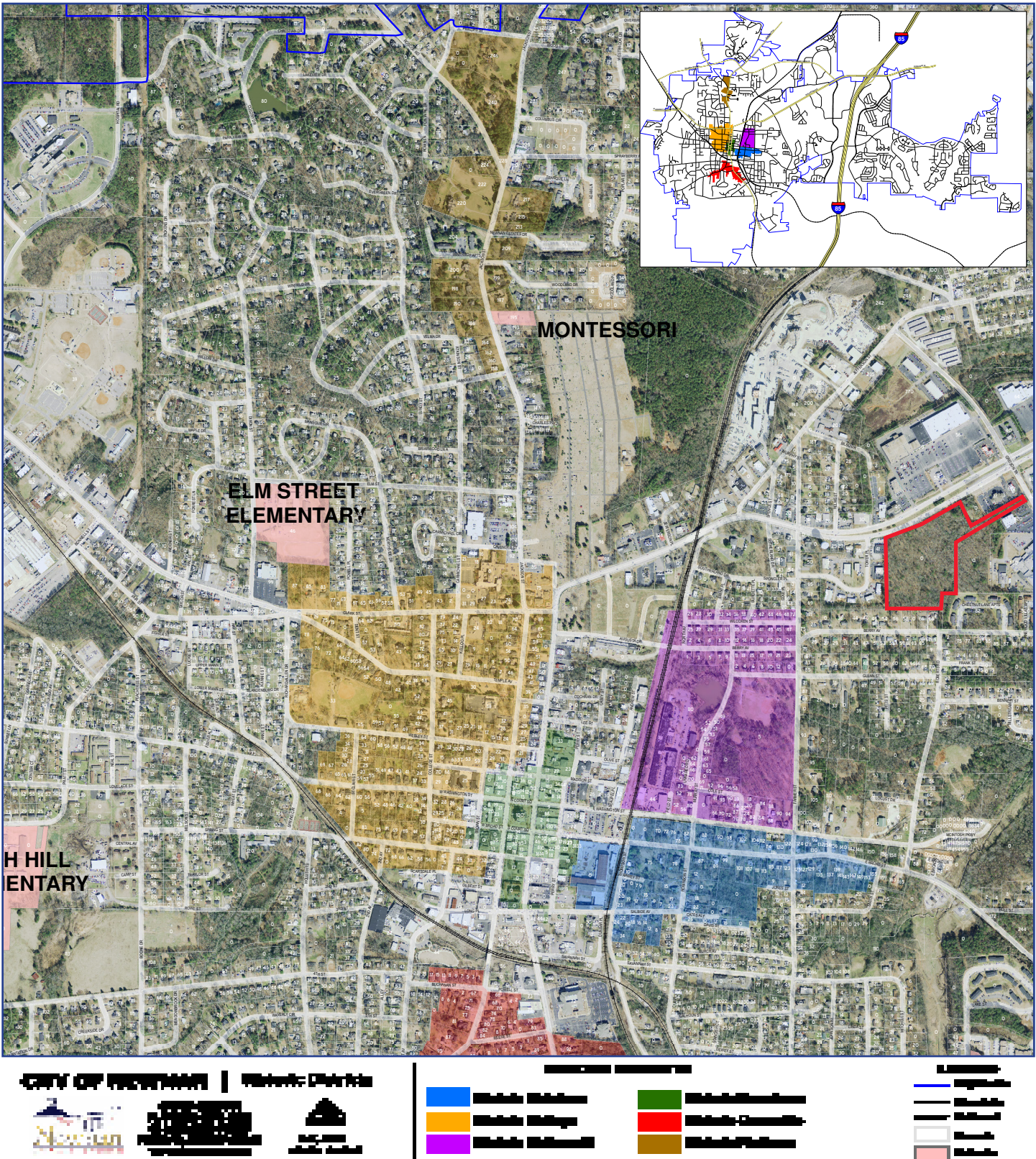
Bullsboro Dr > City of Newnan Urban Redevelopment Area



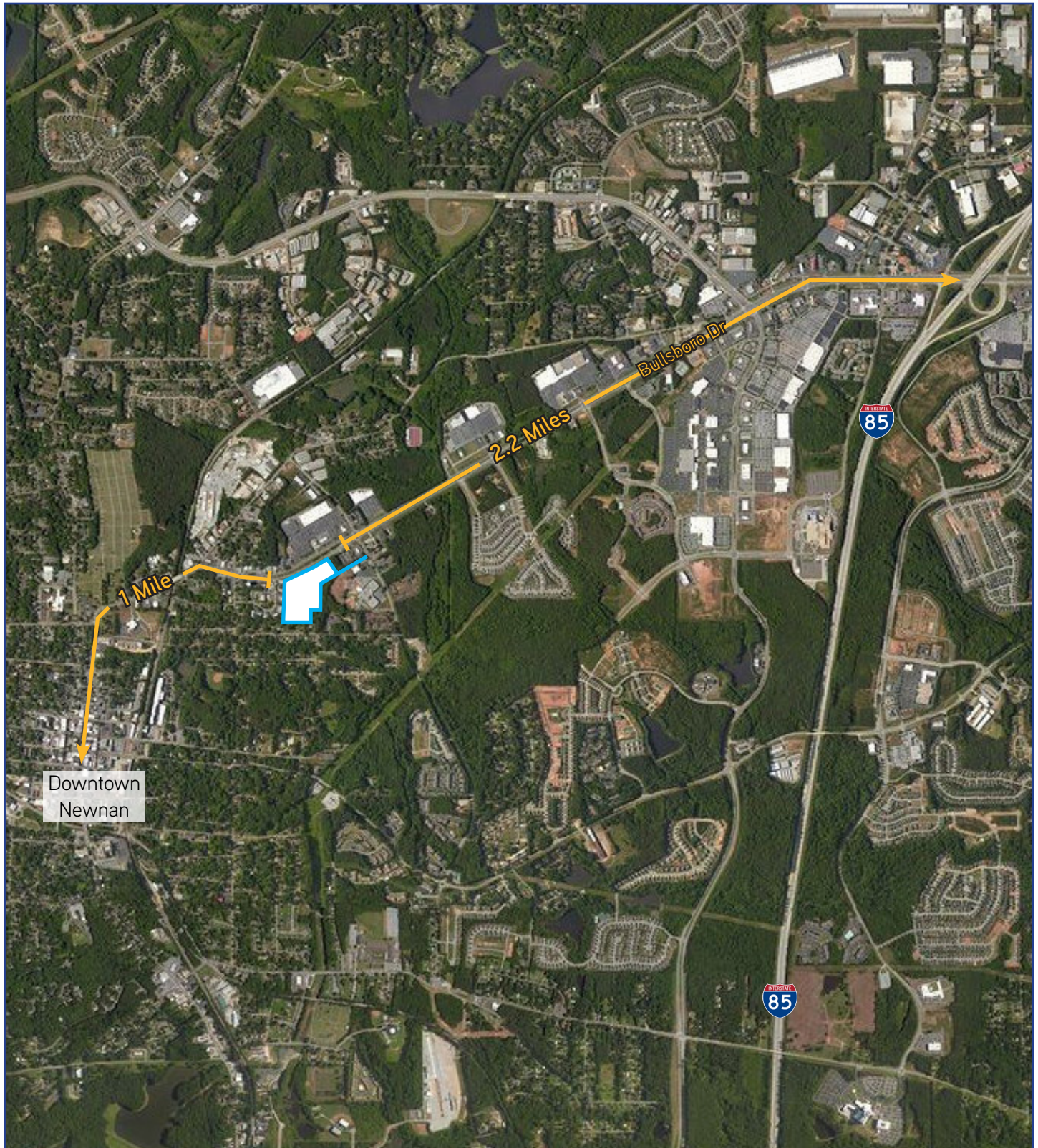
Existing Urban
Redevelopment
Boundary, 2009



Expanded Urban
Redevelopment
Boundary, 2013



Bullsboro Dr > 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