

# LAND FOR SALE

## LAND FOR DEVELOPMENT IN COWETA COUNTY



+/- 5.04 Acres Andrew Bailey Road, Sharpsburg, GA 30277



### PROPERTY HIGHLIGHTS

- +/-5.04 Acres in Commercial Corridor
- Located Just off HWY 34 E in Sharpsburg
- Office/Institutional (OI) Zoning
- Uses Include Office, Medical, Assisted Living, Church, Bank
- Relatively Flat Topo
- All Utilities Available
- Less Than 5 Miles to I-85, Exit 47 & 3.5 Miles to Exit 51
- Traffic Count HWY 34 E: 30,000 VPD
- Traffic Signal at HWY 34 & Andrew Bailey
- Sales Price: \$725,000
- Listed Below Market Pricing
- Parcel # 121 6070 007
- Coweta County

### PROPERTY DESCRIPTION

Positioned in a Rapidly Growing Commercial Corridor south of Atlanta in Coweta County, this Land is Priced to Sell. Parcel is situated in close proximity to a recently announced 24,000 SF commercial development to be named Bailey Station Commons. Site is located between Peachtree City and Newnan, close to retail and restaurants. The Atlanta Regional Commission has projected the population of Coweta County will grow at an average annual rate of 51% between 2024 and 2050.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,435	21,951	79,914
Total Population	23,738	60,573	216,216
Average HH Income	\$160,564	\$155,224	\$130,716

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.

**DONNA TURNER**  
Commercial Director  
O: 770.252.2266  
C: 770.363.2537  
donna.turner@kw.com  
GA #340974

**KW COMMERCIAL**  
560 Newnan Crossing Bypass  
Suite 200  
Newnan, GA 30265

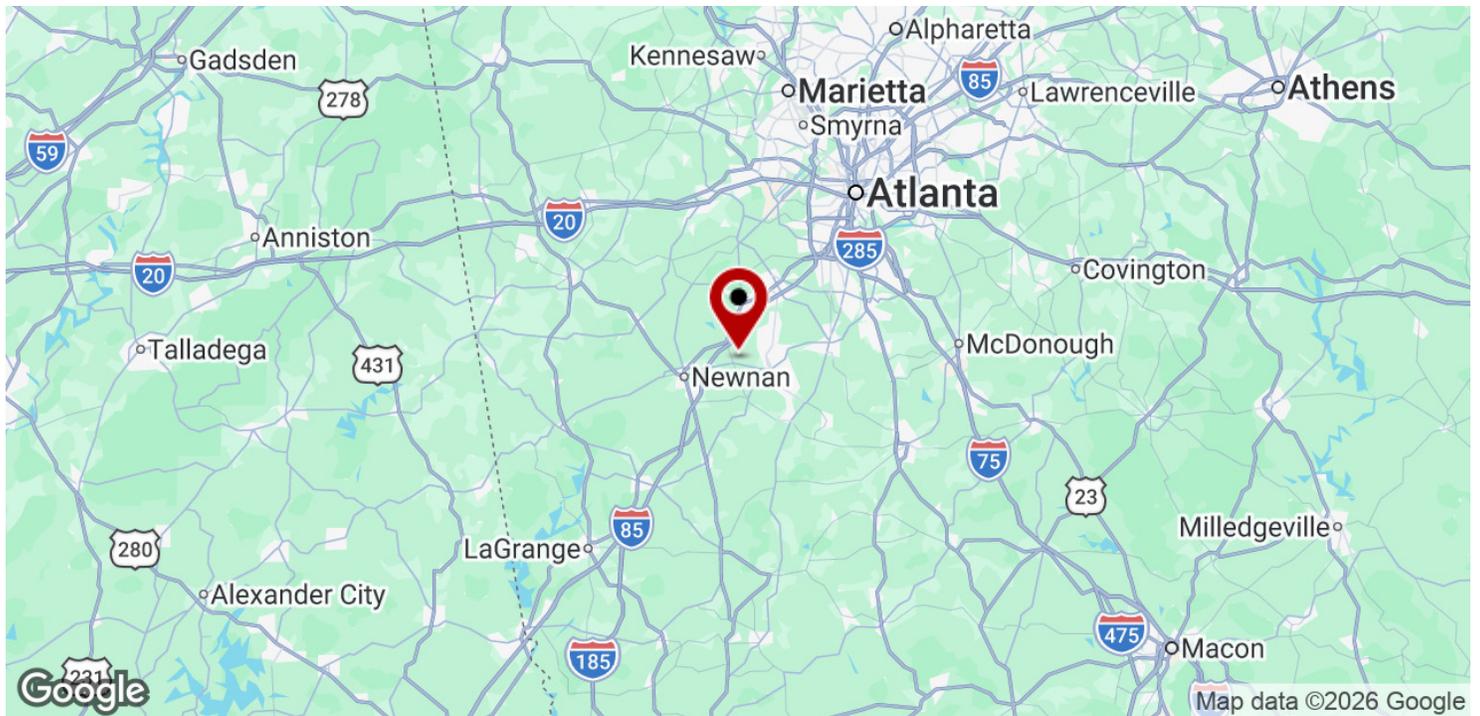
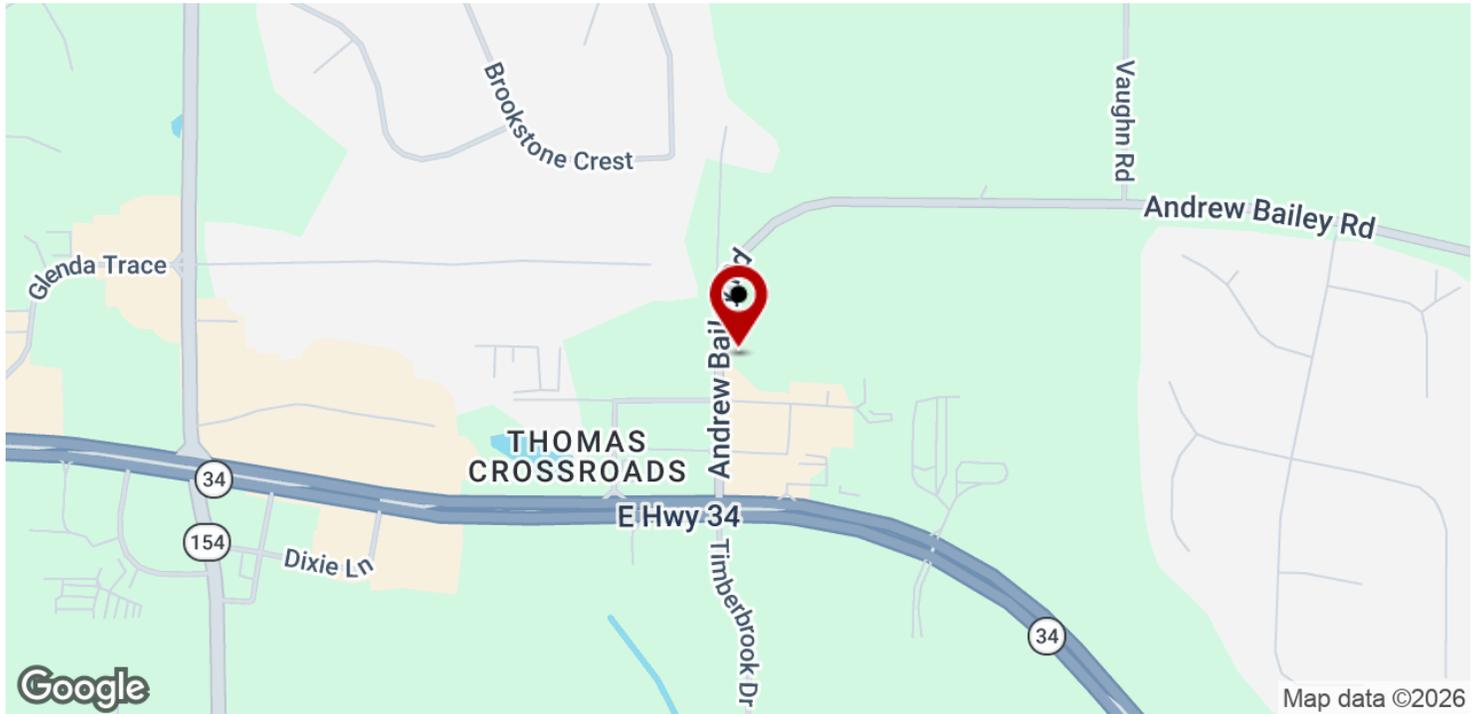
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE



## LAND FOR DEVELOPMENT IN COWETA COUNTY

+/- 5.04 Acres Andrew Bailey Road, Sharpsburg, GA 30277



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.

**DONNA TURNER**  
Commercial Director  
O: 770.252.2266  
C: 770.363.2537  
donna.turner@kw.com  
GA #340974

**KW COMMERCIAL**  
560 Newnan Crossing Bypass  
Suite 200  
Newnan, GA 30265

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## LAND FOR DEVELOPMENT IN COWETA COUNTY

+/- 5.04 Acres Andrew Bailey Road, Sharpsburg, GA 30277



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.

**DONNA TURNER**  
Commercial Director  
O: 770.252.2266  
C: 770.363.2537  
donna.turner@kw.com  
GA #340974

**KW COMMERCIAL**  
560 Newnan Crossing Bypass  
Suite 200  
Newnan, GA 30265

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)