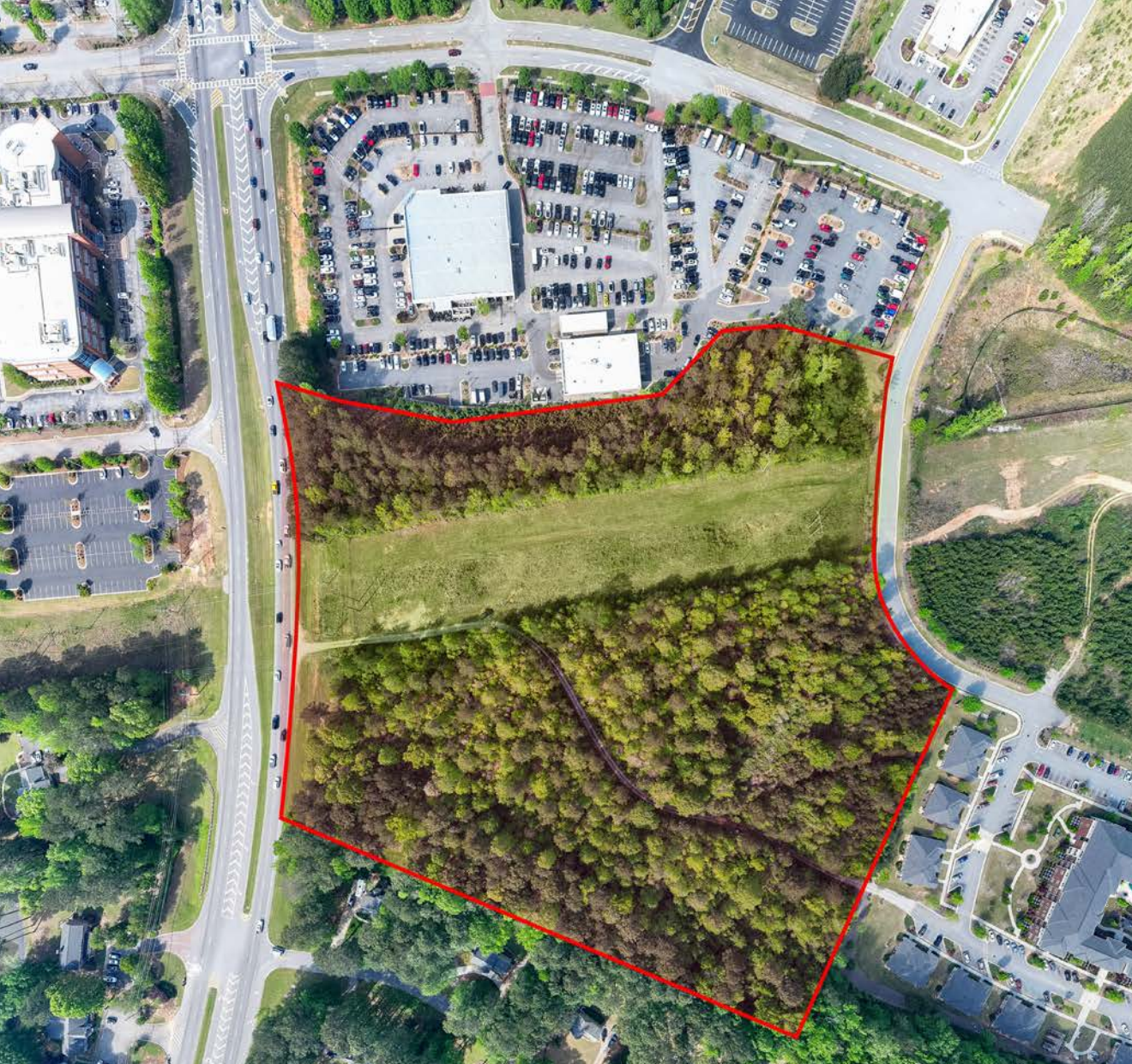




PRIME LOCATION NEWNAN, GEORGIA 14.67 ACRES

ENTITLED FOR UP TO 140 UNITS

ACTIVE ADULT
INDEPENDENT
ASSISTED LIVING
MEMORY CARE

Located Along GA- 34
Between Holz Parkway and
Chatsworth Place

Newnan, Coweta County, GA 30265

Across from Piedmont Physicians
Medical Complex &
White Oak Golf Club


Meadows Hale
REALTY, INC.

LAND, FARMS, COMMERCIAL & RESIDENTIAL



Julie G'Vitale (706) 810-3581

Licensed Real Estate Broker GA & FL
Email: Julie@Meadows-Hale.com



www.Meadows-Hale.com

DISCLAIMER

This Offering Memorandum is provided by Meadow Hale Realty Inc. solely for the purpose of evaluating the opportunity to purchase or lease the commercial property described herein. It may be used only as stated, and may not be reproduced, distributed, or utilized for any other purpose without the prior written consent of Meadow Hale Realty Inc.

This Offering Memorandum does not constitute an offer to sell or lease, nor does it represent an offer of any security or investment contract. The document includes descriptive materials, financial information, and other data compiled by Meadow Hale Realty Inc. for the convenience of prospective buyers or tenants interested in the property.

The information contained herein is not exhaustive and should not be construed as inclusive of all material factors relevant to the evaluation of the acquisition or leasing opportunity. It does not represent any warranty or guarantee regarding the accuracy or completeness of the information. Meadow Hale Realty Inc. has not independently verified the information provided and makes no representations or warranties, express or implied, regarding its accuracy or completeness. Any renderings, photographs, or other visual materials are for illustrative purposes only, and actual finishes or conditions may differ.

Interested parties are encouraged to conduct their own independent investigations and verifications of any information they consider material to their evaluation of the opportunity, and to do so without reliance on this Offering Memorandum or on Meadow Hale Realty Inc.

NOTICE: Real Estate Brokers and Agents: This Offering Memorandum, including maps and data was prepared for the sole purpose of marketing of 14.67 Acres located along GA-34 South Newnan Georgia. The OM may not be reproduced or copied for other uses without the express written consent of Meadows Hale Realty Inc.

BUILD TO SUIT AVAILABLE WITH



LAND, FARMS, COMMERCIAL & RESIDENTIAL



 **Julie G'Vitale (706) 810-3581**
Licensed Real Estate Broker GA & FL
Email: Julie@Meadows-Hale.com



25 E Main Street
Manchester, GA 31816
www.Meadows-Hale.com

- 2 -

THE OPPORTUNITY

Meadows Hale Realty, Inc. is pleased to exclusively present for sale a prime ± 14.67 -acre commercial site located along GA-34 South in Newnan, within the highly sought-after Coweta County. This exceptional parcel is situated just 25 minutes southwest of Hartsfield-Jackson Atlanta International Airport and less than 2 miles from Exit 47 (Bullsboro Drive/GA-34/Newnan Crossing Boulevard), offering excellent accessibility and visibility.

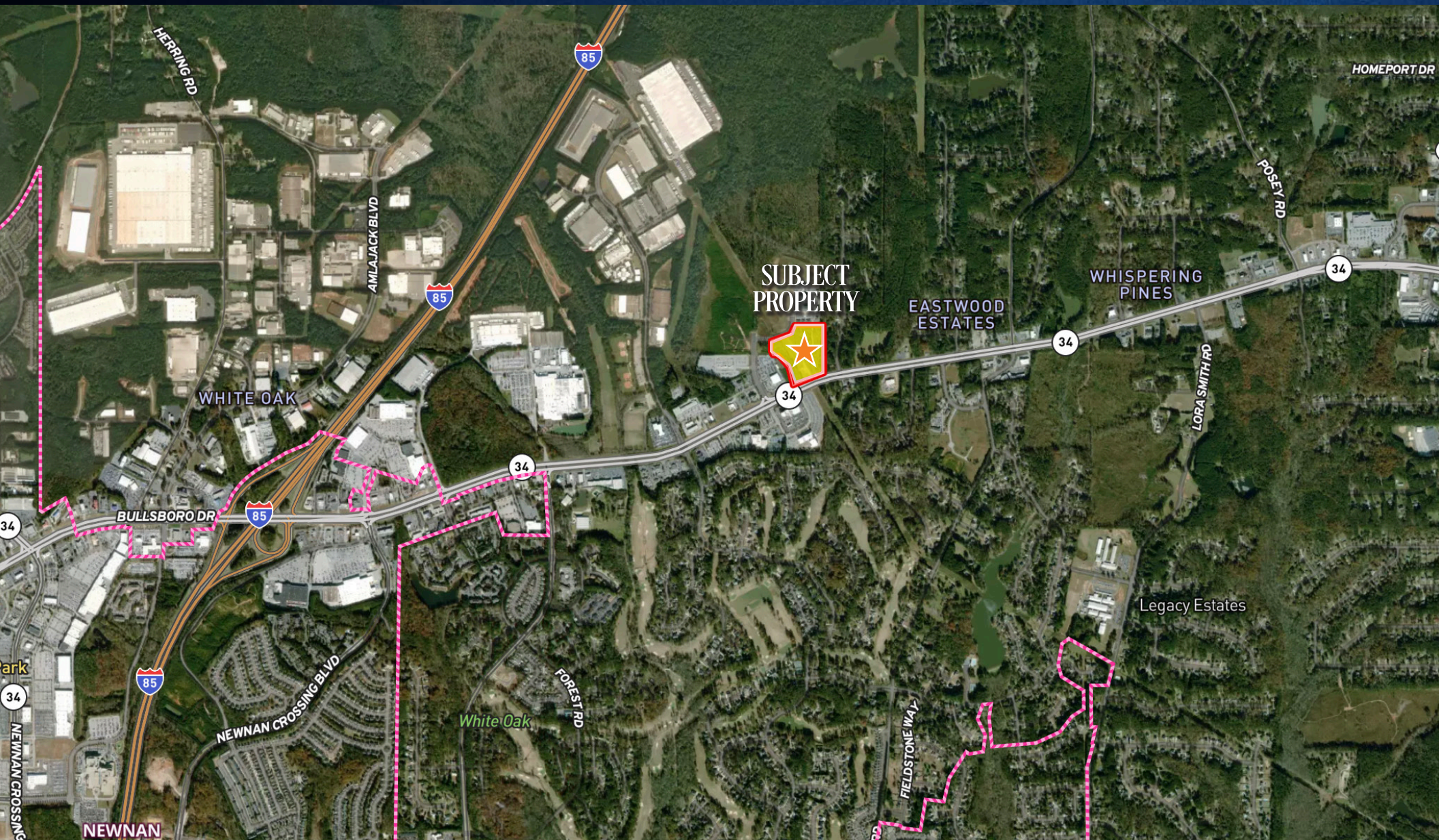
The parcel offers 2 zoning categories: 11.71 acres of Residential Retirement Care zoning, entitled for 12 units per acre or 140 units for any mix of Active Adult (55+) Independent, Assisted Living and/or Memory Care and 2.96 acres of Commercial-6 Zoning of Commercial Minor Shopping District.

Key Property Features:

- **14.67 +/- Acres.** Survey ordered with site work starting May 19th, 2025
- **Infrastructure:** The property benefits from shared detention, access to public water and sewer.
- **Prime Visibility:** Excellent exposure along the heavily traveled GA-Hwy 34 South
- **Road Frontage:** The parcel offers approximately 574 $\pm$ feet of frontage along GA-Hwy 34
- **Access:** Right in and Right out along GA Hwy 34 South
- **Nearby Residential Development:** **White Oak Golf Community** across the street with **750 rooftops** and 135 holes of Championship Golf. **Summer Grove Golf & Tennis:** A residential community **with over 2,300 roof-tops** featuring championship golf, tennis, and recreational amenities. **Pulte Del Webb** Active Adult, approved for **969 rooftops** east of subject site by .1 of a mile.
- **Nearby Commercial Development:** Ashley Park is an open-air, 850,000 SF mixed-use shopping center that offers a wide variety of gourmet dining and on-trend shopping options.
- **Nearby Major Employers:** Subject site located one mile from the Yamaha Motor Manufacturing Corporation plant and Piedmont Healthcare system.
- **Surrounding Growth:** The area is undergoing significant development, with over 50 projects in permitting or under construction within Newnan. Piedmont Medical office and urgent care located across the street from the subject site. Plethora of Medical Office within the market area.
- **Residential Growth:** Over 5,000 residential units, including single-family homes, multifamily, and condominiums, are currently under development within Newnan and Coweta County.
- **Convenient Access:** The property is conveniently located less than 2 miles to the I-85 exit and entrance ramps.
- **Hospitals:** Located within 1.4 miles (or a 4 minute drive) from Piedmont Hospital, a 217 bed acute care hospital and City of Hope Cancer Treatment Center formally known as the Cancer Treatment Centers of America.



THE LOCATION



NEWNAN, GEORGIA



Newnan, the county seat of Coweta County, is located in west-central Georgia, approximately 35 miles southwest of Atlanta and just 30 minutes from Hartsfield-Jackson Atlanta International Airport. As of 2024, Newnan's population is estimated at 45,637 and is projected to grow by 10.71%, reaching 52,439 by 2029. The city enjoys excellent connectivity via Interstate 85, which runs along its eastern side. Coweta County is bordered by Fulton, Fayette, Heard, Meriwether, Spalding, Troup, and Carroll counties. As of 2024, Coweta County has an estimated population of 156,356, with a projected growth of 9.68%, reaching 171,495 by 2029. The county ranks as the 17th most populous in Georgia out of its 159 counties.

Newnan is strategically positioned along Interstate 85 and is served by both CSX and Norfolk Southern rail lines. The city and Coweta County benefit from high-quality healthcare services, including facilities operated by Piedmont Healthcare, Kaiser Permanente, and Cancer Treatment Centers of America. The area also reflects a strong commitment to workforce development and industry through the presence of West Georgia Technical College and the University of West Georgia's downtown Newnan campus.

Major employers in Coweta County include Hitachi Construction Machinery Americas, which manufactures construction and mining equipment, as well as the Coweta County School System, Yamaha Motor Manufacturing Corporation of America, Piedmont Newnan Hospital, Coweta County Government, Cancer Treatment Centers of America, Walmart, Amazon, PetSmart (distribution center), Cargill Corporation (beef and pork processing), and Yokogawa Corporation of America (analytical instruments), among others.

Coweta County, Georgia's 64th county, spans 443 square miles in west-central Georgia and is bordered by Carroll, Fayette, Fulton, Heard, Meriwether, and Troup counties.

COWETA COUNTY, GEORGIA

A Thriving Community in Coweta County

Newnan is a vibrant, family-friendly community, renowned for its welcoming neighborhoods, scenic tree-lined streets, and strong local economy. The city's diverse economy, excellent schools, and high quality of life make it an attractive place to live and work. Newnan has also become a popular location for film and television productions, contributing to its economic growth. Notable films and TV shows filmed in the area include *The Walking Dead*, *Fried Green Tomatoes*, *Footloose*, *Sweet Home Alabama*, *Zombieland*, *The Hunger Games* series, *Bad Moms 3*, *Driving Miss Daisy*, *Gordy*, *Drop Dead Diva*, and many others.

Historically centered around textiles, Newnan's economy has evolved into a diverse manufacturing hub. The surrounding rural landscape of west-central Georgia is rapidly developing into a business center, attracting major national and international companies. Key employers in the area include Yokogawa Corporation of America, Kia Motors, Amazon Distribution, William L. Bonnell Company, PetSmart Distribution, and Yamaha Motor Manufacturing Corporation. Additionally, Coweta County Public Schools, Piedmont Fayette Hospital, Senoia Enterprises, and the Walmart Distribution Center are significant local employers.

Beyond its thriving economy, Newnan offers a variety of cultural and recreational amenities. Key attractions include the Caswell House, Oak Grove Plantation and Gardens, and the Male Academy Museum, along with local golf courses such as Newnan Country Club, Summergrove Country Club, and Canongate on White Oak. The Caswell House is particularly notable as one of the few museums in Georgia dedicated to African American history. The Newnan Theatre Company produces about 10 performances annually, enriching the city's cultural scene. Recreational facilities in the area support a wide range of activities, including baseball, tennis, softball, soccer, dance, pottery, yoga, and karate. For higher education, Newnan is conveniently located near several institutions, including the State University of West Georgia, Clayton State University, and Atlanta Technical College.

Newnan and Coweta County have become a magnet for individuals seeking an exceptional quality of life. The area offers inviting parks, diverse residential options, state-of-the-art healthcare facilities, such as City of Hope, formally named, Cancer Treatment Center of America, Piedmont Healthcare System and a robust education system that fosters lifelong learning. Coweta County also boasts a wealth of opportunities to engage in the arts and cultural experiences, making it an ideal place for families and professionals alike.



REAL ESTATE AND EDUCATION



HOUSING MARKET – 12 MONTHS

Newnan -Sold Residential Listings

Residential Units	Average Sold Price	Median Sold Price	Average DOM
1310	\$429,021	\$380,000	46

Newnan -Active Residential Listings

514	\$518,608	\$423,710	50
-----	-----------	-----------	----

Coweta County -Sold Residential Listings

2134	\$464,171	\$416,750	45
------	-----------	-----------	----

Coweta County -Active Residential Listings

800	\$554,771	\$482,350	48
-----	-----------	-----------	----

SCHOOLS

White Oak Elementary 1.2 Miles

Elementary: Pre K to 5

Arnall Middle School 1.2 Miles

Middle: 6 to 8

Northgate High School 5.4 Miles

High: 9 to 12



ATLANTA, GEORGIA

Atlanta – A Fast-Growing Region For Over 3 Decades

Founded in 1847, Atlanta is in the north-central part of Georgia, an area that has experienced significant growth and is one of the fastest-growing regions in the United States for over three decades. The city spans 131.4 square miles and, as of 2024, has a population of 514,465. The Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (commonly referred to as Metropolitan Atlanta) is the ninth largest metropolitan area in the U.S, with a current population of 6,193,000 and projected to increase to 6,842,664 by 2030. The city has the authority to levy property taxes on both real and personal properties within its jurisdiction.

Atlanta is a prime destination for young professionals launching their careers, particularly for entrepreneurs, tech industry professionals, artists, creatives, and African American professionals. With an estimated 1.5 million jobs to be created by 2040, the city continues to attract career-oriented individuals. Additionally, Atlanta is home to the third-largest concentration of Fortune 500 companies in the nation. Of the 18 Fortune 500 company headquarters based in Georgia, 16 are in the Atlanta metro area, including prominent corporations such as Mercedes-Benz, Home Depot, UPS, Coca-Cola, Delta Airlines, and Aflac.

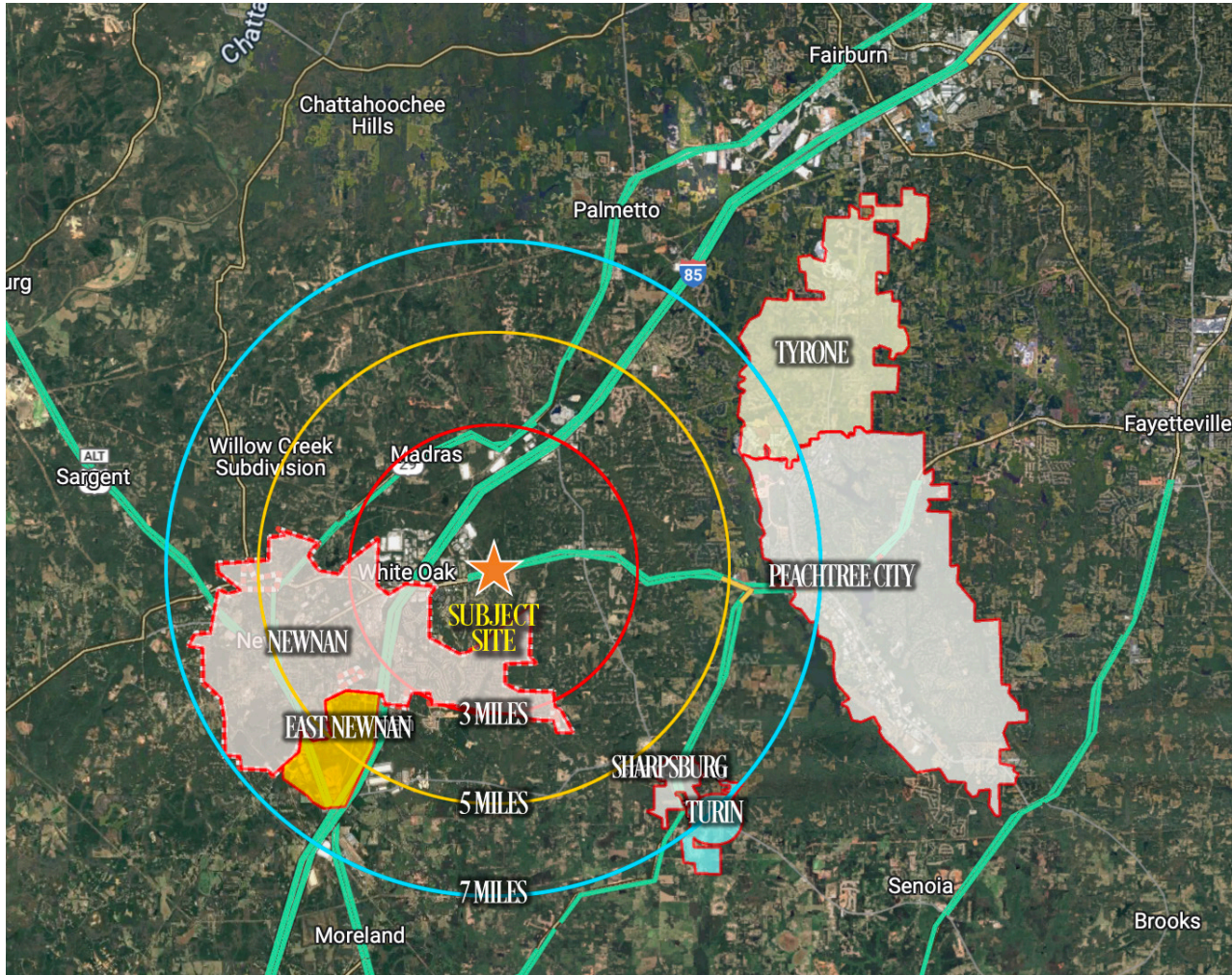


Each year, young professionals flock to Atlanta to join its diverse industries, including agribusiness, energy, film, aerospace, and more. The film industry alone supports over 90,000 jobs in the state, earning Atlanta the nickname “the new Hollywood.”

Atlanta also offers a wealth of opportunities for amateur and recreational sports. Jogging is particularly popular, and the Peachtree Road Race, the world’s largest 10-kilometer race, is held annually on Independence Day. The Georgia Marathon, which begins and ends at Centennial Olympic Park, passes through the city’s historic East Side neighborhoods. Golf and tennis are also widely enjoyed in the city, which boasts six public golf courses and 182 tennis courts.



SITE LOCATION

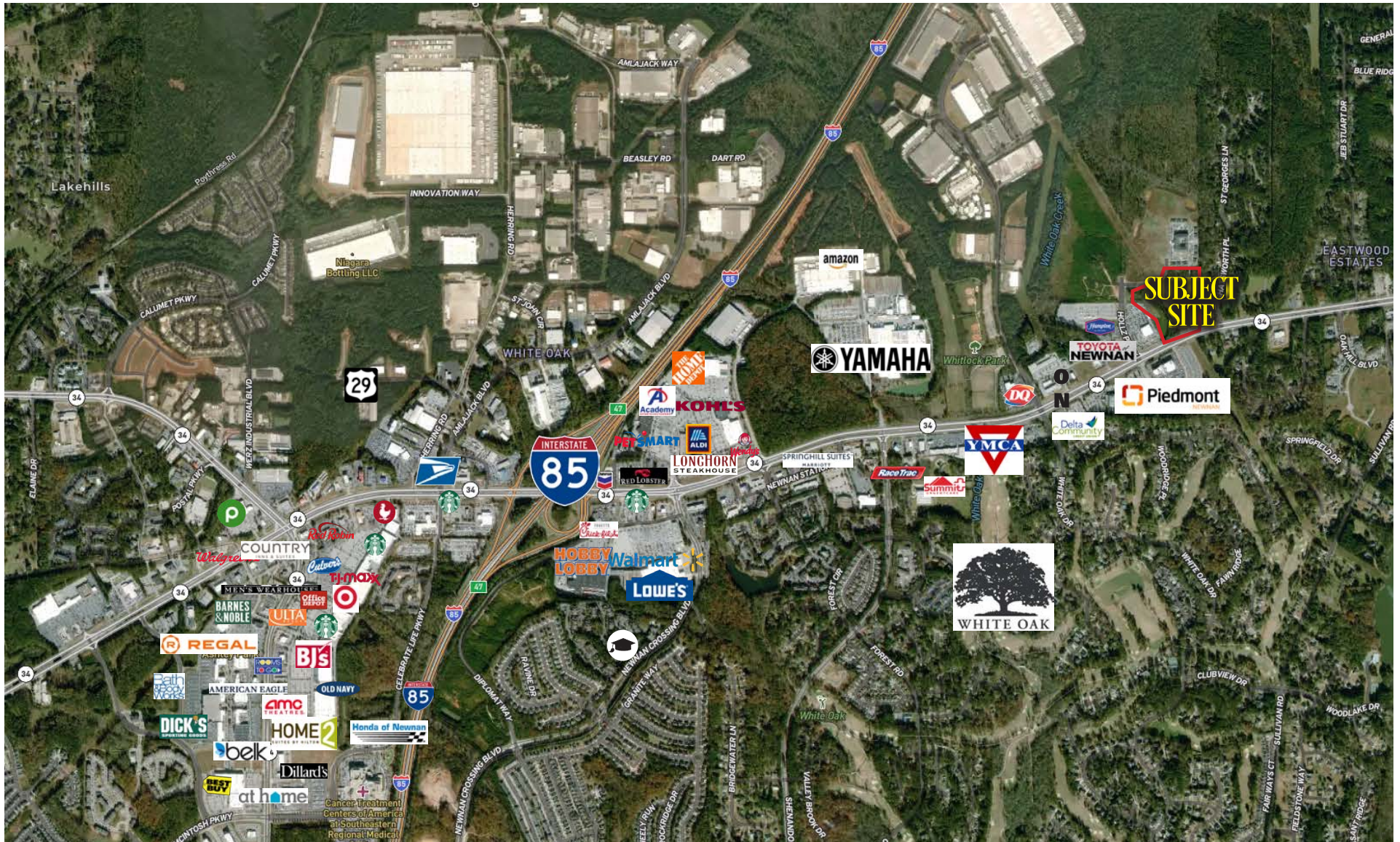


Location Highlights

- **Less than 20 Minutes** – Senoia and Peachtree City: Two growing communities with a range of amenities and services.
- **25 Minutes** – Atlanta Hartsfield-Jackson International Airport: Convenient access to one of the busiest airports in the world, serving as a major hub for domestic and international flights.
- **.1 Mile west – of the** approved Pulte by Del Webb's Newnan Development: A planned 969-unit age-restricted community residences with golf, will be available for purchase.
- **.2 Miles- (Across the Street) White Oak Golf Club** – A residential Community with over 770 rooftops featuring golf and recreational amenities.
- **1.4 Miles** – Ashley Park: A 900,000 SF power and lifestyle retail center, with Phase 3 currently under construction.
- **3.0 Miles** – City of Hope Cancer Treatment Center: Formerly the Cancer Treatment Centers of America, providing comprehensive cancer care.
- **3.4 Miles** – Summer Grove Golf & Tennis: A residential community with over 2,300 roof-tops featuring golf, tennis, and recreational amenities.
- **4.8 Miles** – Piedmont Newnan Hospital: A 217-bed, acute-care community hospital serving the area.
- **4.8 Miles** – Downtown Newnan: Historic downtown area offering shopping, dining, and cultural attractions.
- **Nearby Towns** – Fayetteville and Chattahoochee Hills: Additional nearby destinations offering unique residential and recreational opportunities.

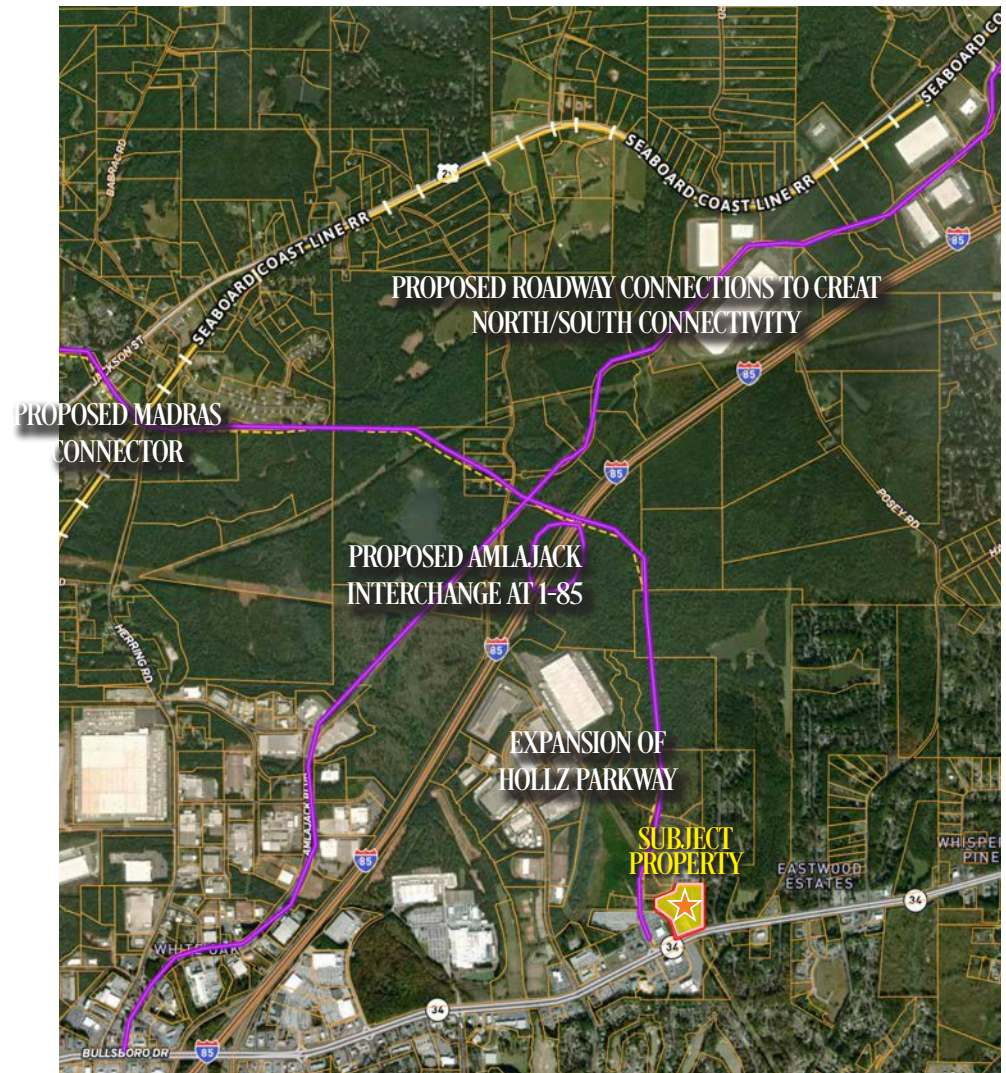


SITE LOCATION

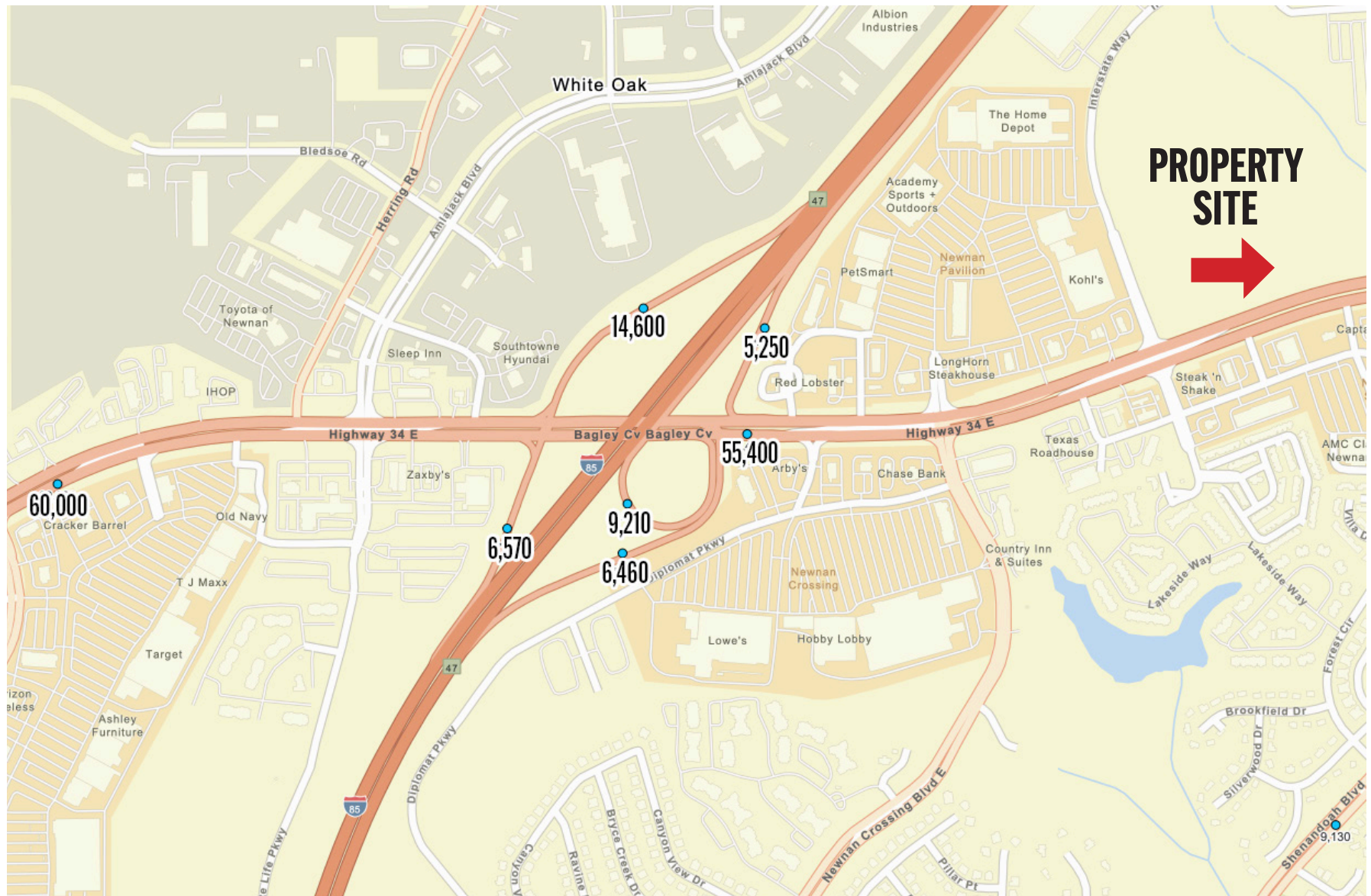


LOCATION HIGHLIGHTS

- Strategically located 25 minutes from Atlanta Hartsfield Airport.
- 11.71 acres zoned and entitled for senior housing, includes any mix of Active Adult, Independent, Assisted Living and Memory Care.
- The approved density 12 units per acres with maximum of 140 units and 55 feet in height.
- 2.71 acres zoned for C-6 Minor Commercial Shopping District
- Due to the amount of growth within Coweta County, many road expansions and realignment were approved. Multiphase Madras Connector will provide roadway connectivity from Highway 29 to the future Amlajack Boulevard interchange at Interstate 85 and will extend to Highway 34 via Hollz Parkway.
- Piedmont Physicians Group and Urgent Care across the street.
- Piedmont Hospital located along Poplar Road 217 acute care beds
- Plethora of medical office along Hwy 34 Newnan, Georgia
- Subject site surrounded by a healthy mix of residential, retail and healthcare axillary services, including Summer Grove and White Oak Golf Communities.
- Unemployment rate for Newnan, Georgia 3.6% like State of Georgia's unemployment rate.



TRAFFIC COUNT MAP



THE PROPERTY SITE

Property	Senior Housing Parcel w/ Commercial Components
Address	GA - 34 Between Holz Parkway and Chatsworth Place
County	Coweta
MSA	Atlanta
Sub Market	Newnan- Outside of City Limits
Property Type	Vacant Land
Zoning	Residential Retirement Care & C-6 Zoning
Sub-Type (Best Use)	Rental Active Adult/ Minor Shopping
Maximum Height	55 feet
Units Per Acre	12 Units per Acre or 140 Units
Acreage	14.67 Acre
Frontage	574 feet
Retention	Off site
PID	109 5081 005A
Utilities	Public Water- Sewer- High Speed and Electricity Available at Road



SENIOR HOUSING



SENIOR HOUSING INVESTMENT OPPORTUNITIES IN GEORGIA

Georgia has emerged as a top destination for retirees, driven by its low cost of living, temperate climate, and robust healthcare network. As the senior population steadily rises, demand is accelerating for independent living, assisted living, memory care, and affordable senior housing—positioning Georgia as a leading market for investment in the senior living sector.

WHY GEORGIA STANDS OUT FOR SENIOR HOUSING INVESTMENT

1. Expanding Senior Demographics

Georgia's 65+ population is expected to surpass 2 million by 2030, with the 85+ age group projected to grow by over 45% between 2025 and 2035. This demographic surge is fueling substantial demand for a range of senior housing options statewide.

2. Cost-Effective Living for Retirees and Investors

Compared to states like Florida and North Carolina, Georgia offers lower housing and operational costs, allowing retirees to maximize their savings. For investors, this affordability enhances development feasibility and return potential.

3. High-Quality Healthcare Access

Top-tier healthcare providers such as Emory and Piedmont Healthcare strengthen Georgia's appeal as a retirement destination. Proximity to advanced medical care increases the desirability of nearby senior living communities.

4. Broad Range of Investment Opportunities

- **Independent Living:** Active adult communities are thriving in metro areas like Atlanta, Augusta, and Savannah.
- **Assisted Living & Memory Care:** The aging 85+ segment is driving demand for specialized care facilities.
- **CCRCs (Continuing Care Retirement Communities):** These developments provide long-term occupancy and care continuity.
- **Affordable Senior Housing:** Rising home prices and rental costs create a growing need for low-income senior housing solutions.

5. Growth in Emerging Markets

While metro Atlanta remains a core market, cities like Macon, Columbus, and Athens are experiencing increased retiree migration. These secondary markets offer lower land and construction costs, yet strong demand—creating compelling investment opportunities.

CONCLUSION

Georgia's rising retiree population and pro-growth environment make it an ideal setting for a range of senior housing developments—from luxury independent living to affordable senior residences. Whether you're a first-time investor or expanding your portfolio, now is a strategic time to enter Georgia's growing senior housing market.



SENIOR HOUSING INVESTMENT OPPORTUNITIES IN GEORGIA

Coweta County, Georgia, is experiencing a growing demand for affordable active adult apartments, driven by a rising population of residents aged 55 and older seeking independent, low maintenance living options. While the area offers several senior living communities, many cater to higher-income individuals, leaving a gap in accessible housing for middle- and lower-income seniors.

The average cost of a senior apartment in Coweta County is approximately \$1,052 per month, which is more affordable compared to the national average of \$1,345 per month. However, this still poses a financial challenge for many seniors living on fixed incomes. Communities like Ashlynn Ridge in Newnan address this need by offering income-restricted apartments with modern amenities, including granite countertops, luxury vinyl-plank flooring, fitness centers, and community gardens.

Despite these offerings, the availability of such affordable housing options remains limited. With Coweta County's senior population projected to continue growing, there is an urgent need for additional affordable active adult communities to ensure that all seniors have access to suitable housing that supports their independence and well-being.



COWETA COUNTY AFFORDABLE ACTIVE ADULT PROPERTIES

CURRENT INVENTORY OF AFFORDABLE ACTIVE ADULT PROPERTIES

Ashlynn Ridge 55+ Apartments – Located at 2001 Newnan Crossing Bypass, Ashlynn Ridge offers affordable, pet-friendly apartments designed for residents aged 55 and older. The community features modern interiors with granite countertops, luxury vinyl-plank flooring, and walk-in closets. Amenities include a fitness center, beauty salon, community garden, koi pond, theater room, and clubroom with a fireplace. Ashlynn Ridge participates in an affordable housing program with income restrictions.

The Residences at Newnan Crossing is a modern 55+ senior apartment community located at 2071 Newnan Crossing Boulevard East in Newnan, Georgia. Opened in 2022, this three-story development offers 74 one- and two-bedroom units designed for independent, maintenance-free living.

Each apartment features energy-efficient appliances, in-unit washer and dryer, ceiling fans, and a full kitchen. Community amenities include a fitness center, business center, clubhouse, multi-use room, and walking paths, all within a secure, resident-controlled access environment. The property is professionally managed and maintained, ensuring a comfortable living experience for residents.

Conveniently situated near grocery stores, pharmacies, banks, restaurants, and medical offices, The Residences at Newnan Crossing provides easy access to essential services and recreational opportunities. This community is an ideal choice for seniors seeking an affordable, active lifestyle in a supportive and well-appointed setting.

Wisteria Gardens in Newnan, is a thoughtfully designed 55+ active adult community offering affordable, independent living for seniors. Located at 100 Wisteria Gardens Circle, this community features 120 units, including one- and two-bedroom apartments and villas, all tailored to meet the needs of older adults seeking comfort and convenience.

Each residence is equipped with modern amenities such as ENERGY STAR® appliances, washer and dryer hookups, ceiling fans, and hardwood flooring. The

community emphasizes energy efficiency, having earned EarthCraft Multifamily certification for its sustainable construction practices.

Residents enjoy a variety of on-site amenities designed to promote an active and engaging lifestyle. These include a fitness center, theater room, billiards room, craft room, salon, computer library, and a community garden. Outdoor features like walking paths and a picnic pavilion provide additional spaces for relaxation and socialization. Wisteria Gardens is conveniently situated near shopping centers, restaurants, medical facilities, and other essential services, making it an ideal choice for seniors seeking a vibrant and supportive living environment in Newnan.

The Residences at Newnan Crossing is a modern 55+ senior apartment community located at 2071 Newnan Crossing Boulevard East in Newnan. Opened in 2022, this three-story development offers 74 one- and two-bedroom units designed for independent, maintenance-free living.

Each apartment features energy-efficient appliances, in-unit washer and dryer, ceiling fans, and a full kitchen. Community amenities include a fitness center, business center, clubhouse, multi-use room, and walking paths, all within a secure, resident-controlled access environment. The property is professionally managed and maintained, ensuring a comfortable living experience for residents.

Conveniently situated near grocery stores, pharmacies, banks, restaurants, and medical offices, The Residences at Newnan Crossing provides easy access to essential services and recreational opportunities. This community is an ideal choice for seniors seeking an affordable, active lifestyle in a supportive and well-appointed setting.

Shenandoah Villas, located at 100 Villa Drive in Newnan, Georgia, is an affordable senior apartment community catering to individuals aged 62 and older, as well as adults with disabilities. This quiet, friendly complex offers 60 one-bedroom units, each approximately 700 square feet, designed for independent living with features like washer/dryer hookups, heating, and cable-ready connections. The community is situated within walking distance of shopping centers and restaurants, providing convenience for residents. Shenandoah Villas participates in the Section 8 Project-Based Rental Assistance program, ensuring that eligible residents pay no more than 30% of their income toward rent, making it a valuable option for those seeking affordable senior housing in Coweta County.

COWETA COUNTY MARKET RATE SENIOR HOUSING PROPERTIES

CURRENT INVENTORY OF MARKET RATE SENIOR HOUSING PROPERTIES

Benton House of Newnan, located at 25 Newnan Lakes Boulevard in Newnan, is a distinguished senior living community offering assisted living, memory care, adult day services, and respite care.

The community features the innovative Beacon Neighborhood, a secure and thoughtfully designed environment for residents with memory-related conditions. This area includes an enclosed courtyard, allowing residents to safely enjoy outdoor activities like gardening and walking.

Benton House emphasizes personalized care, offering customized support plans that cater to individual needs and preferences. Residents benefit from a variety of amenities, including chef-prepared meals, daily fitness classes, social events, and spiritual services, all aimed at promoting a vibrant and engaging lifestyle.

With a dedicated team available 24/7, Benton House of Newnan provides a compassionate and supportive environment, ensuring residents experience independence, dignity, and a sense of community.

Brookdale Newnan is a senior living community located at 355 Millard Farmer Industrial Boulevard in Newnan, Georgia. It offers both independent living and assisted living options, providing residents with personalized care tailored to their individual needs. The community features a variety of floor plans, including studio, one-bedroom, and two-bedroom apartments, each equipped with kitchenettes and designed for comfort and accessibility.

Residents at Brookdale Newnan enjoy a range of amenities aimed at enhancing their quality of life. These include restaurant-style dining with meals prepared under the guidance of a nutritionist, a well-stocked library, a beauty and barber shop, and landscaped outdoor spaces for relaxation and socialization. The community also offers a variety of activities and programs, such as fitness classes, book clubs, and local excursions, to promote engagement and well-being.

Safety and security are prioritized, with features like emergency response systems and 24-hour staff availability to assist with daily activities, medication management, and other personal care needs. Brookdale Newnan is pet-friendly, allowing residents to bring their furry companions. The community's convenient location provides easy access to nearby shopping, dining, and medical facilities, making it a desirable choice for seniors seeking a supportive and active living environment.

The Claiborne at Newnan Lakes is a family-owned senior living community located at 461 Newnan Lakes Boulevard in Newnan, Georgia. Nestled in a picturesque, wooded setting among nature trails and lakes, the community offers a continuum of care with Independent Living, Assisted Living, and specialized Memory Care options. Residents can choose from a variety of pet-friendly accommodations, including studio, one-bedroom, and two-bedroom apartments, each designed with high-end finishes and modern amenities.

The Claiborne provides a rich collection of resort-style amenities aimed at promoting an active and engaging lifestyle. These include a putting green, golf simulator, fitness and yoga studio, massage room, libraries, arts and crafts rooms, bistro, salon, on-site physical therapy, and a movie theater room. Residents also enjoy restaurant-style dining with meals prepared by skilled chefs, and a full calendar of daily activities and entertainment.

With a dedicated team of highly trained caregivers available 24/7, The Claiborne at Newnan Lakes ensures personalized care tailored to each resident's needs, including assistance with activities of daily living, medication management, and specialized support for those with Alzheimer's disease and other forms of dementia. The community's commitment to excellence and compassionate care makes it an ideal choice for seniors seeking a vibrant and supportive living environment.



COWETA COUNTY MARKET RATE SENIOR HOUSING PROPERTIES

Grace Senior Living in Sharpsburg, Georgia, offers a compassionate and engaging environment for seniors seeking assisted living and memory care services. Located at 3700 GA-34 E, this owner-operated community emphasizes personalized care, ensuring residents feel loved, listened to, and respected.

The community provides a variety of floor plans, including studio, one-bedroom, and two-bedroom apartments, all designed with accessibility in mind, featuring walk-in or roll-in showers and barrier-free layouts. Residents enjoy amenities such as three freshly prepared meals daily, weekly housekeeping and laundry services, a fitness center, arts and crafts activities, a movie theater, and a hair and nail salon.

Grace Senior Living's dedicated staff is available 24/7 to assist with daily living activities, medication management, and specialized care needs. The community also offers individualized, restaurant-style dining options, with menus regularly updated based on resident preferences.

Monarch House in Newnan, Georgia, is a boutique assisted living community offering a personalized and engaging environment for seniors. With only 41 luxury suites, the community fosters a close-knit, family-like atmosphere where residents receive individualized attention. Located at 299 Bullsboro Drive in Newnan, Monarch House offers a warm and supportive environment for seniors seeking a vibrant and caring assisted living community.

The facility features a variety of amenities designed to enhance residents' quality of life, including a 50s-style diner, movie theater, rooftop garden, and arts and crafts room. An innovative intergenerational program connects residents with children from the neighboring Caterpillar House, promoting meaningful interactions across generations. Monarch House provides comprehensive care services, including assistance with daily activities, medication management, and short-term recovery stays. Staffed by experienced professionals, the community ensures that each resident's needs are met with compassion and expertise.

The Haven at Newnan located at 27 Belk Road, Newnan, is a welcoming senior living community in Newnan, Georgia, offering assisted living, memory care, and short-term stays. Designed to provide a home-like environment, the community emphasizes personalized care plans tailored to each resident's needs, promoting independence and dignity.

Residents can choose from various studio floor plans, each customizable with personal furnishings and decorations to create a comfortable living space. The community offers amenities such as daily housekeeping, linen and laundry services, and maintenance-free

living with utilities included. A compassionate staff is available 24/7 to assist with daily activities and ensure residents' well-being.

The Haven at Newnan's "Nourish" program focuses on holistic well-being, providing nutritious meals and engaging activities that stimulate the mind, body, and soul. The community fosters a sense of belonging through interactive events and meaningful relationships among residents, families, and caregivers.

Wesley Woods of Newnan is a full-service senior living community located at 2280 North Highway 29 in Newnan, Georgia. As part of the Wesley Woods Senior Living network, it offers a range of residential options including independent living apartments and cottages, assisted living, memory care, skilled nursing, and respite care. Residents can choose from spacious one-, two-, and three-bedroom apartment homes or cottages, all designed to support an active and independent lifestyle. Amenities include elegant dining in the Wedgewood Dining Room, a contemporary bistro, and a variety of wellness and social activities aimed at fostering community and engagement. With its continuum of care, Wesley Woods of Newnan allows residents to transition seamlessly between levels of support as their needs evolve, all within a vibrant and compassionate environment.

Westhill Newnan Crossing is a premier senior living community in Newnan, Georgia, offering both assisted living and memory care services. Located at 285 Summerlin Boulevard, this 92,000-square-foot facility features 75 assisted living and 32 memory care apartments, each designed with high ceilings and spa-inspired showers to provide a comfortable and luxurious living experience.

Residents at Westhill enjoy a variety of upscale amenities, including a pool, verandas, outdoor living spaces, a fireplace, and a water wall. The community also offers a promenade and multiple dining venues, enhancing the social and recreational opportunities for its residents.

A standout feature of Westhill is its Market Street Plaza, a simulated outdoor streetscape within the memory care area, complete with a salon and spa, bakery, and post office. This innovative design aims to engage residents' senses and provide a familiar, comforting environment.

The community's Heartful Care program emphasizes personalized, compassionate care, ensuring that each resident receives attention tailored to their individual needs. Additionally, the Artful Dining program offers restaurant-style meals prepared with fresh, seasonal ingredients, catering to various dietary preferences.

OVERVIEW OF SENIOR HOUSING AND CARE INVENTORY COWETA COUNTY

- Within Coweta County there are eight market rent rental senior housing communities, offering a mix of independent, assisted living and memory care.
- Coweta County offers 167 IL units, 338 AL units, 154 MC Units
- The 283 skilled nursing beds are spread-out over 4 skilled nursing communities.
- Coweta County offers 4 free-standing, affordable Active Adult rental apartment choices, all with a waitlist.
- Hospitals - Piedmont Newnan Hospital is a 217-bed, acute-care, community hospital, considered a cornerstone of wellness as the only acute-care facility in Coweta County.
- Two additional hospitals: Rehabilitation Hospital of Newnan 60 beds and City of Hope Cancer Treatment offering 50 beds, both within proximity of subject site.
- The Affordable and Market rental competitors all continue to post strong occupancies with the affordable AA model have a waitlist.
- Coweta County offers seven choices for hospice providers.
- Currently, six residential communities marketed as AA, 55Plus, these communities offer townhomes and single-family homes for purchase.
- Approximately .2 miles of the subject site, Del Webb approved for 969 units over x acres This development located .2 miles east of subject site to further demonstrate the growth and depth of this market.

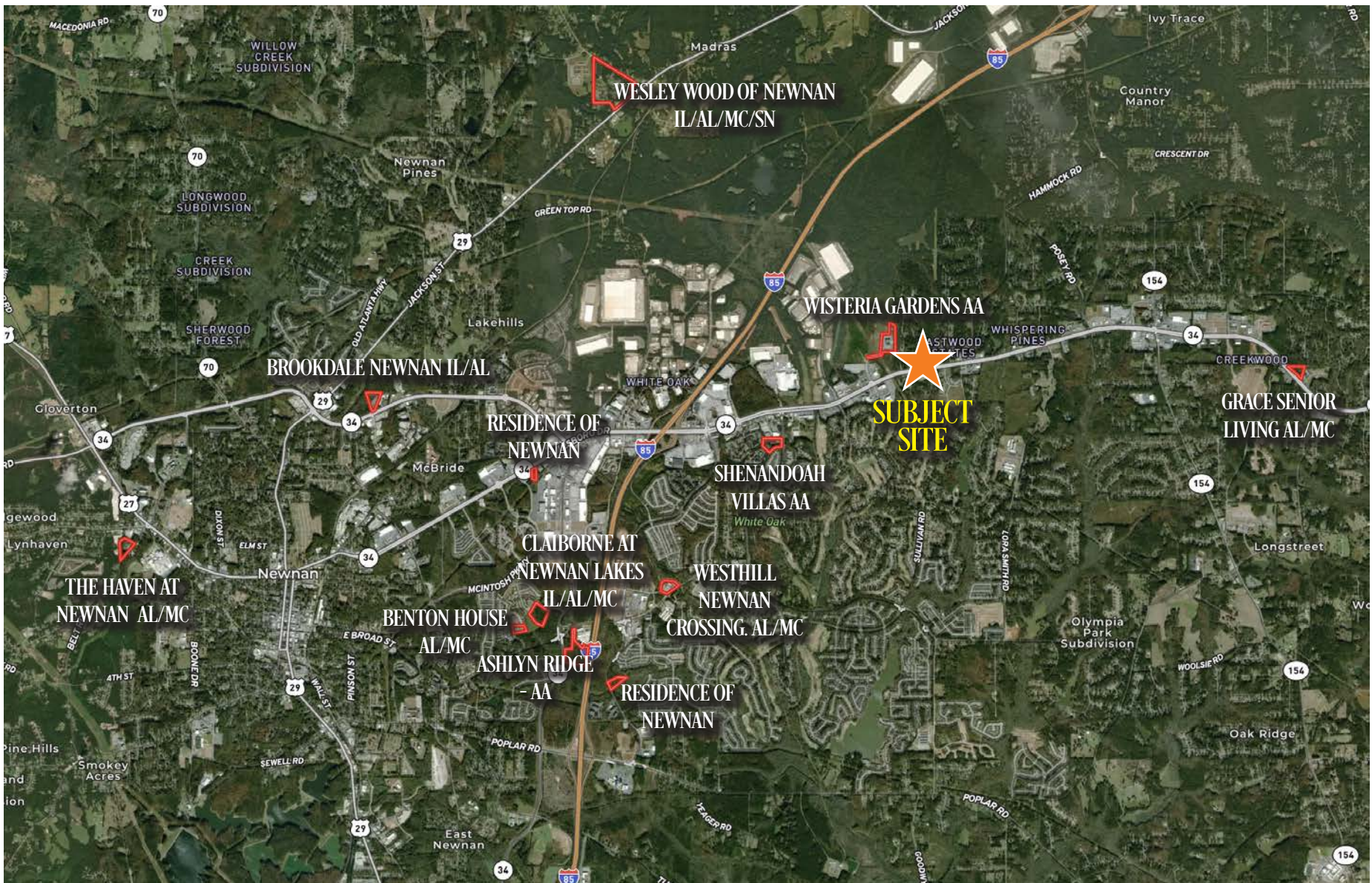


SURROUNDING SENIOR HOUSING PROPERTIES

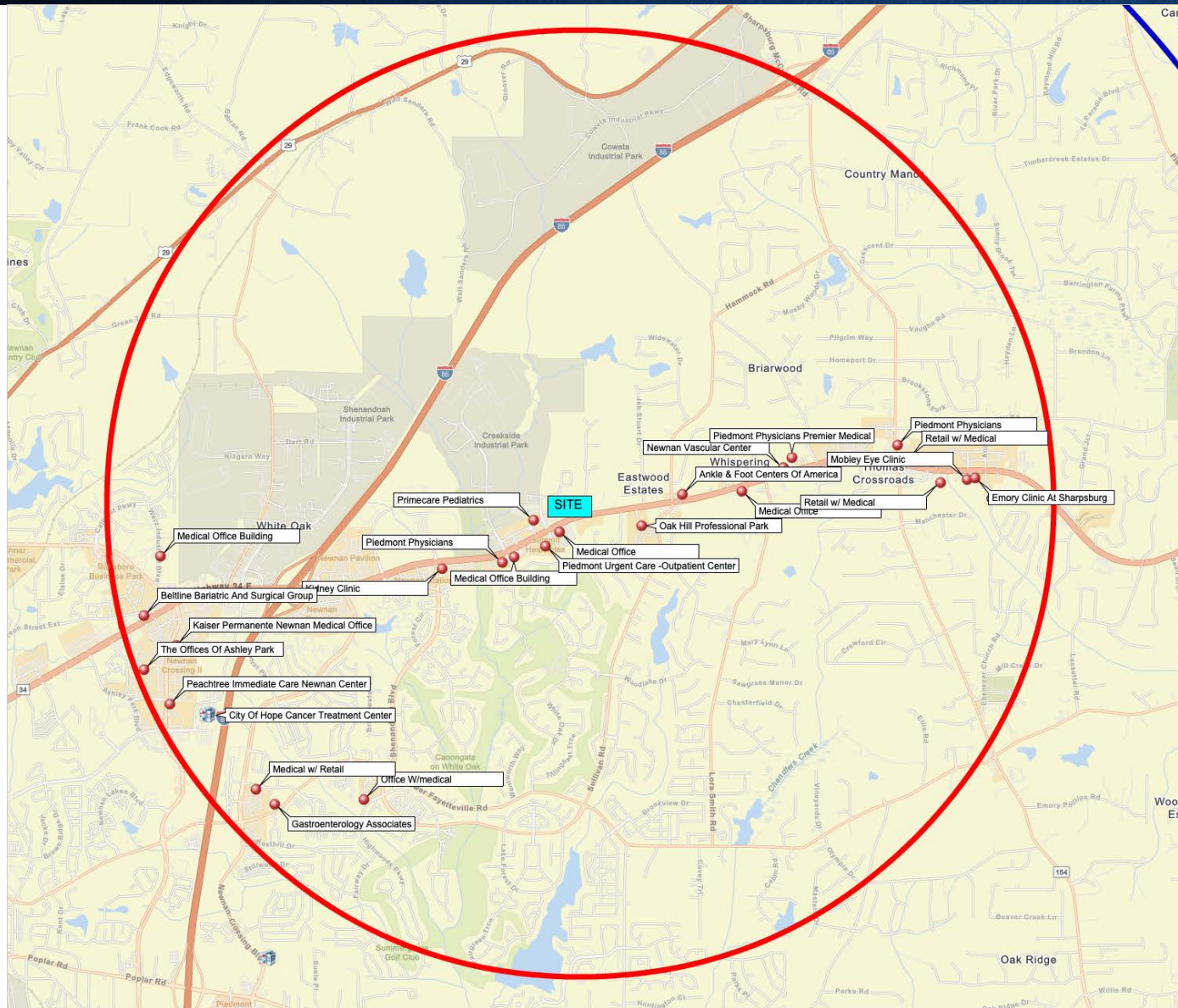
Name	Distance from Subject in Miles	Prop Type	Owner/ Operator	Built	Active Adult Units	IL Units	AL Units	MC Units	Total Units	Approximate Occupancy by # of Residents in House	Blended Occupancy Based on # Residents In House	SN Beds
Benton House of Newnan	4.5	AL/MC	Ventas/ PSLG	2010	0	0	52	20	72	70	97%	0
Brookdale Newnan	3.9	IL/ AL	Brookdale/Self	1999	0	0	32	21	53	39	74%	0
Claiborne at Newnan Lakes	4.4	IL/ AL/ MC	VH Companies/ Clairborne SL	2021	0	75	40	20	135	118	87%	0
Grace Senior Living of Sharpsburg	7.4	AL/ MC	Grace Premier SLG/ Self	2021	0	0	39	31	70	60	86%	0
Monarch House	3.0	AL	Pointe Development Group/ Self	2010	0	0	41	0	41	46	100%	0
The Haven at Newnan	6.5	AL /MC	Scribner Capital/ William James Group	1988	0	0	26	14	40	42	100%	0
Wesley Woods of Newnan	5.2	IL /AL / MC/ SN	Wesley Woods SL/ Self	1998	0	92	33	16	141	180	100%	23
Westhill Newnan Crossing	3.1	AL/ MC	Borne Financial Group / SRI Mgt	2020	0	0	75	32	107	92	86%	0
Active Adult Rental Freestanding - Affordable												
Ashlyn Ridge	5.0	AA	Dominium/ Dominium Management Services	2022	202	0	0	0	202	202	100%	0
Wisteria Gardens	0.4	AA	Seales Foundation/ CAHEC Mgt	2017	120	0	0	0	120	120	100%	0
Residence at Newnan Crossings	3.9	AA	Volunteers of America/Fairway Mgt	2022	74	0	0	0	74	74	100%	0
Shenandoah Villas	1.3	AA	Shenandoah Senior Living/Self	1982	60	0	0	0	60	60	100%	0



SURROUNDING SENIOR HOUSING PROPERTIES



HEALTHCARE LOCATION HIGHLIGHTS



EXPONENTIAL GROWTH OF COWETA COUNTY

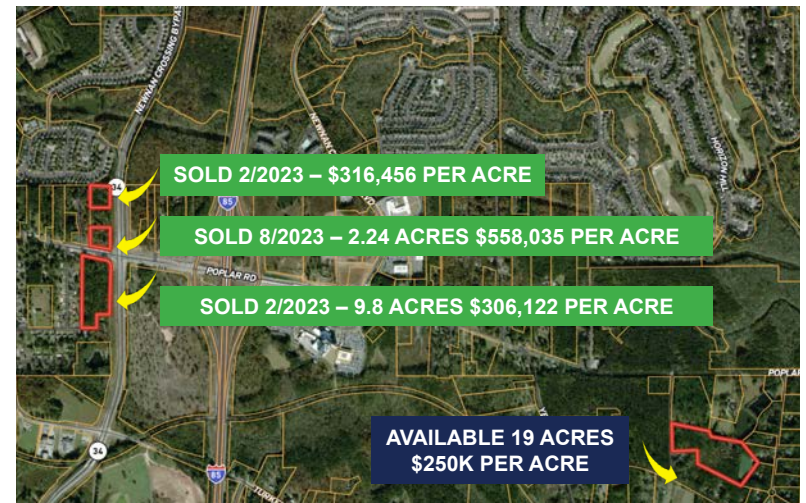


ACTIVE AND CLOSED LAND SALES

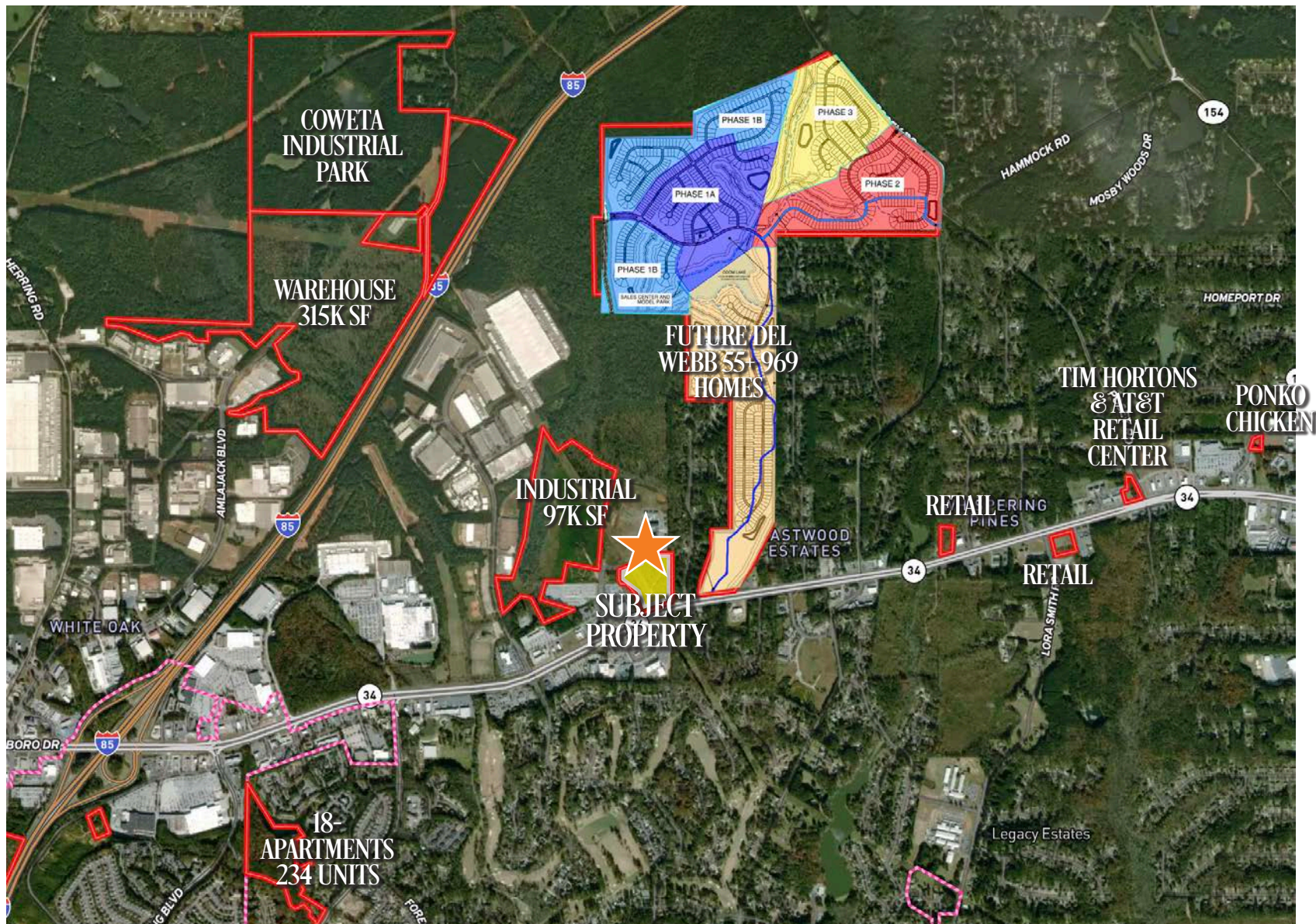


CLICK HERE

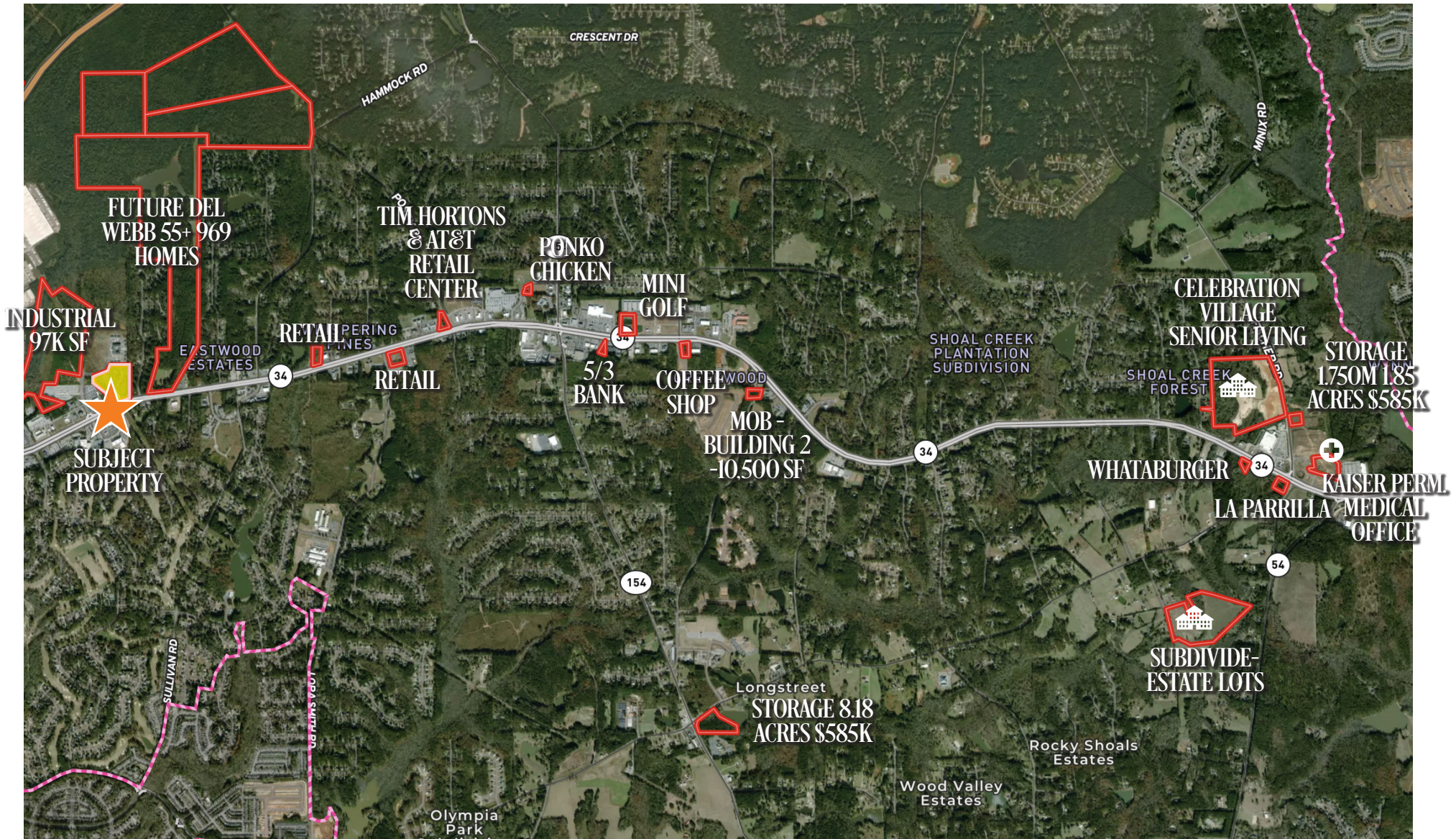
FOR A FULL
INTERACTIVE MAP



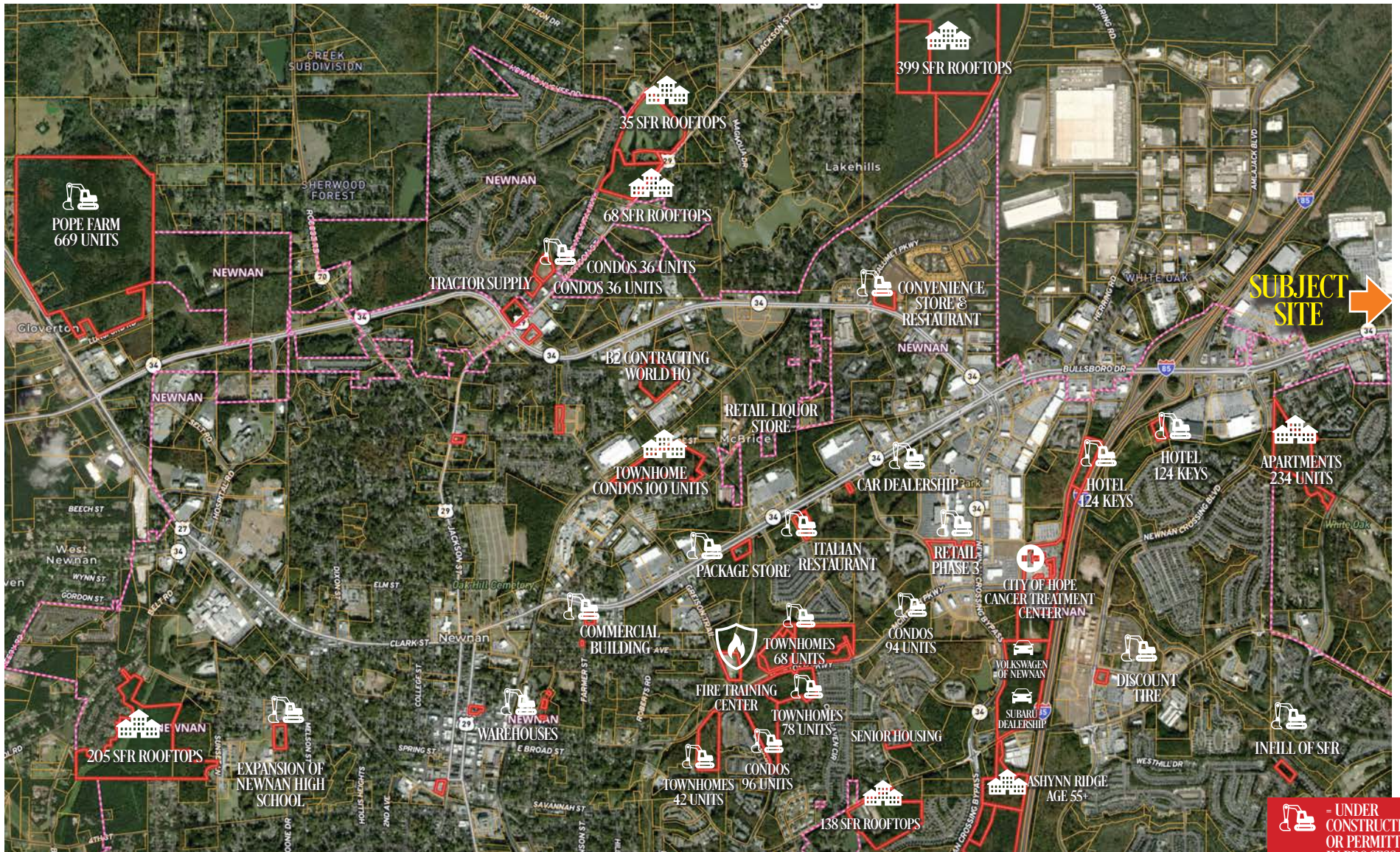
AREA GROWTH NORTHEAST



AREA GROWTH NORTHEAST

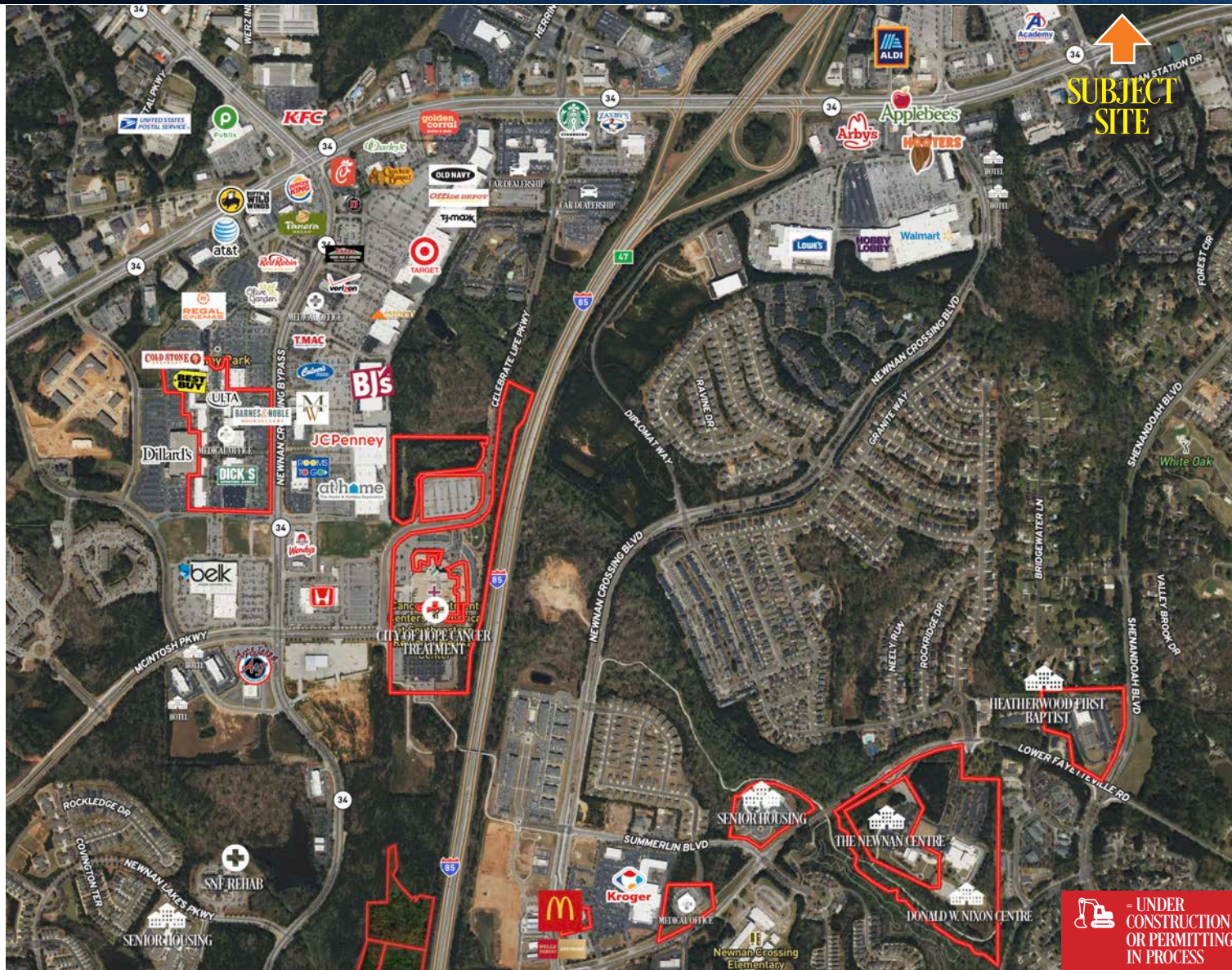


AREA GROWTH NORTH



 **UNDER CONSTRUCTION OR PERMITTING IN PROCESS**

AREA GROWTH NORTH (Cont.)



AREA GROWTH CENTRAL



AREA GROWTH SOUTH

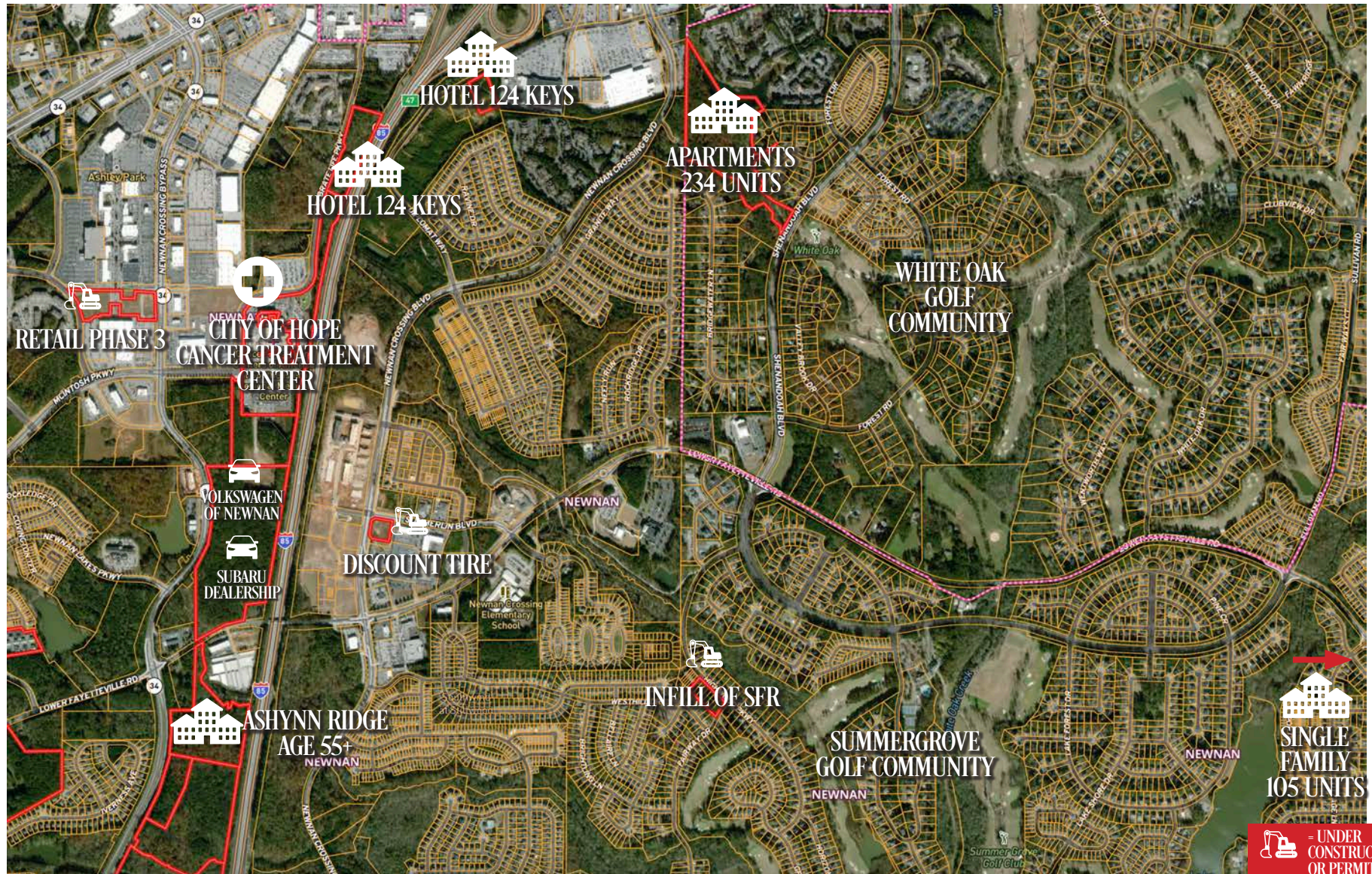


 - UNDER CONSTRUCTION OR PERMITTING IN PROCESS

AREA GROWTH SOUTH (Cont.)

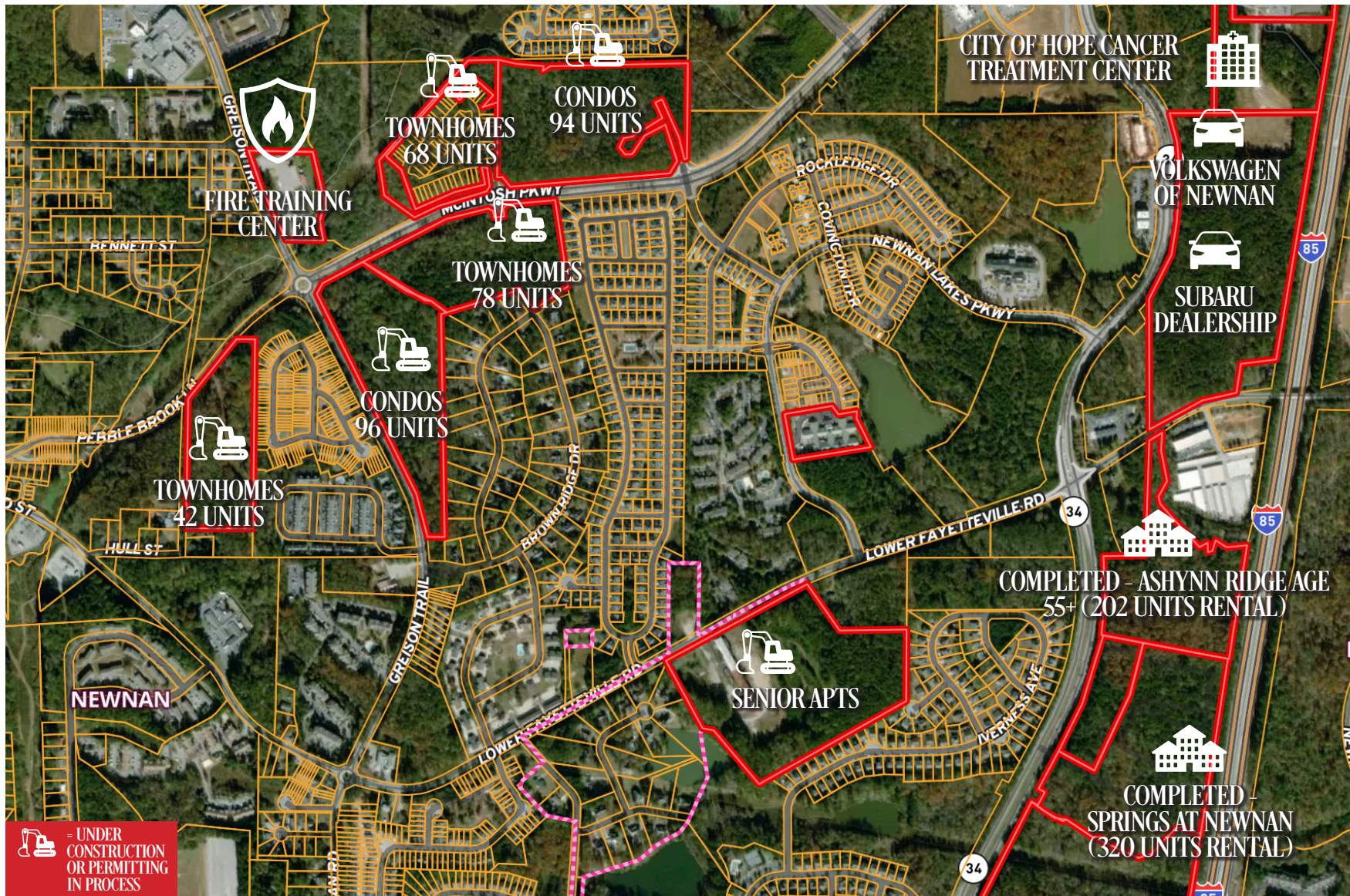


AREA GROWTH EAST



 - UNDER CONSTRUCTION OR PERMITTING IN PROCESS

AREA GROWTH WEST



DEMOGRAPHICS

POPULATION

3 Mile			5 Mile			7 Mile			Coweta County		
	2025	2030		2025	2030		2025	2030		2025	2030
Total Population	32951	35394	Total Population	77,338	83,542	Total Population	120,151	129,372	Total Population	160,683	172,808
Age Group			Age Group			Age Group			Age Group		
45-54'	4,454	4,510	45-54'	10,433	10,732	45-54'	16,378	16,821	45-54'	21,633	22,166
55-64	4,481	4,778	55-64	10,389	11,152	55-64	16,303	17,428	55-64	22,236	23,437
65-74	3,374	4,022	65-74	7,402	9,015	65-74	11,865	14,288	65-74	15,974	19,394
85+	1,901	2,381	85+	4,108	5,237	85+	6,517	8,374	85+	8,556	11,066
Age 55+	480	680	Age 55+	1,222	1,676	Age 55+	1,816	2,533	Age 55+	2,304	3,293
Age 65+	5,755	7,083	Age 65+	12,732	15,928	Age 65+	20,197	25,195	Age 65+	26,834	33,753

MEDIAN HOUSE HOUSEHOLD INCOME

3 Mile	3 Mile		5 Mile		7 Mile		Coweta County	
	2025	2030	2025	2030	2025	2030	2025	2030
All Ages	\$89,692	\$95,675	\$86,178	\$92,204	\$91,560	\$98,109	\$89,239	\$95,656
45-54	\$119,500	\$127,209	\$117,631	\$125,015	\$122,560	\$133,566	\$118,243	\$129,146
55-64	\$110,766	\$117,511	\$109,297	\$117,475	\$111,271	\$122,631	\$106,664	\$118,005
65-74	\$63,339	\$68,642	\$56,387	\$62,247	\$60,134	\$66,711	\$59,404	\$65,679
75-84	\$54,060	\$58,155	\$48,078	\$51,439	\$49,117	\$53,746	\$48,571	\$52,565
85+	\$42,859	\$45,233	\$41,211	\$43,035	\$41,326	\$43,972	\$40,798	\$43,284
Age 55+	\$75,565	\$80,713	\$70,605	\$75,991	\$74,275	\$80,508	\$72,622	\$78,288
Age 65+	\$58,479	\$62,784	\$51,604	\$56,093	\$54,001	\$59,270	\$53,597	\$58,556
Median Home Value	\$387,082	\$451,540	399,615.76	459,430.58	424,635.07	482,015.25	\$404,809	\$455,698

DEMOGRAPHICS

HOUSEHOLDS BY TENURE BY AGE OF HOUSEHOLDER

3 Mile Radius				
	2025		2030	
	Estimate	%	Projection	%
Total Households	12,812	100.00	13,829	100.00
Owner-Occupied	8,797	68.66	9,416	68.09
Householder Age 55 - 64	2,010	22.85	2,072	22.00
Householder Age 65 - 74	1,639	18.63	1,901	20.19
Householder Age 75 - 84	934	10.62	1,139	12.10
Householder Age 85 and over	188	2.14	258	2.74
Renter-Occupied	4,015	31.34	4,413	31.91
Householder Age 55 - 64	605	15.07	675	15.30
Householder Age 65 - 74	387	9.64	460	10.42
Householder Age 75 - 84	205	5.11	266	6.03
Householder Age 85 and over	86	2.14	121	2.74

7 Mile Radius				
	2025		2030	
	Estimate	%	Projection	%
Total Households	44,980	100.00	48,591	100.00
Owner-Occupied	30,816	68.51	33,235	68.40
Householder Age 55 - 64	6,976	22.64	7,244	21.80
Householder Age 65 - 74	5,745	18.64	6,725	20.23
Householder Age 75 - 84	3,139	10.19	3,985	11.99
Householder Age 85 and over	687	2.23	955	2.87
Renter-Occupied	14,164	31.49	15,356	31.60
Householder Age 55 - 64	2,168	15.31	2,346	15.28
Householder Age 65 - 74	1,321	9.33	1,607	10.46
Householder Age 75 - 84	724	5.11	903	5.88
Householder Age 85 and over	340	2.40	458	2.98

5 Mile Radius				
	2025		2030	
	Estimate	%	Projection	%
Total Households	29,450	100.00	31,900	100.00
Owner-Occupied	19,357	65.73	20,860	65.39
Householder Age 55 - 64	4,410	22.78	4,584	21.98
Householder Age 65 - 74	3,513	18.15	4,153	19.91
Householder Age 75 - 84	1,912	9.88	2,384	11.43
Householder Age 85 and over	434	2.24	597	2.86
Renter-Occupied	10,093	34.27	11,039	34.60
Householder Age 55 - 64	1,527	15.13	1,677	15.19
Householder Age 65 - 74	929	9.20	1,151	10.43
Householder Age 75 - 84	495	4.90	626	5.67
Householder Age 85 and over	255	2.53	335	3.04

Coweta County				
	2025		2030	
	Estimate	%	Projection	%
Total Households	59,362	100.00	64,121	100.00
Owner-Occupied	43,550	73.36	47,015	73.32
Householder Age 55 - 64	9,962	22.88	10,239	21.78
Householder Age 65 - 74	7,926	18.20	9,409	20.01
Householder Age 75 - 84	4,344	9.97	5,537	11.78
Householder Age 85 and over	924	2.12	1,316	2.80
Renter-Occupied	15,812	26.64	17,106	26.68
Householder Age 55 - 64	2,486	15.72	2,650	15.49
Householder Age 65 - 74	1,535	9.71	1,852	10.83
Householder Age 75 - 84	804	5.08	1,020	5.96
Householder Age 85 and over	381	2.41	519	3.03





LAND, FARMS, COMMERCIAL & RESIDENTIAL

**CALL OR TEXT
TODAY FOR
MORE ABOUT
THIS EXCITING
OPPORTUNITY!**



25 E Main Street
Manchester, GA 31816
www.Meadows-Hale.com



Julie G'Vitale
(706) 810-3581

Licensed Real Estate Broker GA & FL
21+ Years of Experience
Email: Julie@Meadows-Hale.com