



OFFERING MEMORANDUM

**PRIME
5.93± ACRE
INFRASTRUCTURE
IN PLACE
COMMERCIAL SITE
PRELIMINARY
SITE PLAN APPROVED
AVAILABLE FOR PURCHASE**

Lot #2

2019 Newnan Crossings Bypass
Newnan, Coweta County, GA 30263

IDEAL FOR:
RETAIL • MEDICAL
INFRASTRUCTURE IN PLACE
PRELIMINARY SITE PLAN APPROVED



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DISCLAIMER

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BUILD TO SUIT AVAILABLE WITH



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THE OPPORTUNITY

Meadows Hale Realty, Inc. is pleased to exclusively present for sale a prime 5.93± acre commercial site, located along the Newnan Crossing Bypass within the city limits of Newnan, Coweta County, Georgia (Zip Code: 30263). This pad-ready parcel offers exceptional development potential and is ideally suited for retail, restaurant, or medical office uses.

This strategically located parcel offers an outstanding opportunity for investors and developers to capitalize on the rapid growth and ongoing development within the city limit of Newnan, Georgia.

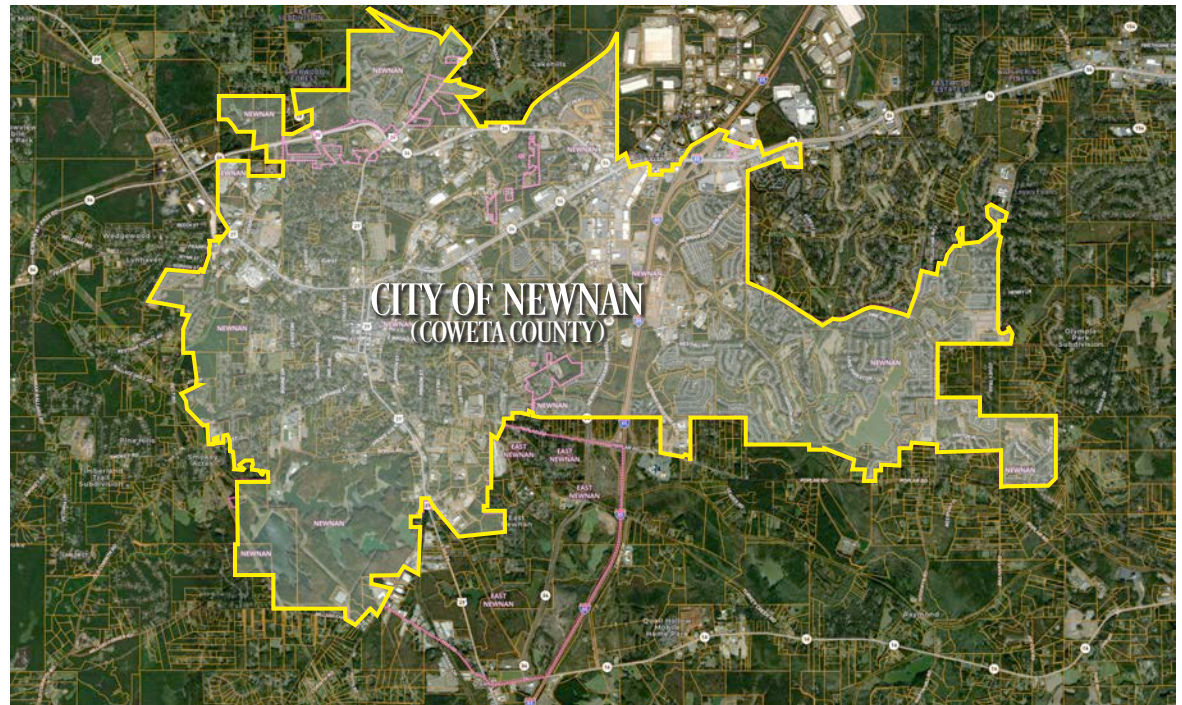
Key Property Features:

- **Infrastructure in Place at Site:** Prepared for immediate development, ideal for retail, restaurant, or medical office projects.
- **Preliminary Site Plan Approved:** For TWO- one story, 21,760 SF structures with a total of 232 parking slots
- **Infrastructure:** The property benefits from off-site detention, access to public and underground utilities.
- **Prime Visibility:** Excellent exposure along the heavily traveled Newnan Crossing Bypass (SR 34), ensuring visibility
- **Road Frontage:** The parcel offers approximately 755± feet of frontage along Newnan Crossing Bypass.
- **Access:** Includes North – South curb cut with median break and two additional right-in/right-out access points from both the north and south sides of the property.
- **Nearby Residential Development:** Directly in front of Spring at Newnan, a 320-unit, market-rent apartment community developed in 2019, and adjacent to Ashlynn Park, a 55+ age-restricted apartment complex with 202 units, completed in 2022.
- **Surrounding Growth:** The area is undergoing significant development, with over 50 projects in permitting or under construction within the city limits of Newnan.
- **Residential Growth:** Over 2,000 residential units, including single-family homes, multifamily, and condominiums, are currently under development within Newnan city limits.
- **Convenient Access:** The property is conveniently located less than 0.8 miles (approximately 2 minutes) from the I-85/Poplar Road interchange, providing easy access to Interstate 85.
- **Hospitals:** Located within 1.4 miles (or a 4-minute drive) from Piedmont Hospital, a 217-bed acute care facility, and the City of Hope Cancer Treatment Center, formerly known as the Cancer Treatment Centers of America.



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.



NEWMAN DEMOGRAPHICS

NEWMAN, GA DEMOGRAPHICS				
	TOTAL (2024)	%	TOTAL (2029)	%
Population	47365		52439	
Age Distribution				
0-4	2837	5.99	3205	6.11
5-9	3019	6.37	3076	5.87
10-19	6282	13.26	6662	12.7
20-29	6823	14.41	8060	15.37
30-39	7233	15.27	7825	14.92
40-49	6454	13.63	7002	13.35
50-59	5910	12.48	6020	11.48
60-64	2456	5.19	2703	5.15
65+	6350	13.41	7887	15.04
Median Age	35.44		35.56	
Sex				
Male	22283	47.05	24553	46.82
Female	25082	52.95	27886	53.18
Labor Force Status				
Labor Force	25374		27939	
Employed	24384	96.1	26723	95.65
Unemployed	824	3.25	1031	3.69
In Armed Forces	166		185	
Not In Labor Force	12291		14281	
Total Households				
Households	18900		21200	
Families	12255	64.84	13523	63.79
Average Household Income	\$107,564		\$111,313	
Median Household Income	\$80,809		\$81,631	
Household Income Distribution				
<\$10 K	613	3.24	702	3.31
\$10-\$20K	1008	5.33	1147	5.41
\$20-\$30K	1205	6.38	1323	6.24
\$30-\$40K	1325	7.01	1448	6.83

NEWMAN, GA DEMOGRAPHICS				
	TOTAL (2024)	%	TOTAL (2029)	%
Household Income Distribution (Continued)				
\$40-\$50K	1740	9.21	1935	9.13
\$50-\$60K	1187	6.28	1344	6.34
\$60-\$75K	1693	8.96	1852	8.74
\$75-\$100K	2925	15.48	3202	15.1
> \$100K	7204	38.12	8247	38.9
Total Number of Housing				
Total Dwellings	19755		22239	
Owner-Occupied Dwellings	9816	51.94	10620	50.09
Renter-Occupied Dwellings	9084	48.06	10580	49.91
Housing Units Occupied	18900	95.67	21200	95.33
Size of Household				
1 Person	5627	29.77	6748	31.83
2 Person	6406	33.89	7211	34.01
3 Person	3004	15.89	3015	14.22
4 Person	2250	11.9	2390	11.27
5 Person	1024	5.42	1134	5.35
6+ Person	399	2.11	466	2.2
Means of Transportation to Work				
Drove alone	19099	78.35		
Carpool	1737	7.13		
Bus or trolley bus	33	0.14		
Long-distance train or commuter rail	0	0		
Light rail or streetcar or trolley car	7	0.03		
Ferryboat	8	0.03		
Taxicab	207	0.85		
Motorcycle	18	0.07		
Bicycle	4	0.02		
Walked	236	0.97		
Other means	617	2.53		
Worked at home	2412	9.89		

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.



COWETA COUNTY DEMOGRAPHICS

COWETA COUNTY GA DEMOGRAPHICS				
	TOTAL (2024)	%	TOTAL (2029)	%
Population	156356		171495	
Age Distribution				
0-4	8432	5.39	9472	5.52
5-9	9654	6.17	9779	5.7
10-19	21034	13.45	21624	12.61
20-29	18700	11.96	21760	12.69
30-39	20539	13.14	21830	12.73
40-49	20908	13.37	22379	13.05
50-59	22656	14.49	22780	13.28
60-64	9928	6.35	10944	6.38
65+	24505	15.67	30927	18.03
Median Age	38.91		39.57	
Sex				
Male	75940	48.57	82929	48.36
Female	80416	51.43	88566	51.64
Labor Force Status				
Labor Force	82616		89413	
Employed	80054	96.9	86449	96.69
Unemployed	2245	2.72	2609	2.92
In Armed Forces	317		355	
Not In Labor Force	42920		49954	
Total Households				
Households	58982		65622	
Families	42012	71.23	44783	68.24
Average Household Income	\$125,696		\$131,045	
Median Household Income	\$96,065.00		\$98,088.00	
Household Income Distribution				
<\$10 K	1858	3.15	2088	3.18
\$10-\$20K	2366	4.01	2634	4.01
\$20-\$30K	2618	4.44	2894	4.41
\$30-\$40K	3308	5.61	3583	5.46

COWETA COUNTY GA DEMOGRAPHICS				
	TOTAL (2024)	%	TOTAL (2029)	%
Household Income Distribution (Continued)				
\$40-\$50K	3732	6.33	4133	6.3
\$50-\$60K	3395	5.76	3722	5.67
\$60-\$75K	5323	9.02	5675	8.65
\$75-\$100K	8178	13.87	8751	13.34
> \$100K	28204	47.82	32142	48.98
Total Number of Housing				
Total Dwellings	61596		68728	
Owner-Occupied Dwellings	42677	72.36	46228	70.45
Renter-Occupied Dwellings	16305	27.64	19394	29.55
Housing Units Occupied	58982	95.76	65622	95.48
Size of Household				
1 Person	14686	24.9	18683	28.47
2 Person	25799	43.74	27710	42.23
3 Person	8140	13.8	7957	12.13
4 Person	6065	10.28	6441	9.82
5 Person	2750	4.66	3025	4.61
6+ Person	1084	1.84	1216	1.85
Means of Transportation to Work				
Drove alone	61712		77.13	
Carpool	5867		7.33	
Bus or trolley bus	193		0.24	
Long-distance train or commuter rail	1		0	
Light rail or streetcar or trolley car	49		0.06	
Ferryboat	24		0.03	
Taxicab	221		0.28	
Motorcycle	60		0.07	
Bicycle	73		0.09	
Walked	790		0.99	
Other means	1661		2.08	
Worked at home	9360		11.7	

REAL ESTATE AND EDUCATION



HOUSING MARKET – 12 MONTHS

Newnan -Sold Residential Listings

Residential Units	Average Sold Price	Median Sold Price	Average DOM
1380	\$384,500	\$428,734	41

Newnan -Active Residential Listings

444	\$409,915	\$532,491	77
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Coweta County -Sold Residential Listings

Residential Units	Average Sold Price	Median Sold Price	Average DOM
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Coweta County -Active Residential Listings

720	\$489,950	\$569,024	71
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SCHOOLS

Newnan Crossing Elementary School 0.9 mi

Elementary: Pre K to 5

Lee Middle School 6.4 mi

Middle: 6 to 8

East Coweta High School 6.2 mi

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

- **1.4 Miles** – Piedmont Newnan Hospital: A 217-bed, acute-care community hospital serving the area.
- **1.3 Miles** – City of Hope Cancer Treatment Center: Formerly the Cancer Treatment Centers of America, providing comprehensive cancer care.
- **1.4 Miles** – Ashley Park: A 900,000 SF power and lifestyle retail center, with Phase 3 currently under construction.
- **2.0 Miles** – Summer Grove Golf & Tennis: A residential community **with over 2,300 rooftops** featuring golf, tennis, and recreational amenities.
- **2.2 Miles- White Oak Golf Club** – A residential Community with over **770 rooftops** featuring golf and recreational amenities.
- **2.8 Miles** – Downtown Newnan: Historic downtown area offering shopping, dining, and cultural attractions.
- **12 Minutes Northeast** – Proposed Del Webb Newnan Development: A planned 1,000-unit age-restricted community.
- **Less than 20 Minutes** – Senoia and Peachtree City: Two growing communities with a range of amenities and services.
- **29 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.
- **Nearby Towns** – Fayetteville and Chattahoochee Hills: Additional nearby destinations offering unique residential and recreational opportunities.



AREA GROWTH



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AREA GROWTH SOUTH



 - UNDER CONSTRUCTION OR PERMITTING IN PROCESS

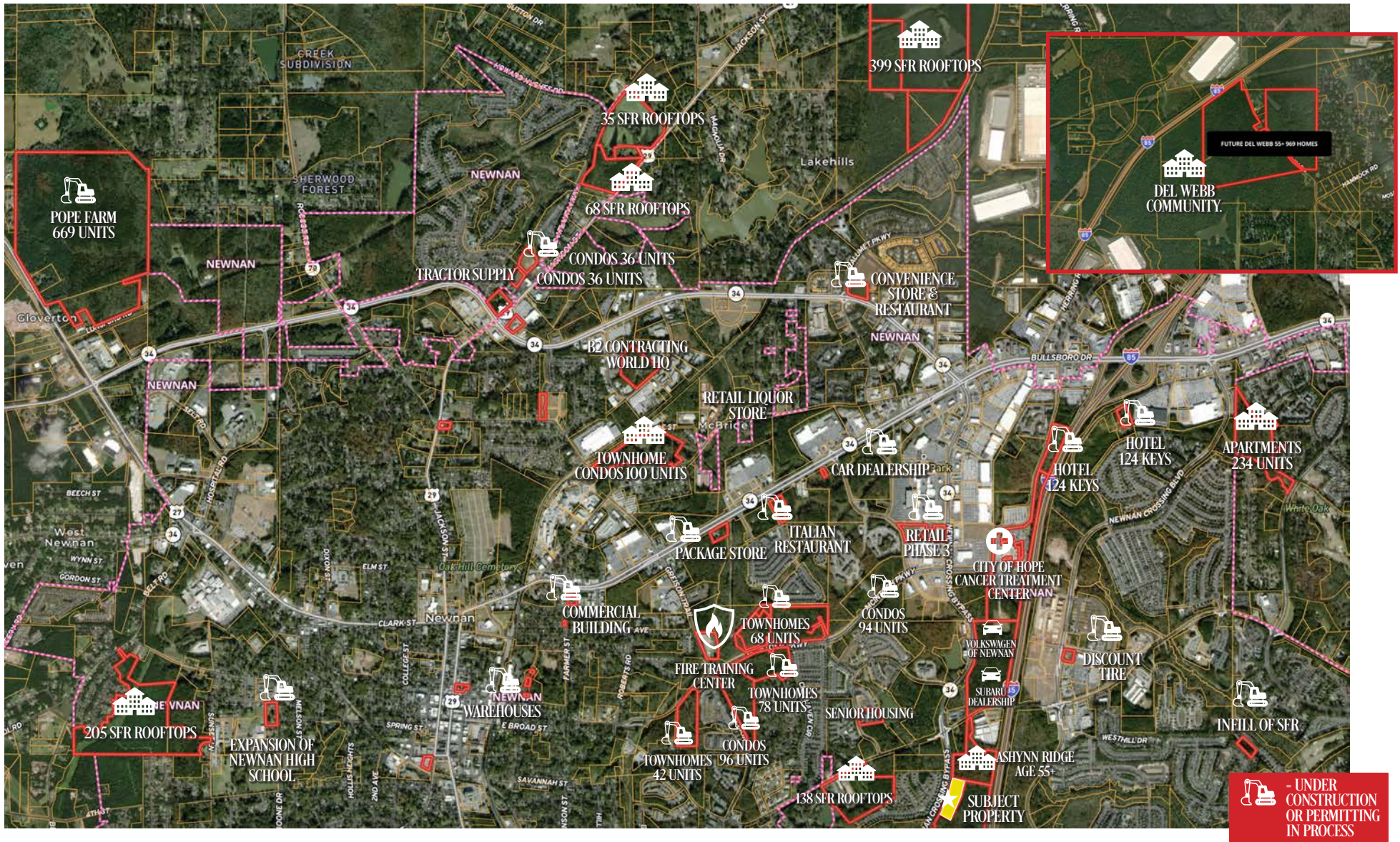
AREA GROWTH SOUTH (Cont.)



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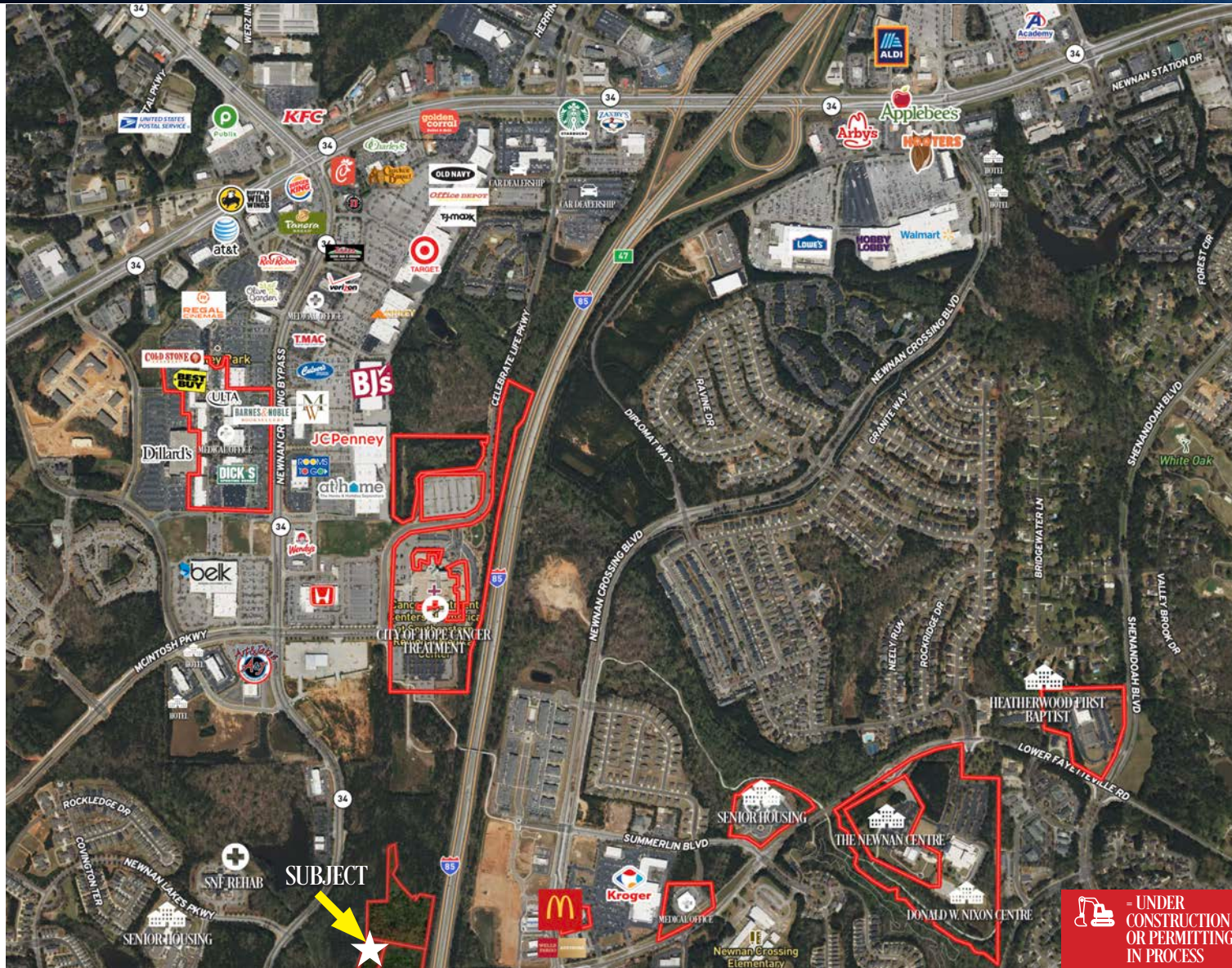
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AREA GROWTH NORTH

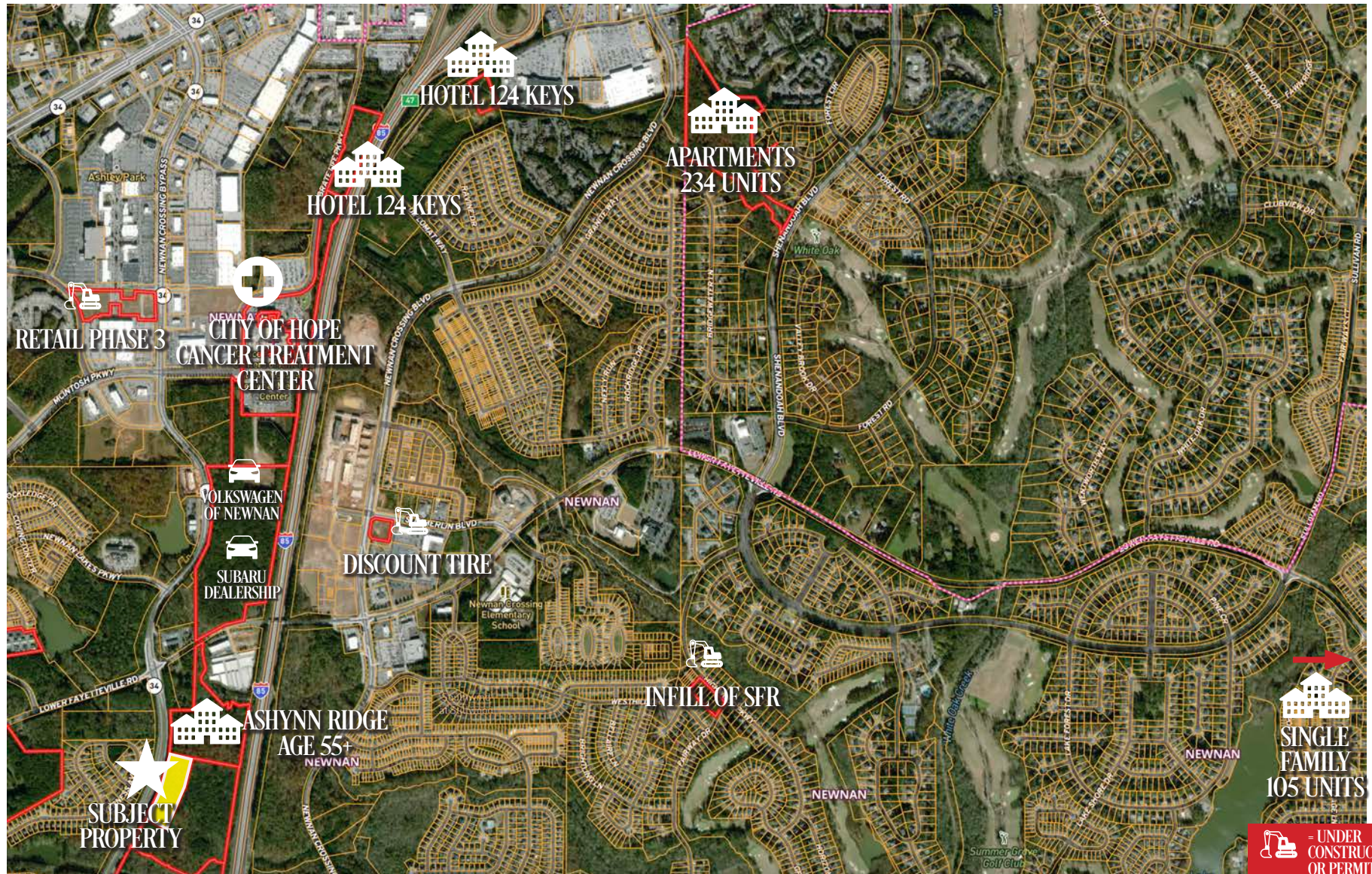


 **UNDER CONSTRUCTION OR PERMITTING IN PROCESS**

AREA GROWTH NORTH (Cont.)

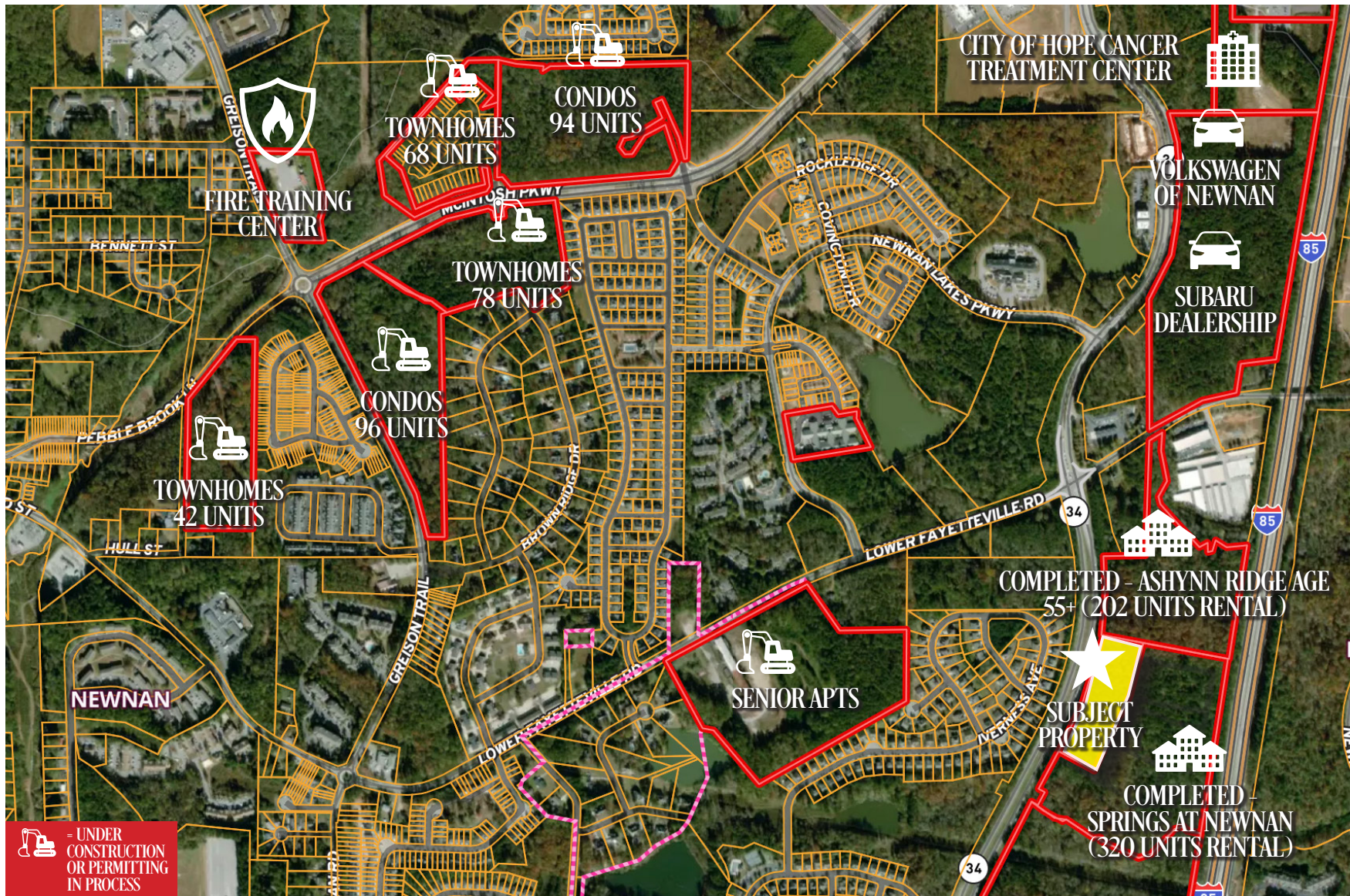


AREA GROWTH EAST



 - UNDER CONSTRUCTION OR PERMITTING IN PROCESS

AREA GROWTH WEST



THE PROPERTY SITE

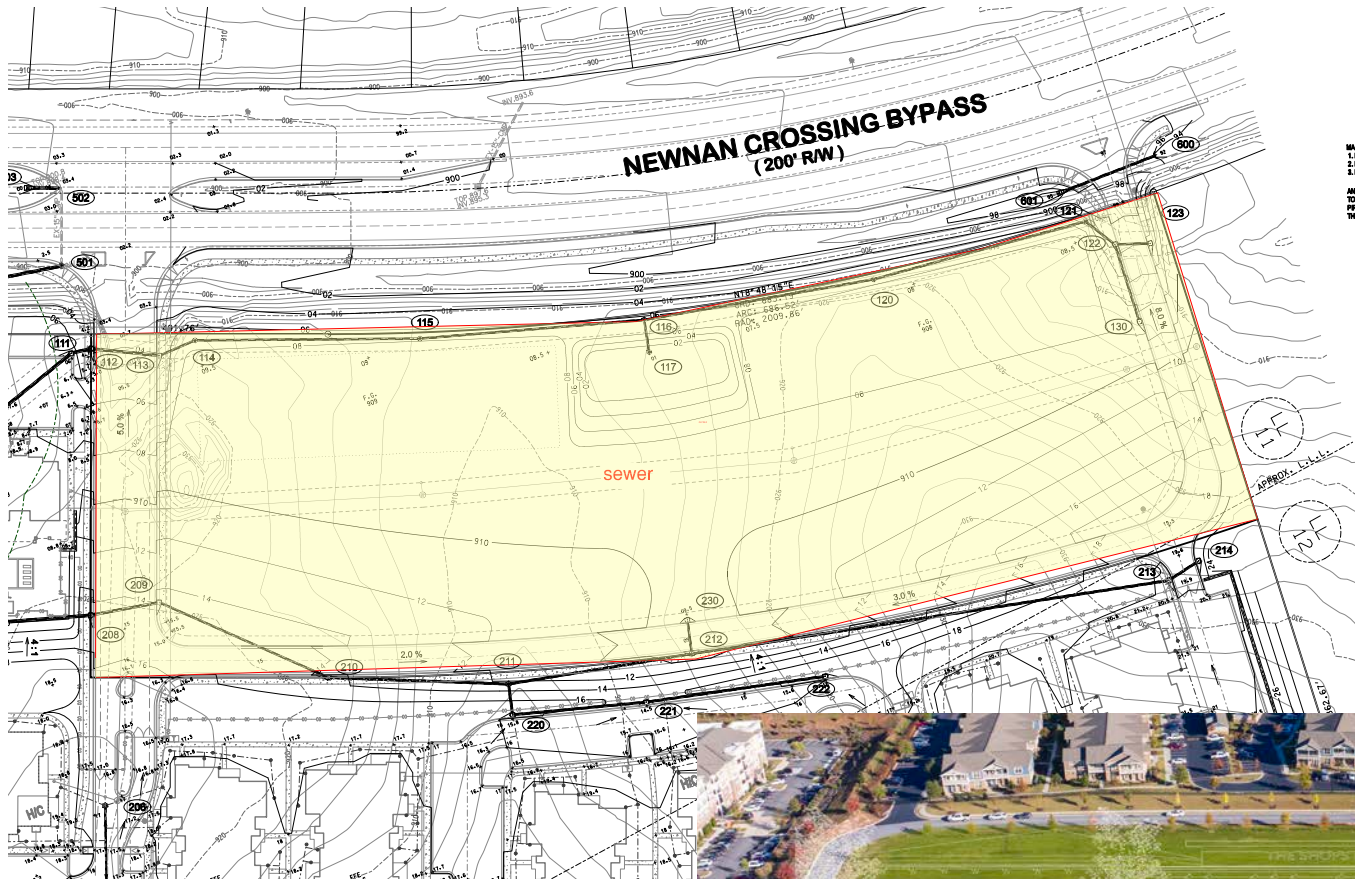
Property	The Shops at the Springs
Address	Lot # 2- Newnan Crossing Bypass
County	Coweta
MSA	Atlanta-Sandy Springs-Roswell
Sub Market	Newnan- Located within City Limits
Property Type	Infrastructure in Place Vacant Land
Zoning	MXD
Sub-Type (Best Use)	Retail / Medical Office / Restaurant
Site Plan	Approved for TWO- one story, 21,760 SF structures with a total of 232 parking slots
Acreage	5.93 +/-
Frontage	755 +/-
Retention	Off site
PID	087 5011 007
Utilities	Sewer -Underground Utilities-High Speed Internet- Public Water



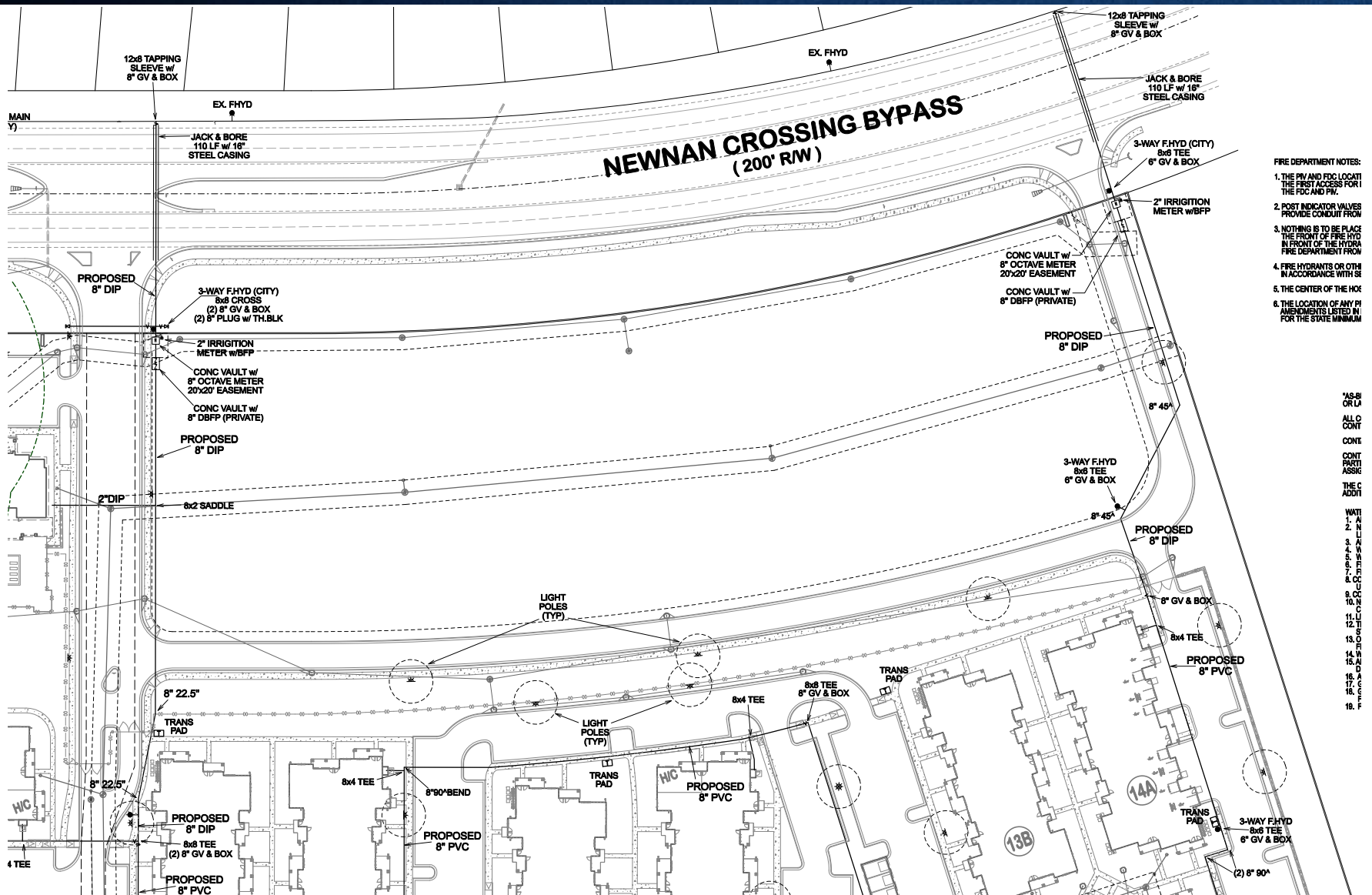
SITE PLAN



SITE MAPS – GRADING



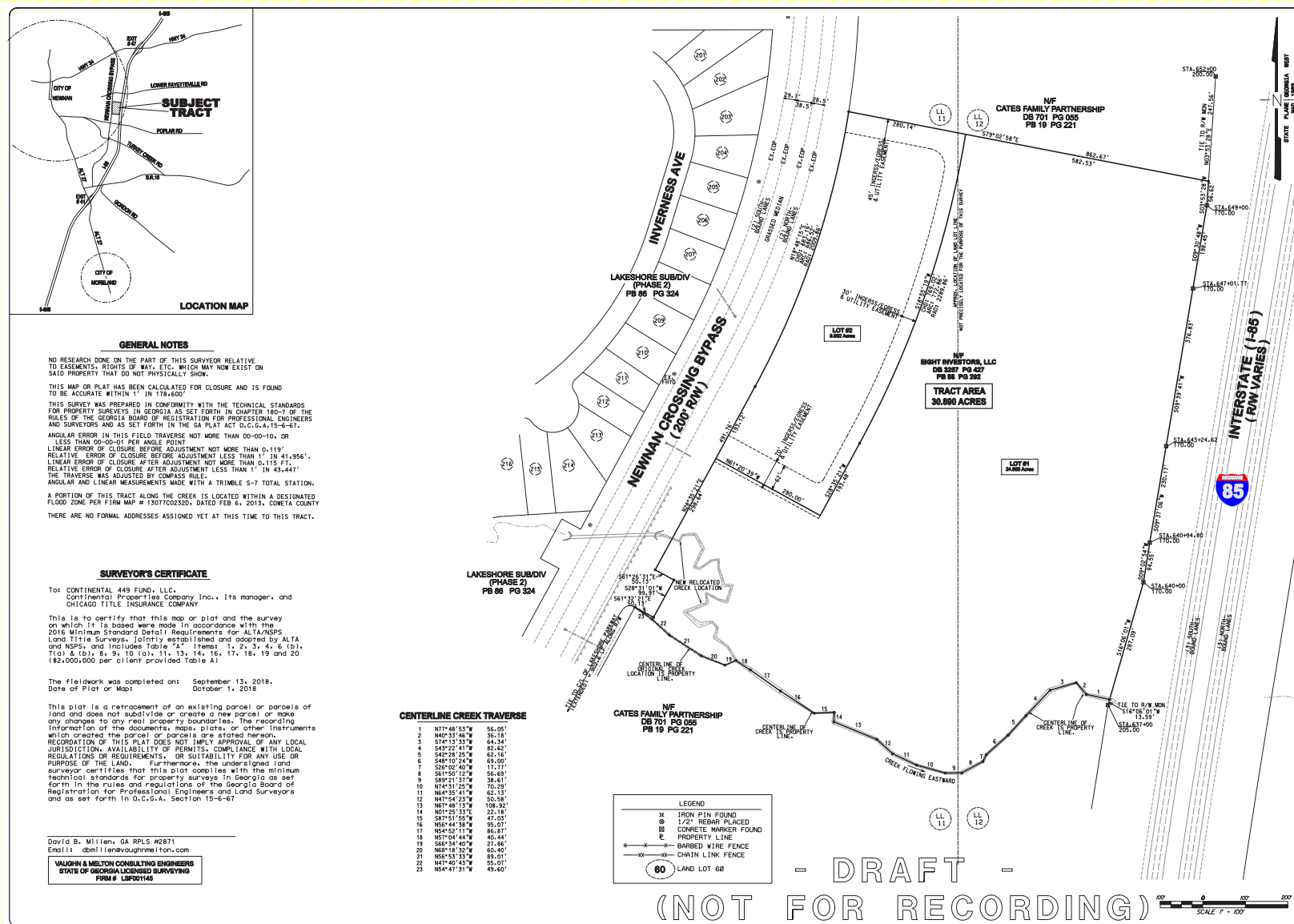
SITE MAPS - WATER



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RENDERINGS





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