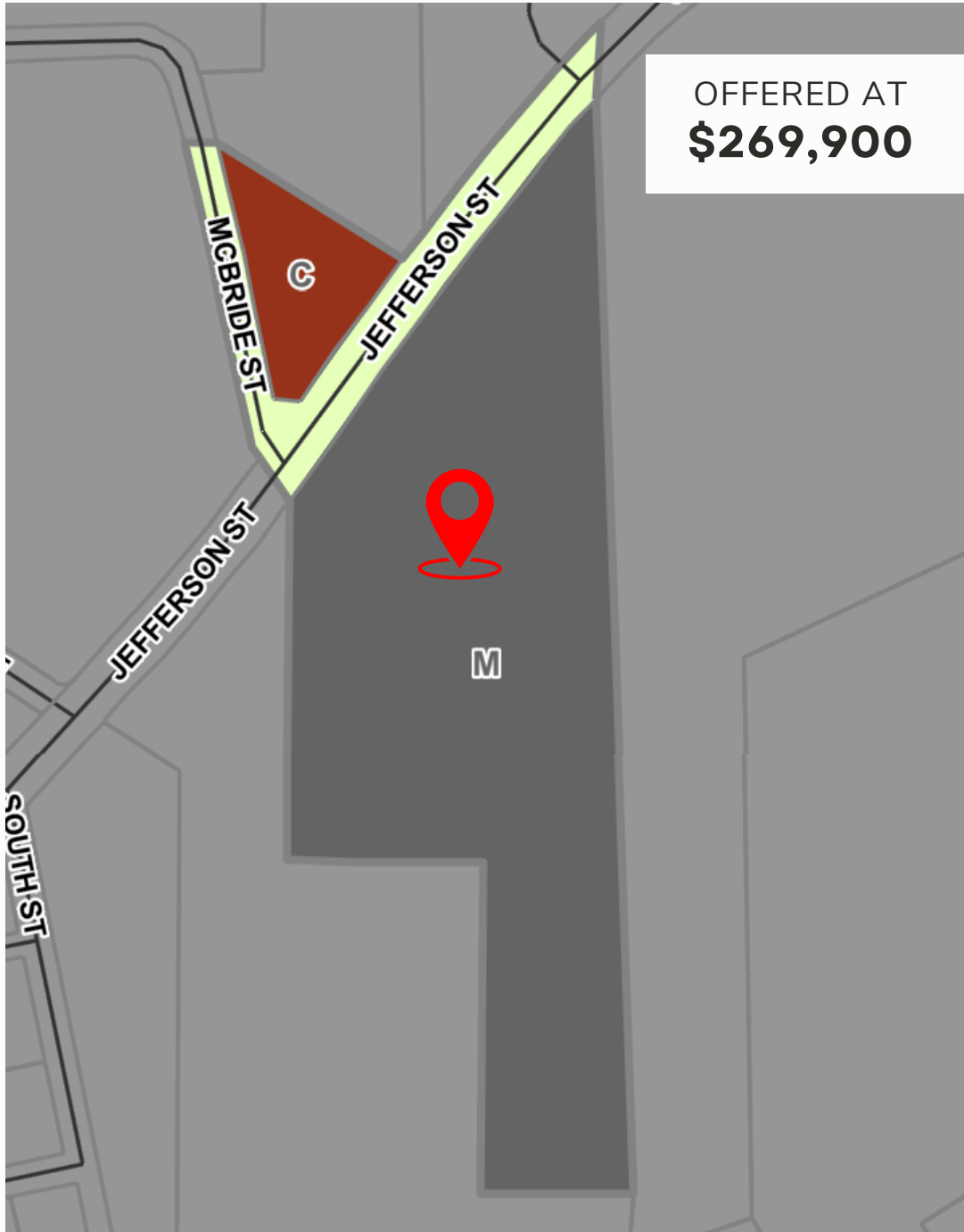


315 JEFFERSON STREET EXTENSION NEWNAN, GA 30263

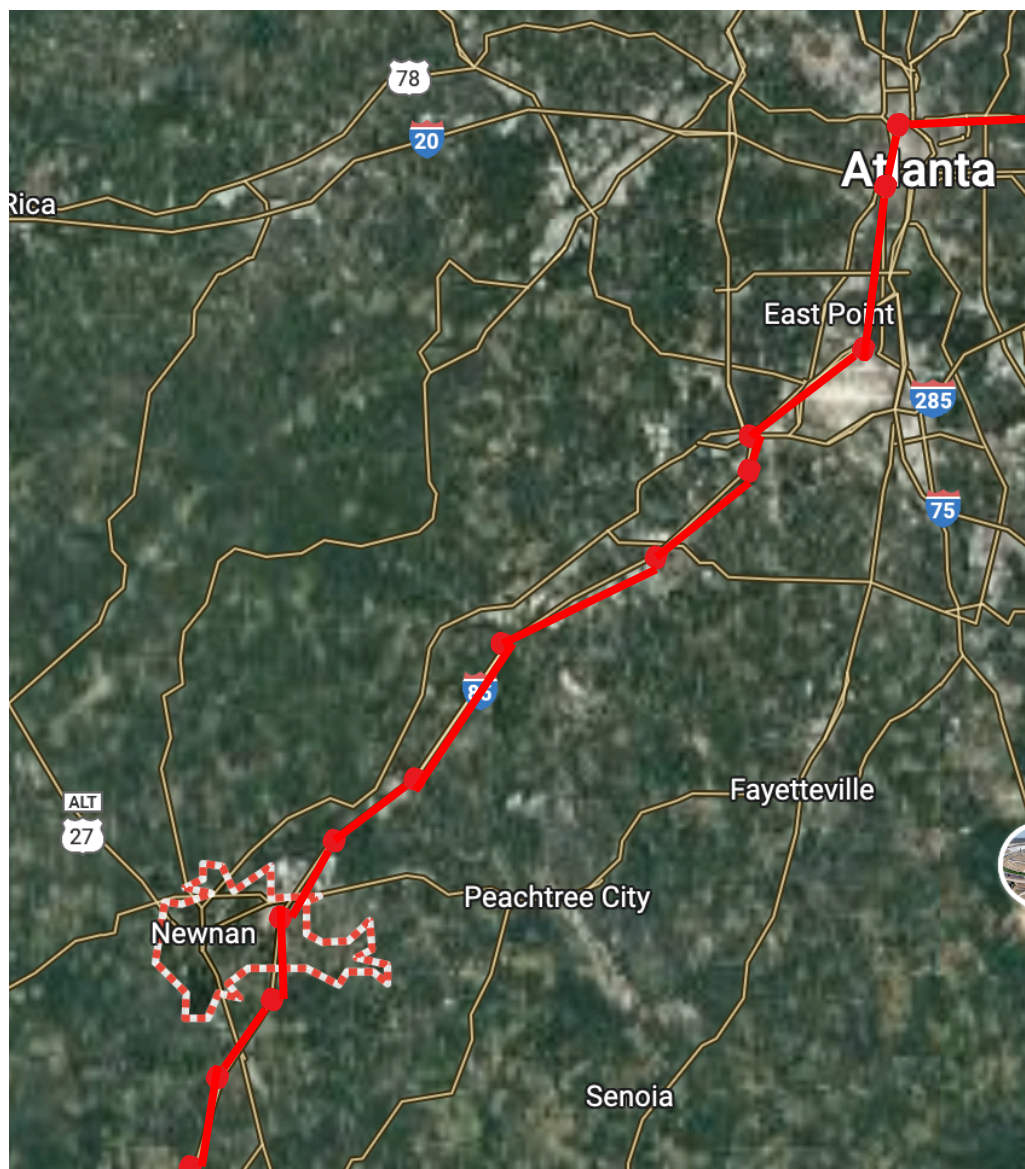


Southern
REAL ESTATE
PROPERTIES

Olivia Gentry, Realtor®
The Closing Agent
Southern Real Estate Properties
☎ 470-216-8995
✉ oliviagentryrealtor@gmail.com
👤 @oliviagentryrealtor

PROPERTY SUMMARY

LOCATION HIGHLIGHTS



LESS THAN 30
MILES TO ATL

🚗 Under 3 miles from the interstate

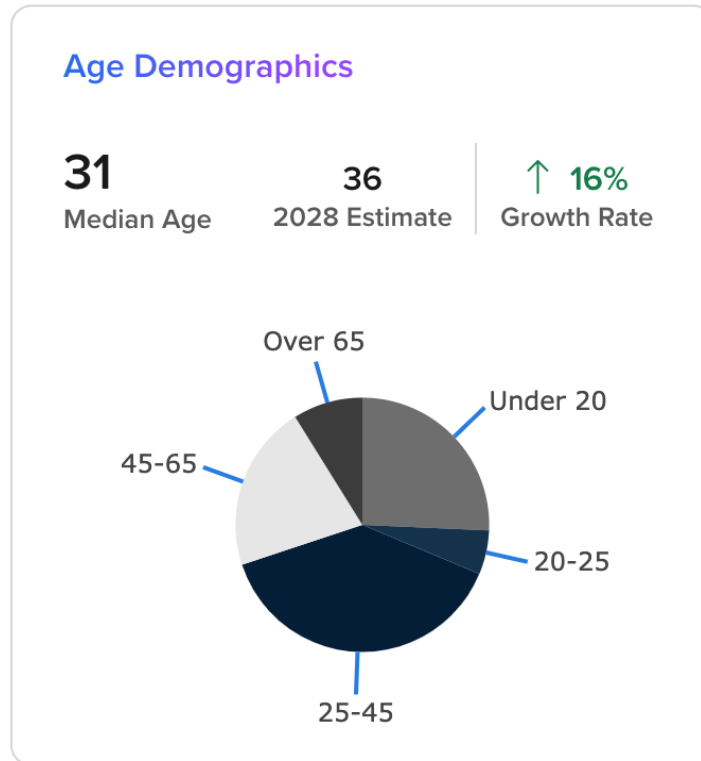
✈️ Less than 30 miles from Hartsfield Jackson

🚗 M ZONING in Coweta County

🛣️ Over 600+/- ft of Road Frontage on JEFFERSON ST

🚗 Daily Traffic Counts are 6500+/- Vehicles Per Day

PROPERTY SUMMARY: WITHIN A MILE:



Top Employment Categories

- Management, business, science, and arts occupations
- Educational services, and health care and social assistance
- Manufacturing
- Professional, scientific, and management, and administrative, and waste management services
- Transportation and warehousing, and utilities
- Arts, entertainment, and recreation, and accommodation and food services
- Retail trade
- Information
- Finance and insurance, and real estate, and rental and leasing
- Other services, except public administration
- Public administration
- Construction
- Wholesale trade
- Agriculture

PROPERTY SUMMARY: WITHIN A MILE:

Renter to Homeowner Ratio

1:1

2:1 predicted by 2028

Renters

Homeowner

Household Income

\$49.9k

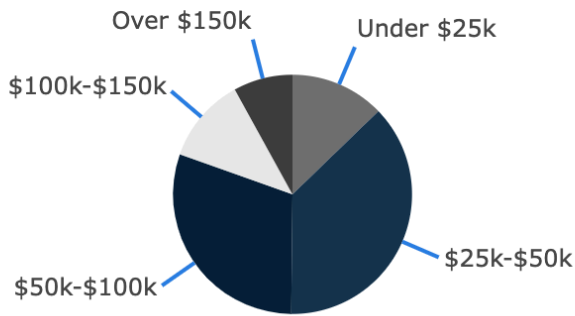
Median Income

\$65.6k

2028 Estimate

↑ 31%

Growth Rate



Housing Occupancy Ratio

19:1

33:1 predicted by 2028

Occupied

Vacant

ZONING - M - INDUSTRIAL DISTRICT



PERMITTED USES:

- PLEASE SEE THE ATTACHED DOCUMENTATION IN REGARDS TO THE PERMITTED USES OF THE COUNTY OF COWETA





PROPERTY FEATURES:

- 🚗 Under 3 miles from the interstate
-
- ✈️ Less than 30 miles from Hartsfield Jackson
-
- 🚚 M ZONING in Coweta County
-
- 🛣️ Over 600+/- ft of Road Frontage on JEFFERSON ST
-
- 🚗 Daily Traffic Counts are 6500+/- Vehicles Per Day



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ARTICLE 19. - M INDUSTRIAL DISTRICT

This district classification is established to provide the broadest range of industrial operations permitted in the county. It is the district for location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located on either an arterial or major collector street, or within industrial parks having access to such thoroughfares.

Sec. 190. - Dimensional requirements.

Required lot size, yard setbacks, height limitations and related requirements are set forth in article 23.

Sec. 191. - Permitted uses.

The following uses are allowed in any M district, subject to the further provisions of this ordinance:

- (1) Any permitted structure and use identified as such in article 18 under the LM light industrial district.
- (2) Brick, tile, and terracotta manufacture.
- (3) Cement, lime, gypsum or plaster of Paris manufacture.
- (4) Concrete, cement products or clay products manufacture.
- (5) Foundry or forging plants.
- (6) Grain elevators or commercial feed mills.
- (7) Poultry killing, plucking or processing.
- (8) Rock, sand or gravel distribution or storage.
- (9) Truck terminals.
- (10) Wood recycling centers, provided that the wood stockpiles do not exceed 20 feet in height, and that the owner(s) submits the following in addition to other development and licensing requirements:
 - (a) A bond or letter of credit in a form acceptable to the county attorney, to assist with legal fees, to ensure the removal of any wood material stock that is abandoned on-site after the business ceases operation. The amount shall be calculated at a rate of \$5,000.00 per acre of storage area as shown on the approved development site plan. If the storage area results in a fractional acreage, the bond or letter of credit amount shall be adjusted by percentage of the fractional area, and
 - (b) A notarized letter indicating that the owner has read and understands his/her responsibilities to comply with the Georgia Solid Waste Management Chapter 391-3-4-.04 (60/90 Rule) which states that 60 percent of the weight or volume of material must be

used, reused, sold or recycled during a 90-day period.

(11) Customary accessory buildings and uses.

Sec. 192. - Conditional uses.

The following conditional uses may be permitted, subject to approval of a conditional use permit by the board of commissioners, after receiving the recommendation of the board of zoning appeals as provided in article 28:

- (1) Central mixing plant for cement, mortar, plaster, and/or building materials.
- [(2) Reserved.]
- (3) Asphalt and concrete batching plants.
- (4) Bone rendering plants.
- (5) Salvage and junk yards, provided any such use is screened from public view by a solid wall, planted screen or similar opaque partition at least six feet in height, and provided such wall or opaque partition is set back at least 50 feet from all property lines.
- (6) Church or any other place of worship provided that approval of the conditional use is not detrimental to the health or general welfare of the neighboring property owners[, and provided:]

That owners acknowledge that they may be subject to certain noxious odors, noises, traffic and business practices that members may consider inconsistent with a church.

That owners affirm that they understand that by accepting this conditional zoning they are waiving any objection they may have under county ordinance to placement of or approval of any business, industry or practice on surrounding or nearby property that is otherwise allowed by county ordinances.

- (7) Shooting range, indoor, must meet at a minimum, all the following requirements:
 - a. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
 - b. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA).
 - c. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
 - d.

Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason, coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.

- e. Certified instructors required. The owner or operator of an indoor shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.
 - f. Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.
 - g. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
 - h. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.
- (8) Shooting range, outdoor, must meet at a minimum, all the following requirements:
- a. Shall be required to meet all applicable standards established by The NRA Range Source Book published by the NRA.
 - b. Shall be required to meet all applicable standards established by Lead Management and OSHA Compliance for Indoor Shooting Ranges published by the National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) and the EPA's Best Management Practices for Outdoor Shooting Ranges.
 - c. Shall be required to have a NRA Range Technical Team Evaluation and provide a copy of the final report from the range technical team advisor prior to the certificate of occupancy and business license being issued.
 - d. Liability insurance required. Each application for a license issued under this permit shall be accompanied by evidence that the applicant has obtained a general liability insurance policy in an amount not less than \$1,000,000.00 per occurrence. Such insurance policy shall remain in force and effect during the term of the license. Such insurance policy shall contain a clause requiring the insurer to immediately notify the county if for any reason,

coverage under the policy terminates. The proof of insurance required by this section shall be furnished to the county upon each renewal of the license. Additionally, the licensee shall furnish to the county proof of insurance when requested to do so.

- e. Certified instructors required. The owner or operator of an indoor shooting range shall have on the premises at all times during range operation an individual certified as a firearm or range instructor by the National Rifle Association or the Georgia Peace Officers Standards and Training (P.O.S.T.) Council.
- f. Shall provide an operating telephone available to range participants and spectators for the purpose of contacting emergency medical services.
- g. A first-aid kit containing the items recommended by a certified expert in emergency medical treatment shall be readily available at each shooting sports facility for emergency treatment or care of minor injuries.
- h. A management guidebook shall be maintained that includes procedures for operations, maintenance, and lead management and recovery. The management guidebook shall be kept on-site and shall be accessible at all times to those using the shooting sports facility.
- i. Prior to submitting for the conditional use permit, applicant shall have the NRA Range Development Technical Team advise as to the standard of noise reduction possible and to what decibel level the proposed operation will create. Applicant shall provide NRA documentation of the evaluation including any potential noise levels.
- j. Applicant shall not exceed noise level granted in the conditional use permit. If complaints are received, the director shall use the best tools reasonably available to determine the merit of the complaint. If determined by the director that a valid noise concern exists, approval from board of commissioners to employ services of a noise consultant shall be requested. All related expenses shall be incurred by the applicant. The community development department shall obtain an estimate of the expenses and the applicant shall pay the estimate in advance. Should the actual costs be less than the estimate, the applicant shall be returned the balance. In addition, applicant will be given 30 days to modify shooting range to reduce noise to approved level or all outdoor shooting range activities shall cease.

(Ord. No. 046-09, 12-15-09; Ord. No. 042-19, 10-1-19)

Sec. 193. - Additional requirements.

Required parking, loading and other supplemental regulations applicable to this district are set forth in article 24.

Niki Sewell

REAL ESTATE TRANSFER TAX
PAID: \$60.00

PT-61 038-2024-002585

Record and return to:
Wooldridge Law Offices, LLC
28 Jackson Street
Newnan, Georgia 30263

STATE OF GEORGIA

COUNTY OF COWETA

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of May, 2024, by and between JODACO PROPERTIES, LLC AND RANDY E. CONNELL (hereinafter referred to as the "Grantor") and G-FORCE RENTALS, LLC (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, heirs, successors and assigns where the context requires or permits):

W I T N E S S E T H T H A T :

Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, its legal representatives, successors and assigns, all that tract or parcel of real property lying and being in Coweta County, Georgia, and being more particularly described, to-wit:

TRACT ONE:

All that tract or parcel of land containing 2.3 acres, situate, lying and being in Land Lot 55 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

3/25
RC

BEGINNING at the intersection made by the southeasterly right of way line of Old Georgia Highway 34 with the east right of way line of a county road, and running thence in a northeasterly direction along the easterly right of way line of Old Georgia Highway 34 630 feet, more or less, to an iron pin at the northeast corner of property formerly owned by Carl Robertson; thence South 3 degrees 10 minutes east along the west line of said Robertson property to a branch; thence westerly along the meanderings of said branch to the east right of way line of a county road; thence north along the east right of way line of said county road to the beginning point and being the northerly portion of property of Milus C. Keith as shown by plat of survey of said property made by T. Y. Mattox, Surveyor, on February 9, 1970 and recorded in Plat Book 13, Page 281, in the Office of the Clerk of the Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a more accurate description of the property herein conveyed.

TRACT TWO:

All that certain tract or parcel of land lying and being in Land Lot 55 of the Fifth Land District of Coweta County, Georgia, and being a portion of Tract 8 of the Cornelia H. Harrington Subdivision according to plat of same recorded in Plat Book 4, Page 207, and being more particularly described as follows:

BEGIN at a point on the south line of Land Lot 55, and which point is 290 feet north 87 degrees 10 minutes east of the southwest corner of said Land Lot 55, as measured along the south line of Land Lot 55, and thence north 1 degree 0 minutes west along property of Lee Lassetter 400 feet; thence continuing along property of Lee Lasseter south 87 degrees 18 minutes west 240 feet to the easterly side of a county road; thence northerly along the easterly side of said county road 383 feet, more or less, to the center line of a creek; thence easterly and northeasterly along the meanderings of the center line of said creek 444 feet, more or less, to the east line of Tract 8 of the Cornelia Harrington Subdivision; thence South 3 degrees 18 minutes east along the east line of Tract 8 of the Cornelia Harrington Subdivision and property of Mrs. Carl Robertson 934 feet, more or less, to the south line of Land Lot 55, thence south 87 degrees 18 minutes west along the south line of Land Lot 55, 193 feet, more or less, to the point of beginning according to map and survey by T. Y. Mattox, dated 2-9-70, amended 3-30-70 entitled property of Milus C. Keith, a copy of which map and survey is recorded in Plat Book 13, Page 281, Coweta County, Georgia records.

Said tract is denominated as Tract 2 on the above said plat and contains 6.2 acres according to said tract.

Said tract is conveyed subject to easement to Georgia Power Company and all other existing easements.

The above described Tract One and Tract Two are being conveyed subject to all matters of record.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in any way appertaining, only to the proper use, benefit and behoof of the said Grantees forever in fee simple.

AND THAT SAID GRANTOR will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but not otherwise.

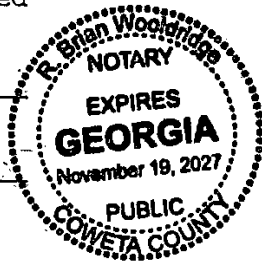
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day and year first above written.

JODACO PROPERTIES, LLC

BY: John Graham (SEAL)
John Graham, President

As to the signature of
Jodaco Properties, LLC:
Signed, sealed and delivered
in the presence of:

[Signature]
Witness



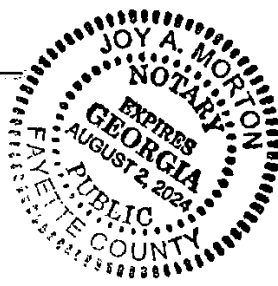
Notary Public
My Commission Expires

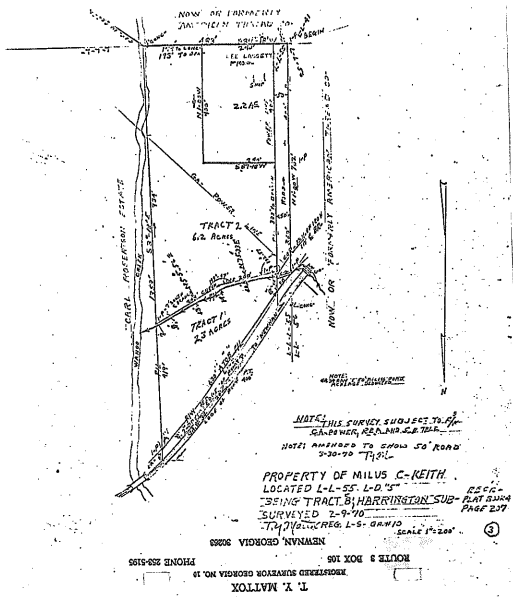
[Signature] (SEAL)
RANDY E. CONNELL

As to the signature of
Randy E. Connell:
Signed, sealed and delivered
in the presence of:

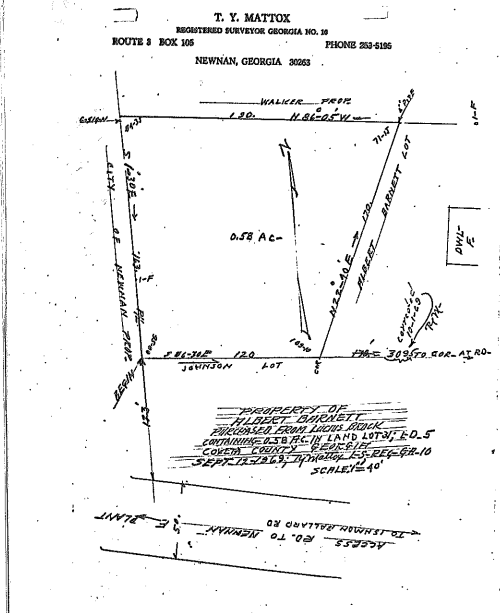
Brenda Haynes
Witness

Joy A. Morton
Notary Public
My Commission Expires:
8-2-2024

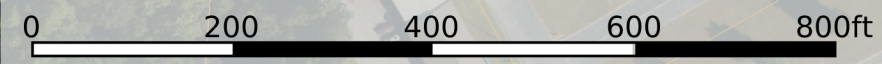




Copy of
 Map O. Keith
 11-2-70

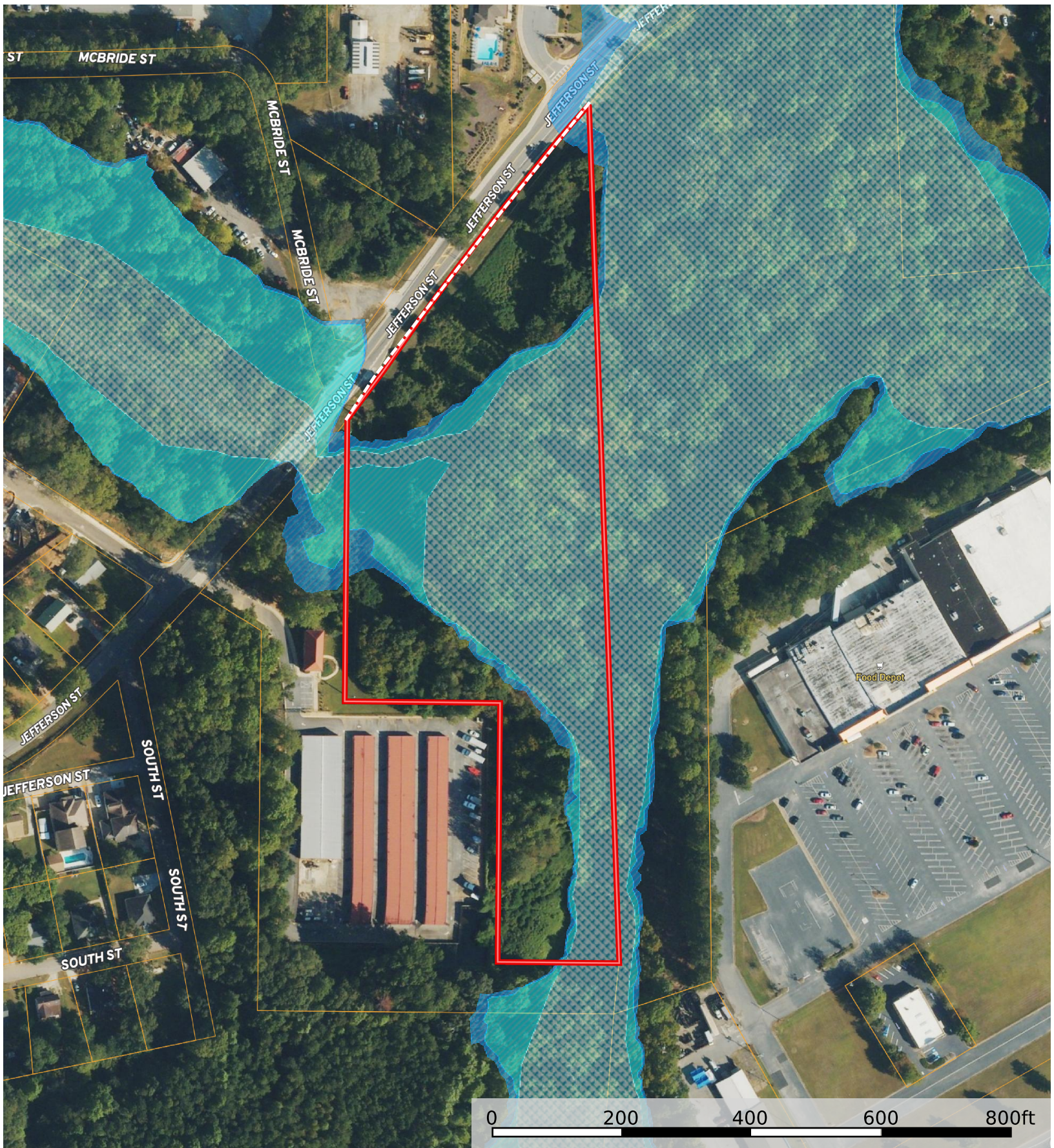


315 Jefferson ST Extension, Newnan, GA 30263 Zoned M Georgia, AC +/-



== OVER 600 +/- FT OF ROAD ▭ Boundary

315 Jefferson ST Extension, Newnan, GA 30263 Zoned M Georgia, AC +/-



- OVER 600 +/- FT OF ROAD
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included