



**FOR SALE**

# LAST REMAINING PARCELS NEWNAN CROSSING BLVD EAST

LEIGH SCHLUMPER

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JOSEY YOUNG AND BRADY REALTY

BROKERAGE  
75 JACKSON ST STE 200  
NEWNAN, GA 30263  
770-683-1800

WHERE

NEWNAN CROSSING BOULEVARD  
EAST NEWNAN, GA

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# PROPERTY DESCRIPTION

Introducing the last remaining parcels from the prestigious master planned development of Newnan Crossing Blvd. These exceptional properties offer prime opportunities for commercial development.

1. 22-Acre Tract: This expansive 22-acre tract boasts excellent visibility from 1-85 and features frontage on Newnan Crossing Blvd. Its strategic location ensures maximum exposure.
2. 4-Acre Tract: Located at the intersection of Newnan Crossing and Diplomat, this 4-acre tract presents a promising investment opportunity. Benefit from the high traffic flow and strategic positioning in this area of growth and development.
3. 17-Acre Parcel: Situated next to two recently constructed extended stay hotels, this 17-acre parcel is ideally positioned for success. The property is currently zoned for general commercial use, offering flexibility and endless possibilities.

Notably, the City of Newnan's future land use plan designates these parcels for mixed-use development, ensuring a promising future for your investment.

PARCEL	ACRES	STATUS	PRICE
PARCEL A - TOWNHOMES	2.82	SOLD	
PARCEL B - OUTPARCEL 1	.73	SOLD	
PARCEL C - WAFFLE HOUSE	.79	SOLD	
PARCEL D - STRIP RETAIL	.96	SOLD	
PARCEL E - RESTAURANT I	1.32	FOR SALE	
PARCEL F - FREDDY'S	1.29	SOLD	
PARCEL G - TOWNHOMES	4.40	SOLD	
PARCEL H - TOWNHOMES	2.97	SOLD	
PARCEL I - MULTIFAMILY	24.27	SOLD	
PARCEL J - OFFICE CAMPUS	22.44	FOR SALE	
PARCEL L - COMMERCIAL I	4.11	FOR SALE	
PARCEL M - COMMERCIAL II	1.53	FOR SALE	
PARCEL N - COMMERCIAL III	17.00	FOR SALE	
PARCEL N - HOTEL	2.06	SOLD	
PARCEL P - PARK DONATION	10.00	N/A	
TOTAL	106.02		
FOR SALE	46.4		

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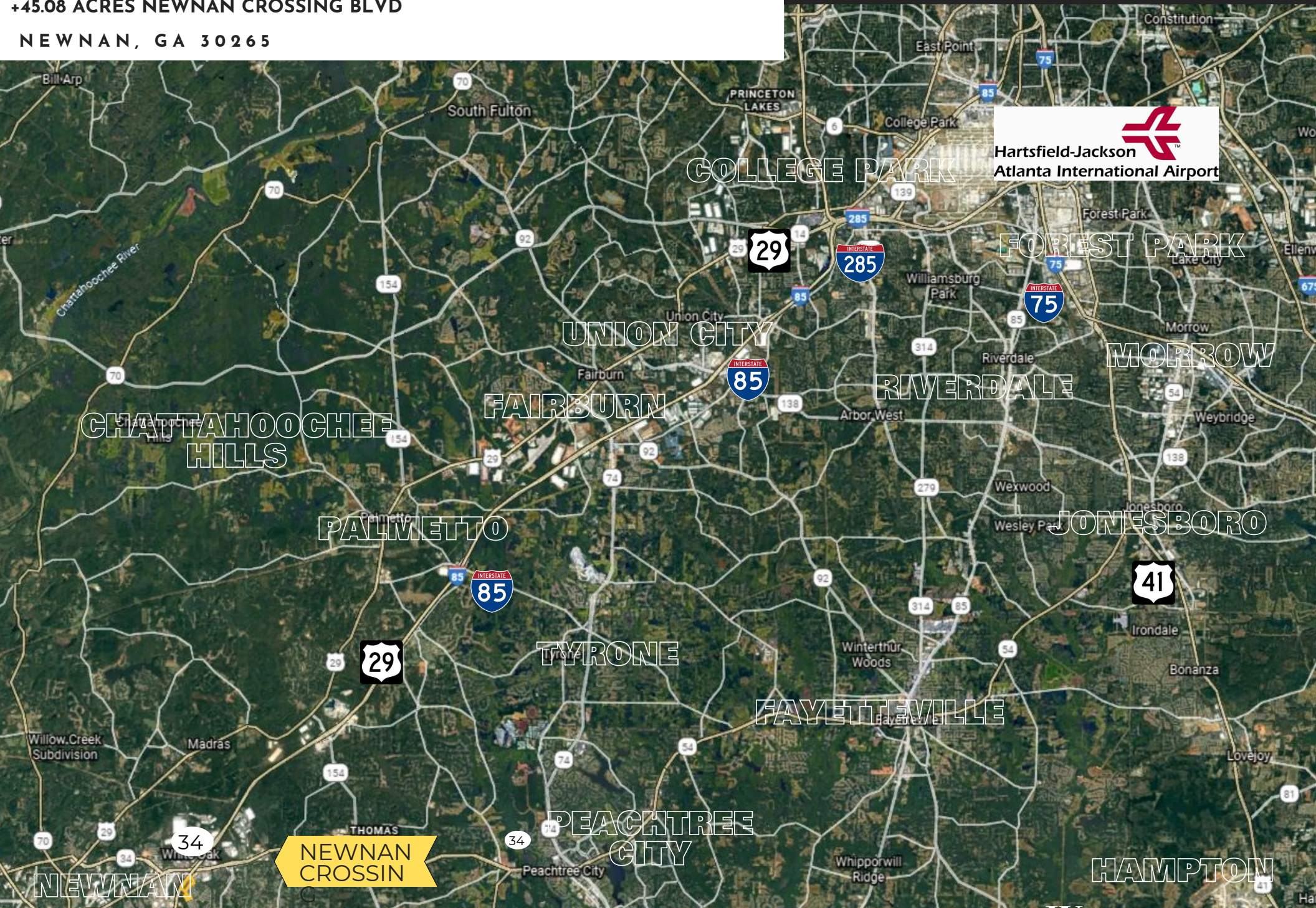
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+45.08 ACRES NEWNAN CROSSING BLVD  
NEWNAN, GA 30265

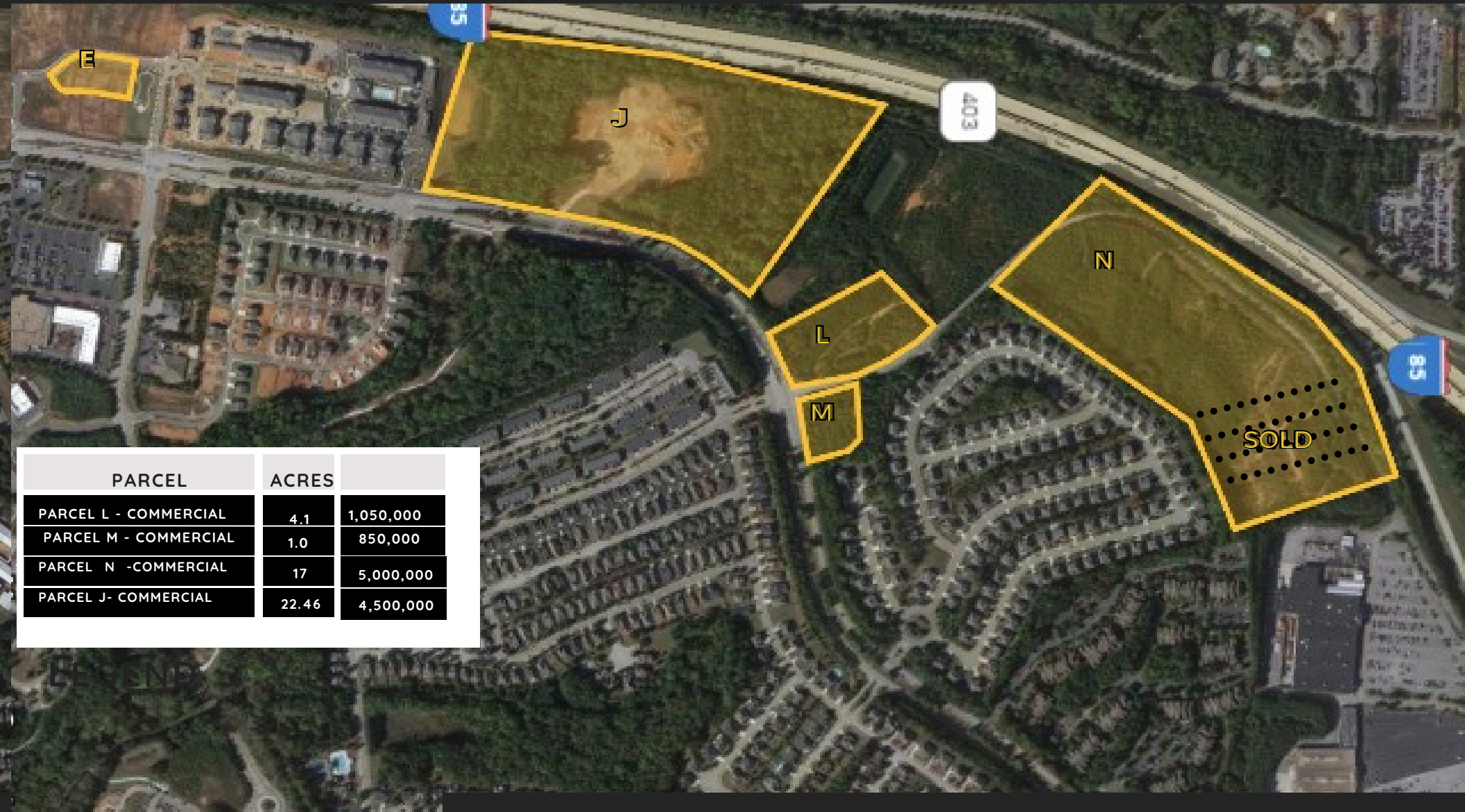


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# PROPERTY BREAKDOWN



PARCEL	ACRES	
PARCEL L - COMMERCIAL	4.1	1,050,000
PARCEL M - COMMERCIAL	1.0	850,000
PARCEL N -COMMERCIAL	17	5,000,000
PARCEL J- COMMERCIAL	22.46	4,500,000

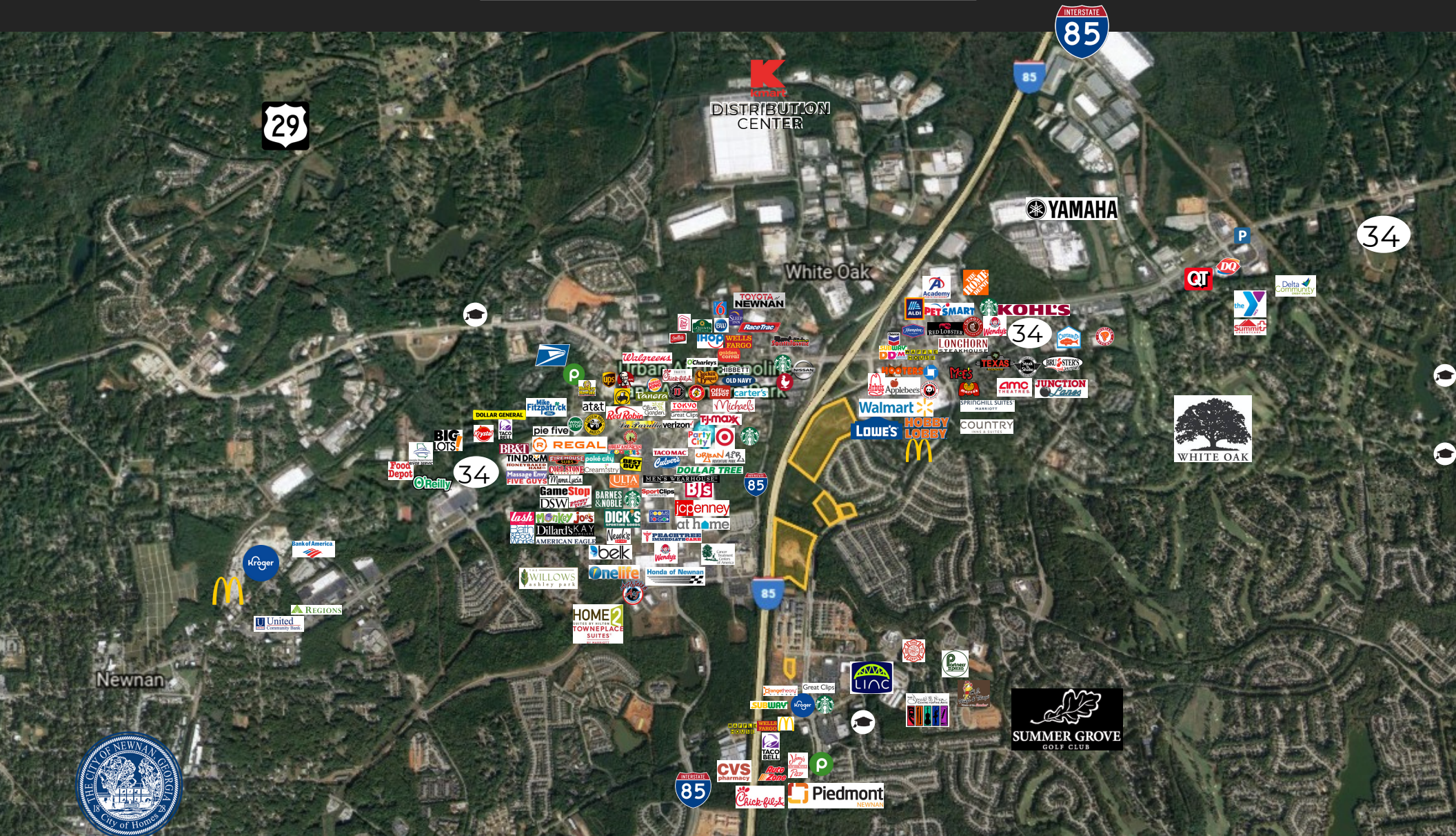
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# PROPERTY AERIAL



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# **±45.08 ACRES NEWNAN CROSSING BLVD**

## **LAST REMAINING OUTPARCELS - 1 TO 17 ACRES**

**CONTACT**



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