

NEWNAN DEVELOPMENT OPPORTUNITY

**27 ± Acres
NWC Poplar Road/I-85
Newnan, Georgia**

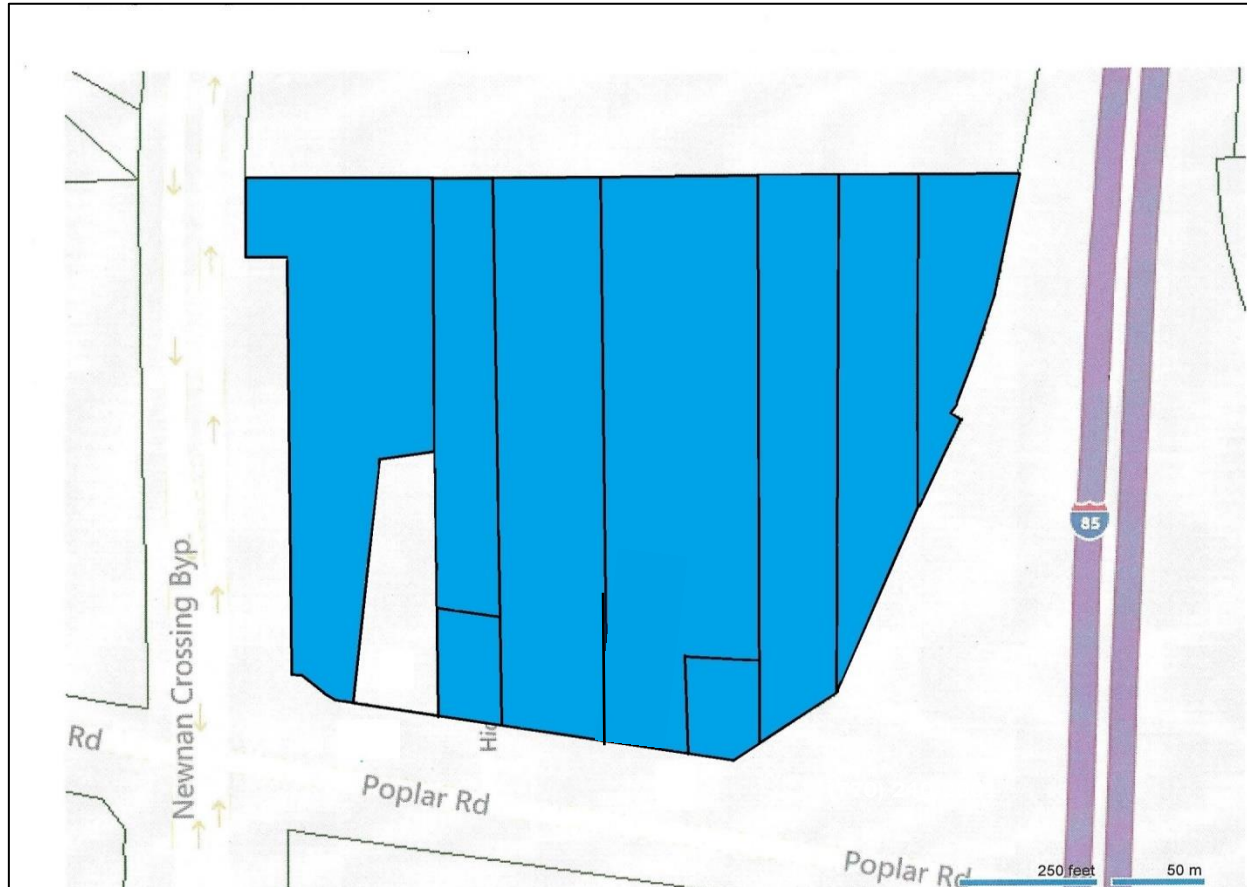
Offered By

**ATLANTA COMMUNITIES
Real Estate Brokerage
3113 Roswell Road, Suite 101
Marietta, GA 30062
770) 240-2001**

**Skip Smith (770) 335-4896
John McMenamin (404) 626-6714**

**skipsmith00@gmail.com
mcmenam@bellsouth.net**

**NEWNAN DEVELOPMENT OPPORTUNITY
FOR SALE | 27± ACRES
NWC Poplar Road/I-85, Newnan, GA**



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NEWNAN DEVELOPMENT OPPORTUNITY

Site Profile



Property	Approximately 27 acres comprised of seven (7) assembled tracts in unincorporated Coweta County (Newnan), Georgia.
Location	NWC of Poplar Road and I-85. Bounded on the west by Newnan Crossing Bypass.
Zoning	Currently RC (Residential). Coweta County has indicated willingness to accommodate various commercial/residential uses. Potential annexation into City of Newnan.
Utilities	All available at or in close proximity to the property.
Access	Right in/right out off Poplar Road. Median cut off Newnan Crossing Bypass.
Traffic Counts	Per Coweta County Transportation Department end of 2019 Poplar Road East Bound - 5,100 Vehicles Poplar Road West Bound - 2,500 Vehicles Exiting I-85 Onto Poplar Road: North Bound - 4,700 Vehicles South Bound - 5,970 Vehicles
Population	> 63,000 (5 mile radius)
Average Household Income (2020)	± \$75,000 (5 mile radius)

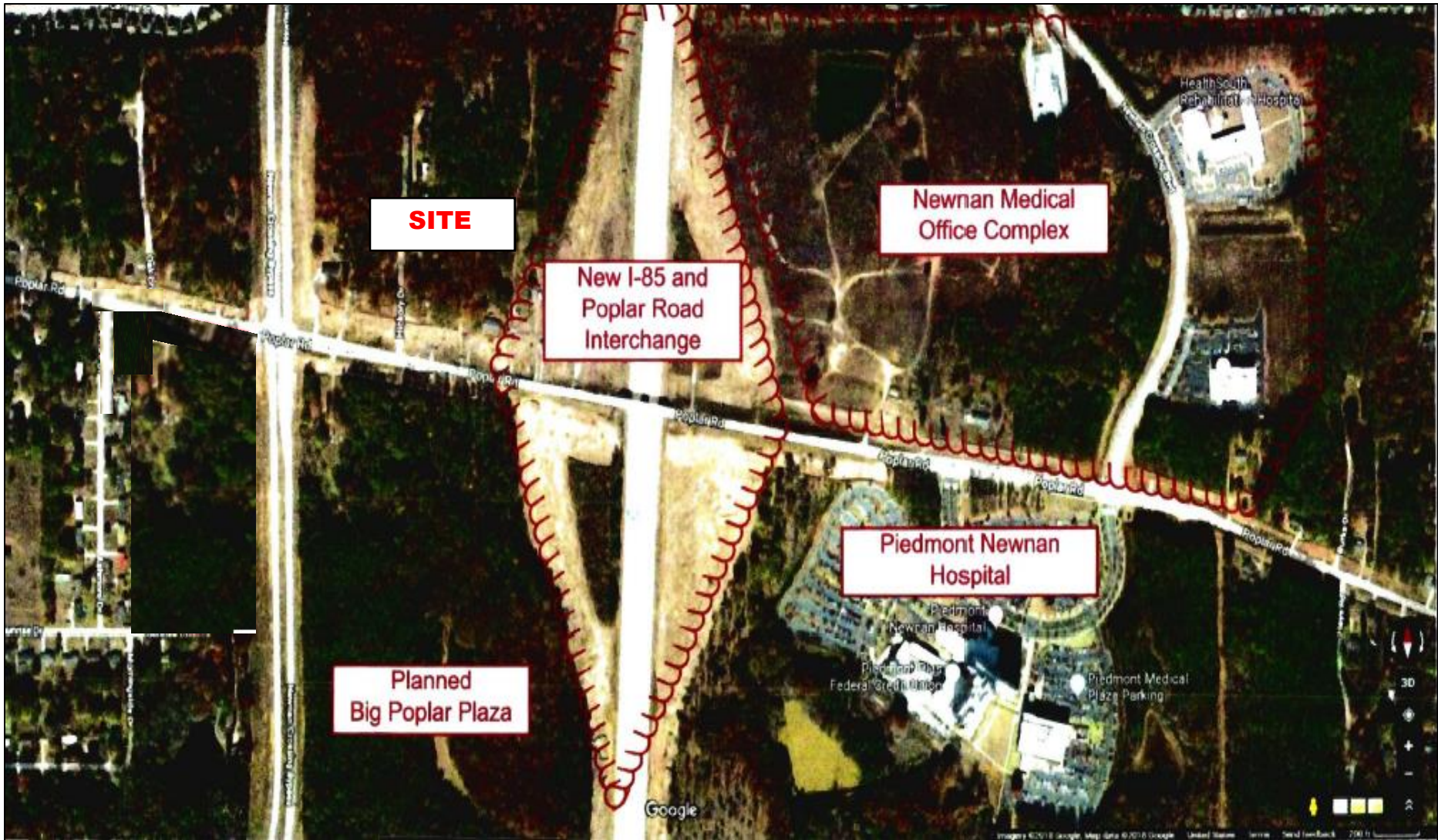
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NEWNAN DEVELOPMENT OPPORTUNITY

Site Aerial



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NEWNAN DEVELOPMENT OPPORTUNITY FOR SALE | 27± ACRES NWC Poplar Road/I-85, Newnan, GA



- 1 Ashley Park Retail**
Open-Air Regional Lifestyle Shopping Center (Opened 2006)
850,000 SF | 3 anchor tenants | > 35 tenants
BELK BARNES & NOBLES
DILLARD'S REGAL CINEMAS
DSW DICK'S SPORTING GOODS
- 2 Cancer Treatment Centers Of America**
Cancer Treatment Centers of America at Southeastern Regional Medical Center (Opened 2000, Expansion 2014-2015)
350,000 SF | 103 acres
- 3 Newnan Centre For Health**
Planned Medical Office Building Campus Complex (Pre-Development)
250,000 SF | 25-acre site
Batson-Cook Development and Ackerman Medical
- 4 HealthSouth Rehabilitation Hospital**
(Opened 2014)
50-bed hospital
- 5 Piedmont Newnan Hospital**
Piedmont Healthcare Facility (Opened 2012)
362,000 SF
136-bed hospital
>900 staff, >300 physicians
- 6 West GA Tech**
(Since 2000)
New Campus Opened 2013
38 Acres

LOCATION HIGHLIGHTS

- ◆ Approximately 3 miles to downtown Newnan
- ◆ Less than 2 miles from Ashley Park
- ◆ Adjacent to new Poplar Road / I-85 interchange
- ◆ Traffic count ranges from 41,000 - 48,000 ADT off I-85 interchange

CITY OF NEWNAN

LOCATION

40 MILES SOUTHWEST OF ATLANTA

SIZE

19.5 SQUARE MILES

POPULATION GROWTH RATE

> 103.4% (2000-2010)

DOWNTOWN NEWNAN/ CITY SQUARE

8-SQUARE BLOCK DISTRICT FEATURING SHOPPING, RETAIL AND PUBLIC EVENTS/ SERVICES

LOCAL AWARDS/ACCOLADES

ECONOMIC DEVELOPMENT AWARD WINNER, GEORGIA DOWNTOWN ASSOCIATION (2014)

PROMOTION AWARD WINNER, DONUT DAY EVENT – GEORGIA DOWNTOWN ASSOCIATION (2014)

NEWNAN NAMED TOP 10 BEST CITIES FOR YOUNG PROFESSIONALS NEAR ATLANTA

NEWNAN-DOWNTOWN – GREAT PLACES IN GEORGIA AWARD – GEORGIA PLANNING ASSOCIATION

COWETA COUNTY

MAJOR CITIES

NEWNAN (COUNTY SEAT) AND SENOIA

POPULATION

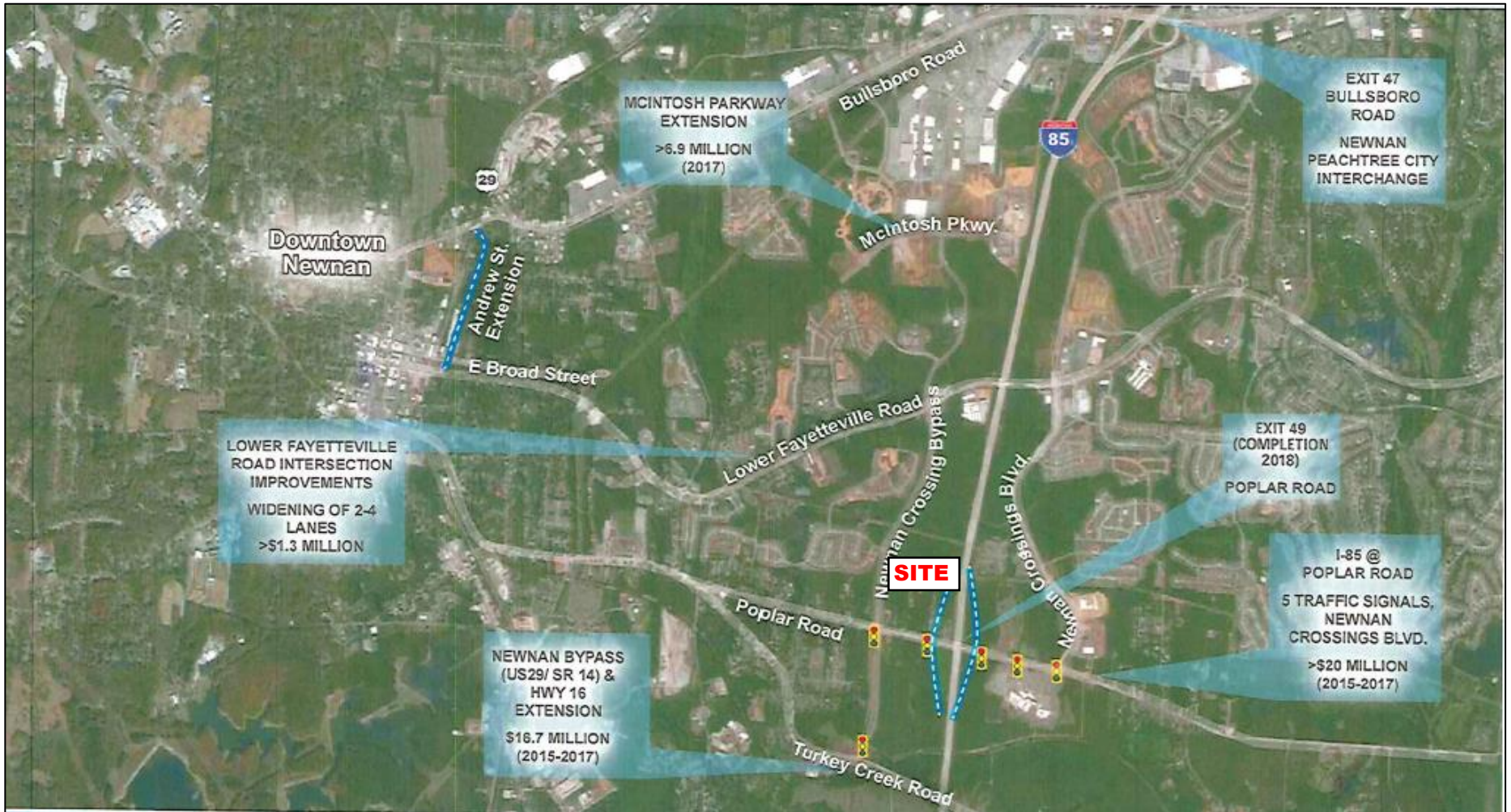
152,688 (2015), 49TH FASTEST GROWING COUNTY IN THE US

TOP EMPLOYERS

BONNELL ALUMINUM, CANCER TREATMENT CENTERS OF AMERICA, CARGILL, YOKOGAWA CORP, CITY OF NEWNAN, COWETA COUNTY, COWETA COUNTY SCHOOL SYSTEM, PETSMAST DISTRIBUTION CENTER, WALMART, PIEDMONT NEWNAN HOSPITAL, YAMAHA MOTOR MANUFACTURING CORP.

NEWNAN DEVELOPMENT OPPORTUNITY

Roadway Improvements Map



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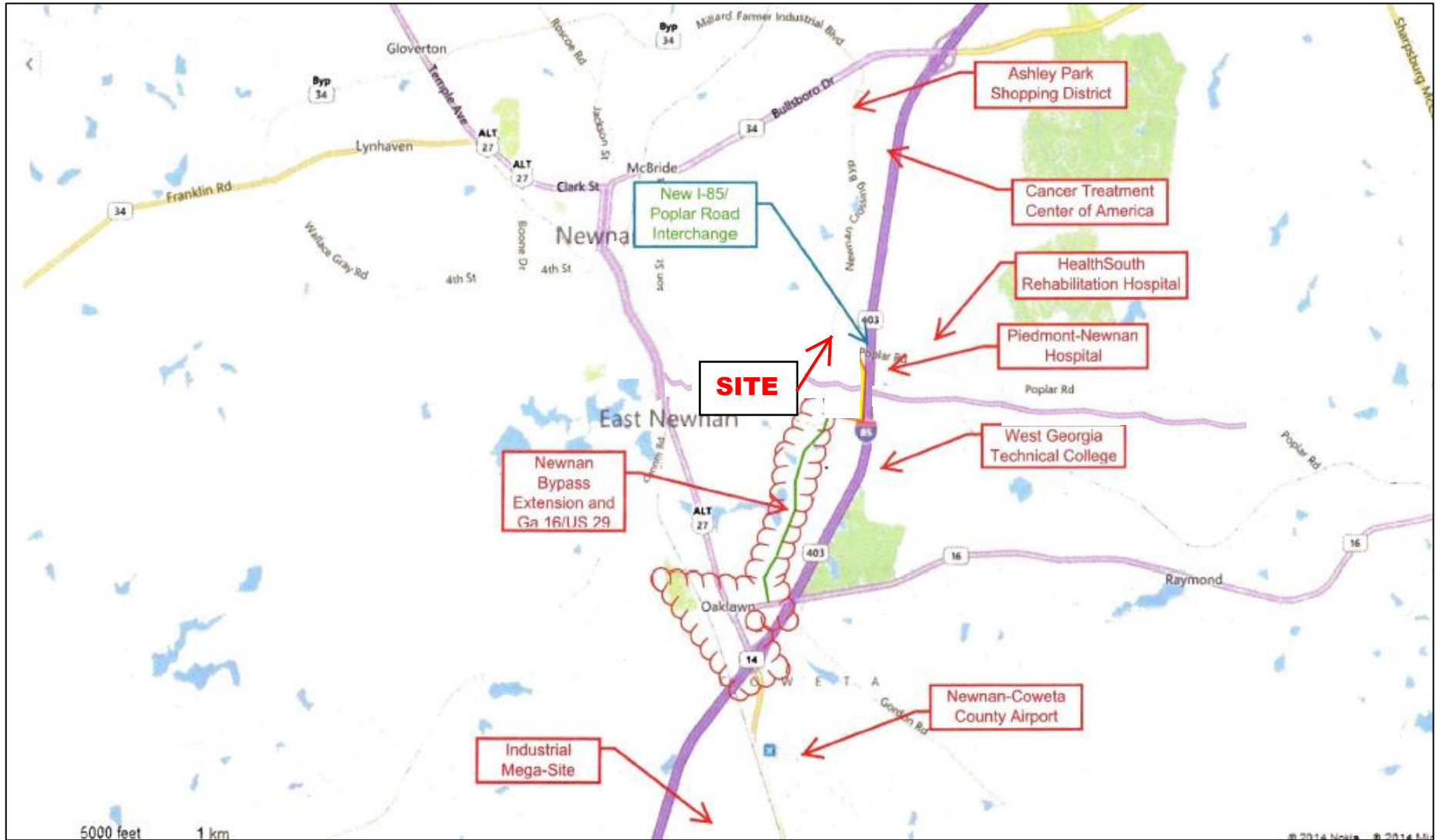
NWC Poplar Road/ I-85 Newnan, GA

Interchange



NEWNAN DEVELOPMENT OPPORTUNITY

Neighborhood Map



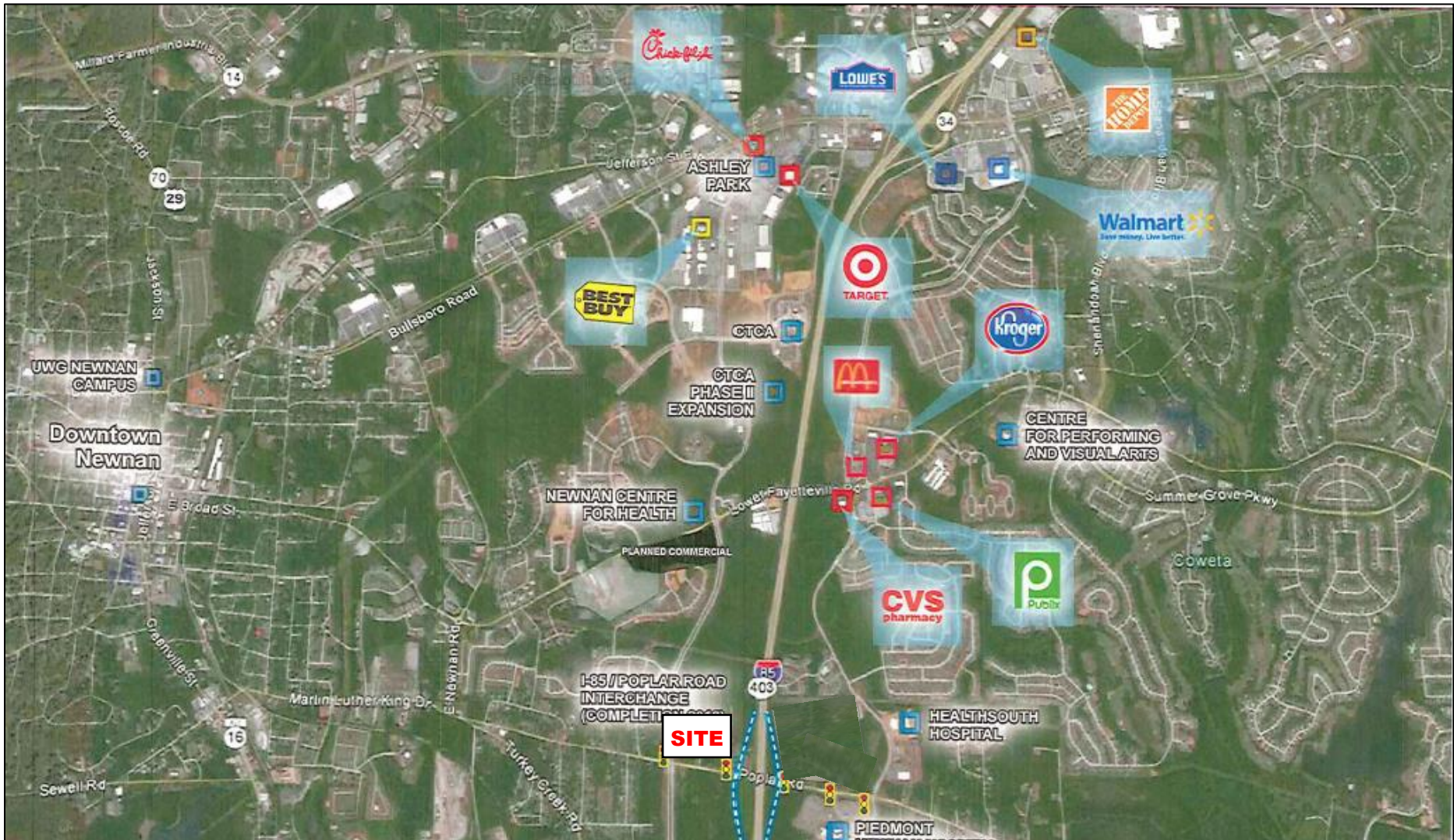
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Location Aerial



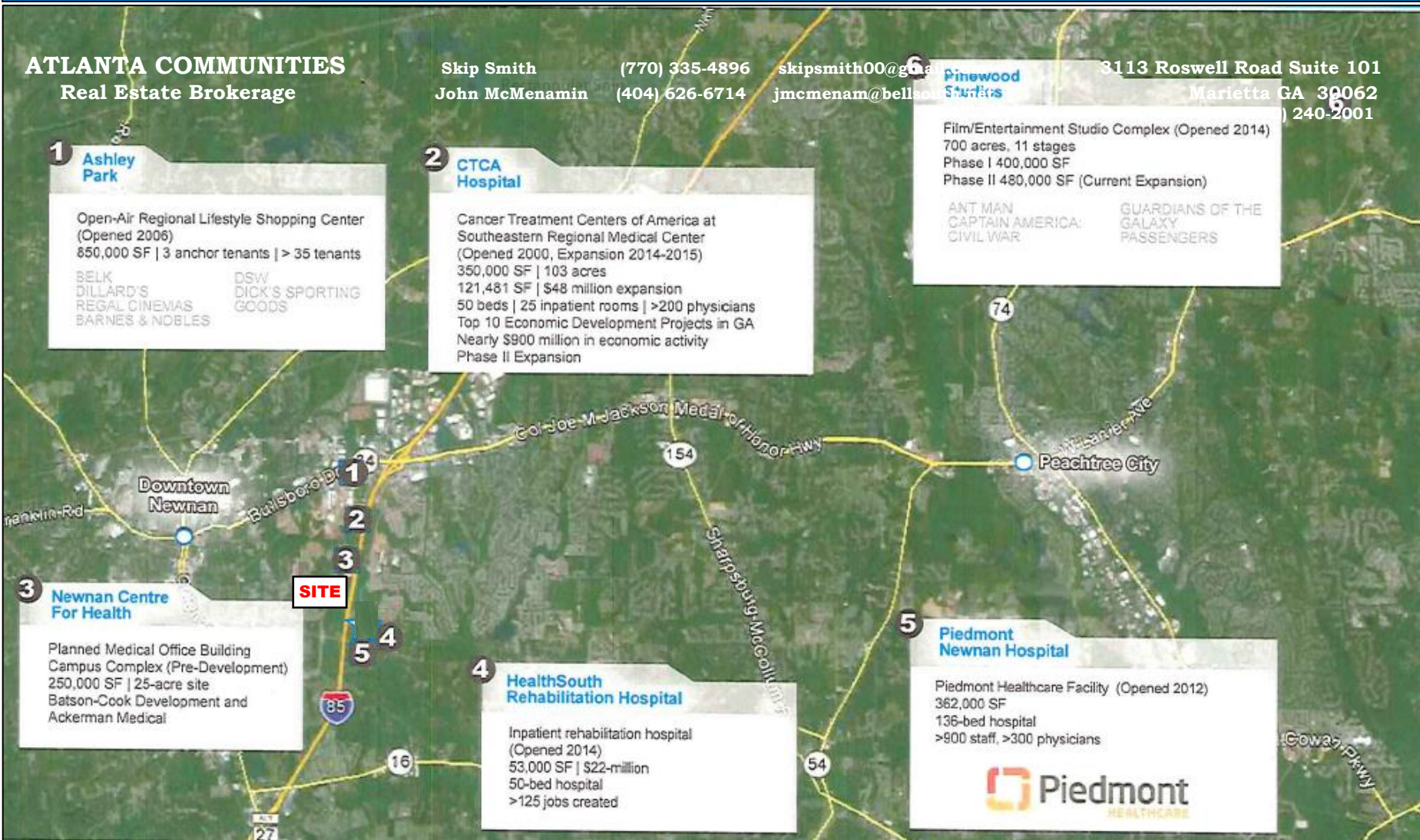
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NEWNAN DEVELOPMENT OPPORTUNITY LOCATION OVERVIEW MAP

Newnan | Peachtree City | Fayetteville



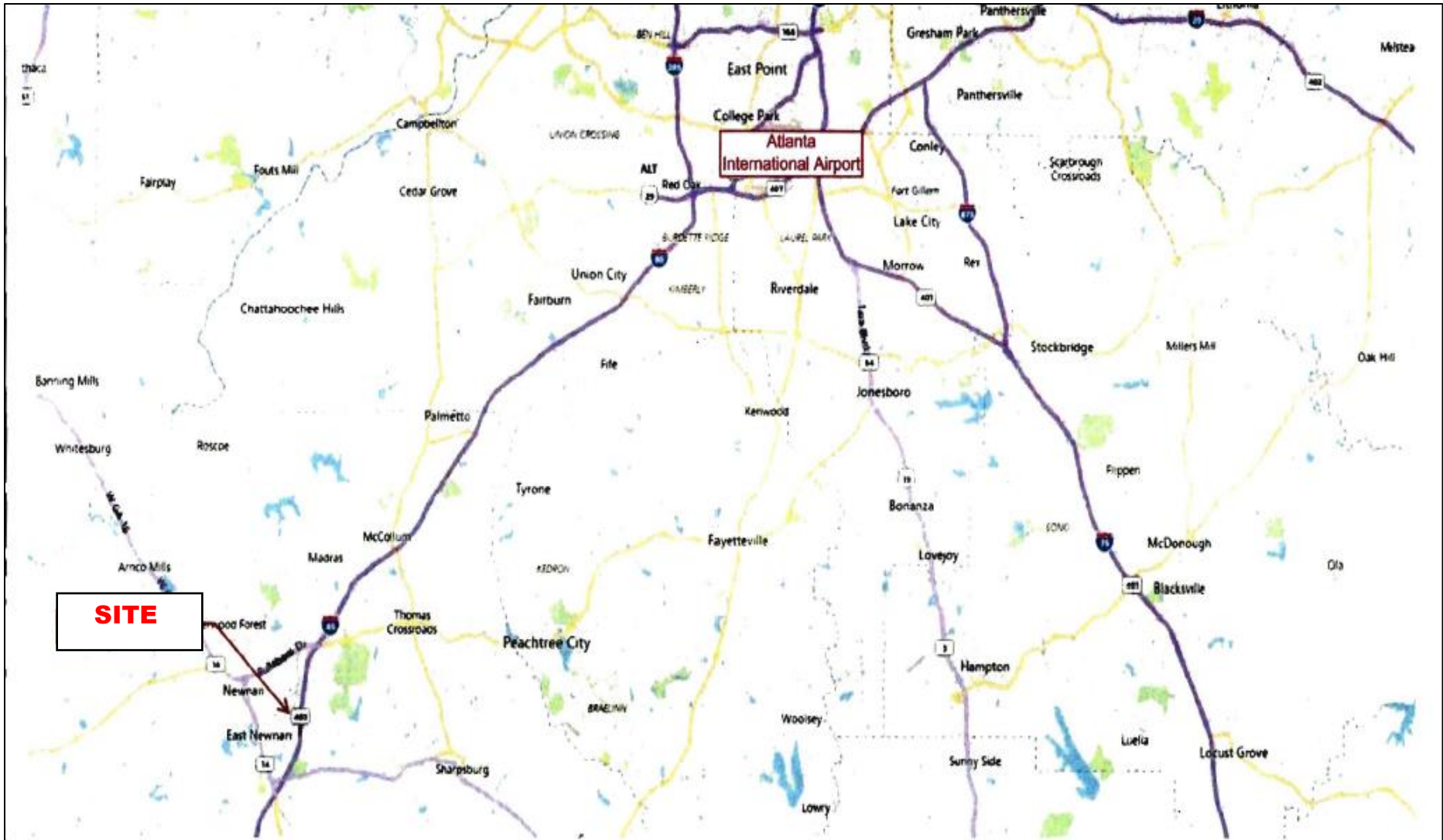
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NEWNAN DEVELOPMENT OPPORTUNITY

Atlanta Area Map



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NEWNAN DEVELOPMENT OPPORTUNITY REGIONAL AREA MAP

Metro-Atlanta | Southwest | Newnan



DISTANCES	MILES	MINUTES
NEWNAN TO AIRPORT	27.6	26.0
NEWNAN TO PEACHTREE CITY, GA	9.5	14.0
NEWNAN TO LA GRANGE, GA	32.4	30.0
NEWNAN TO COLUMBUS, GA	72.6	60.0

- Kia Plant (Completed 2009)**
1st manufacturing plant in North America for Kia
 Include a 70,000 SF training center
 2.2 MSF, 2,200 acres, \$1.2 billion plant
 Full Capacity – 360,000 vehicles per year
 >3,000 workers, 5,000 – 7,000 jobs created
 \$400 million in incentives
 \$4 billion economic impact per year
 "Large Manufacturer of the Year" (2012) – 500,000⁺ vehicle
- Fort Benning (Established 1918)**
Home of the Infantry – 6th largest installation in U.S.
 182,000 acres, >120,000 active military annually
 >30,000 current active military, >11,000 civilians
 U.S. Maneuver Center of Excellence (2011)
 Armor School (Relocated from Fort Knox in 2011)
 Total economic impact – >\$5.5 billion

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NEWNAN DEVELOPMENT OPPORTUNITY

Demographics



US Census 2010 Overview Comparison

September 12, 2018

Analysis Site: NWC I-85/POPLAR RD, NEWNAN, GA 30263

US Census 2010 Overview Comparison Report

Date: September 12, 2018

	1 Mile	3 Miles	5 Miles
Basic Variables			
Population	3195.000000	30404.000000	55346.000000
Female Population	1626.000000	15814.000000	28725.000000
Female Percentage	50.908500	52.012200	51.900800
Male Population	1568.000000	14590.000000	26621.000000
Male Percentage	49.091500	47.987800	48.099200
Households	1446.000000	12941.000000	22707.000000
Age: Total			
Age 0 to 4	10.617500	9.172000	8.331700
Age 5 to 9	8.093300	8.139900	7.776700
Age 10 to 14	6.298300	7.078100	7.290400
Age 15 to 17	3.495300	3.767800	4.204900
Age 18 to 20	2.741700	3.266200	3.365900
Age 21 to 24	6.991000	5.879900	5.152800
Age 25 to 29	10.013300	8.638500	7.459100
Age 30 to 34	10.250700	8.387400	7.641800
Age 35 to 39	8.660200	8.315200	7.930900
Age 40 to 44	7.677600	7.163200	7.353600
Age 45 to 49	5.832900	6.489900	6.969700
Age 50 to 54	4.240500	5.492300	6.162300
Age 55 to 59	3.994300	4.736800	5.247200
Age 60 to 64	3.710600	4.505700	4.890300
Age 65 to 69	2.842200	3.118900	3.589800

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Demographics



Age 70 to 74	1.808100	2.137000	2.457000
Age 75 to 79	1.303200	1.570600	1.806600
Age 80 to 84	0.827200	1.201600	1.323000
Age 85 Plus	0.602100	0.939000	1.046400
Median Age	30.760000	32.720000	34.590000
Race & Ethnicity			
American Indian and Alaska Native Alone	0.630000	0.330000	0.300000
Asian Alone	2.650000	2.780000	2.140000
Black Alone	27.000000	29.770000	27.200000
Native Hawaiian and Other Pacific Islander Alone	0.060000	0.100000	0.090000
Some Other Race Alone	8.520000	6.100000	4.630000
Two or More Races	2.840000	2.740000	2.430000
White Alone	61.140000	60.930000	65.640000
Hispanic or Latino Ethnicity	16.173700	11.567400	9.302600
Not Hispanic or Latino Ethnicity	83.826300	88.432600	90.697400
Size of Household			
1 Person Households	24.524300	27.227900	24.418400
2 Person Households	29.680900	29.274700	30.543600
3 Person Households	17.824700	17.345600	18.096700
4 Person Households	15.472000	14.613400	15.117600
5 Person Households	7.536800	6.936000	7.232600
6 Person Households	2.933100	2.697400	2.794200
7 + Person Households	2.028200	1.905000	1.796900
Urban and Rural Population			
Urban	0.000000	0.000000	0.000000
Rural	0.000000	0.000000	0.000000
Not defined	100.000000	100.000000	100.000000