



70.42 Acres  
on Posey Road  
COWETA COUNTY | GEORGIA

**EXCLUSIVE OFFERING**

**ACKERMAN GABLE**  
LAND ADVISORY GROUP

## Disclosure / Confidentiality Statement

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of **70.42 acres on Posey Road in Coweta County, Georgia** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Ackerman & Co. and Gable Land Co.. ("Broker") and the Owner ("Owner"). This Offering Memorandum was prepared by Broker, and the information contained herein has been obtained from sources that Broker deems to be reliable, and Broker has no reason to doubt its accuracy. However, neither Owner, its affiliates, officers, directors or employees, nor the Broker, nor any other party, make any warranty or representation, expressed or implied, as to the accuracy or completeness of the information contained herein, including but not limited to financial information and projections, and any engineering and environmental information and any downloadable files. Prospective purchasers should make their own investigations, projections, and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the Property, including such engineering inspections as they deem necessary to determine the condition of the Property. Ackerman & Co. and Gable Land Co. represent the Owner in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

**This Offering Memorandum is exclusively presented by the Broker. For additional information or to schedule a property tour, please contact:**



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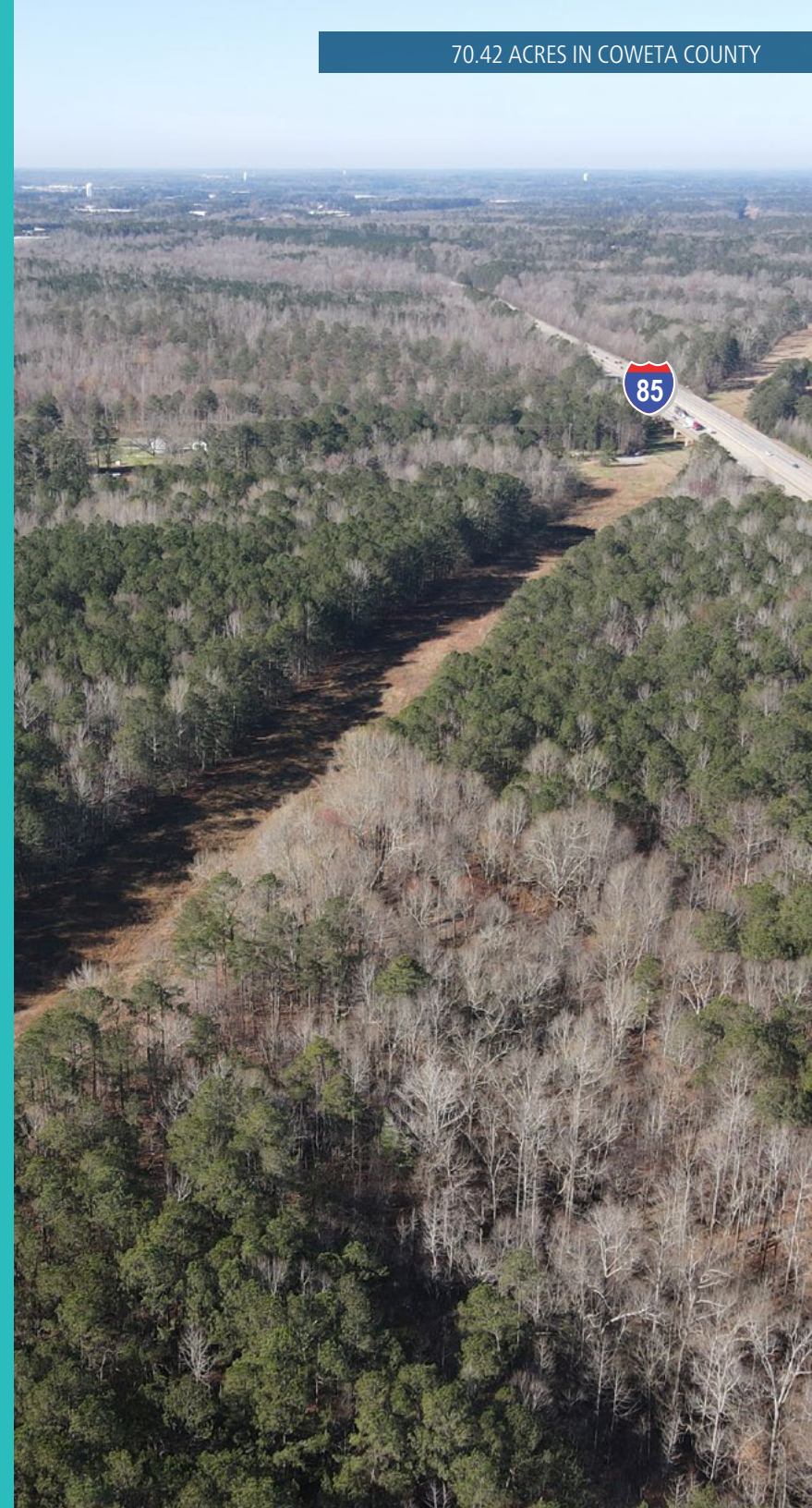
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# The Opportunity

**Ackerman & Co.** and **Gable Land Co.** are pleased to exclusively present for sale **70.42 acres on Posey Road** in Coweta County, GA.

**The Property** offers the following attributes:

- Excellent location being just over 6 miles from Downtown Newnan, offering an array of dining, retail and entertainment.
- Located just over 4 miles from Ashley Park, a major mixed use development containing retail, commercial, restaurants, entertainment and recreational and health facilities and hotels.
- Convenient access to Interstate 85, as **the Property** is located less than 3 miles from the I-85/Sharpsburg McCullum Road interchange.
- Just north of the future Del Webb Newnan development with almost 1,000 age-restricted units.
- **The Property** has over 470 feet of frontage on Posey Road.
- Over 1,900 feet of frontage on I-85 which carries a traffic count of 81,600 vehicles per day.
- The majority of property is in the Complete Communities area with some of **the Property** being in the Employment Center-Industrial character area for the future land use.

**Posey Road** is an opportunity to build a premium community to meet the immediate and growing housing needs for this market.

Interested parties should submit a letter of intent ("LOI") pursuant to the terms outlined in the Process section of this Offering Memorandum.



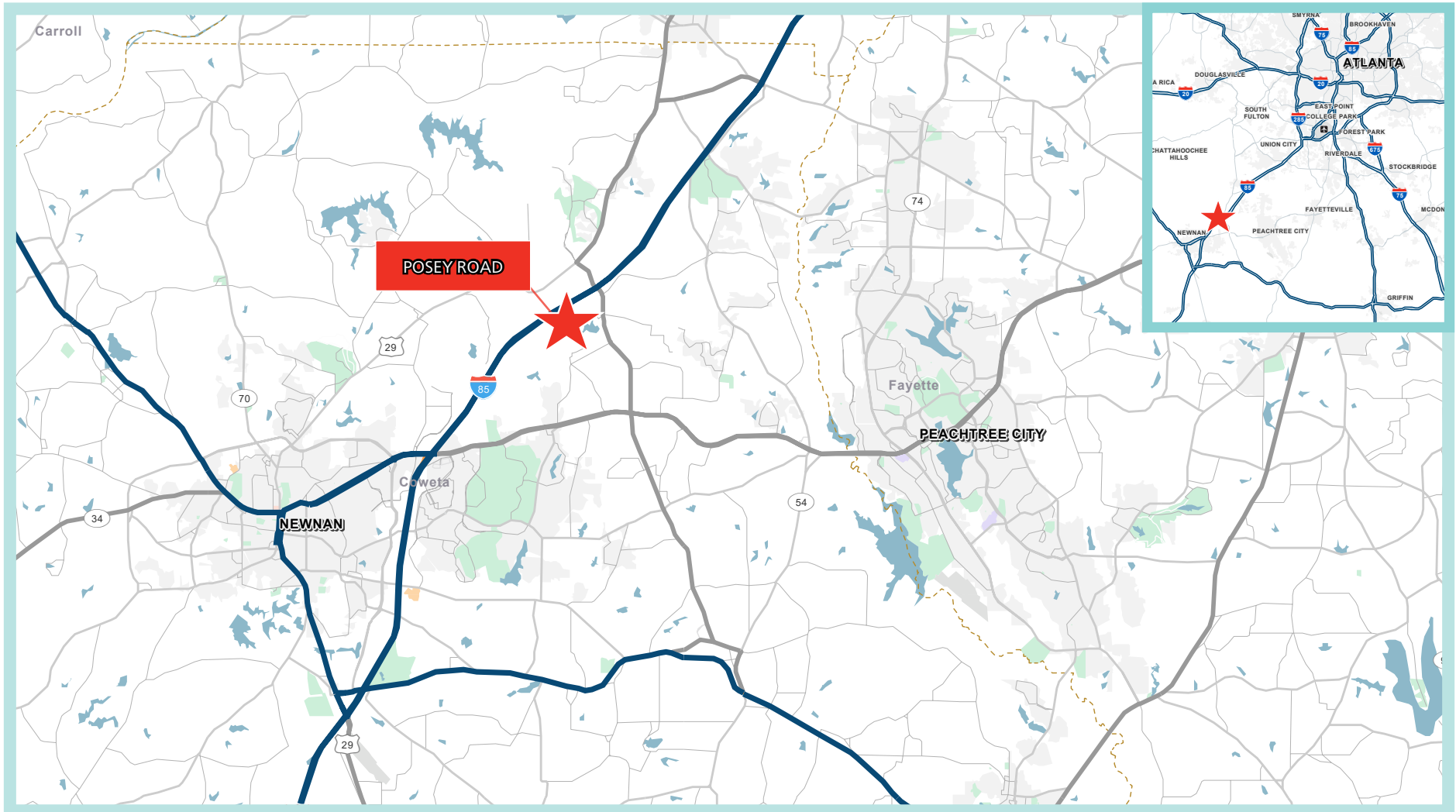
DOWNTOWN NEWNAN, GA



ASHLEY PARK

# The Property

**Posey Road** is located at 1151 Posey Road, Newnan, GA 30265. The Parcel Number is 108 6009 001:

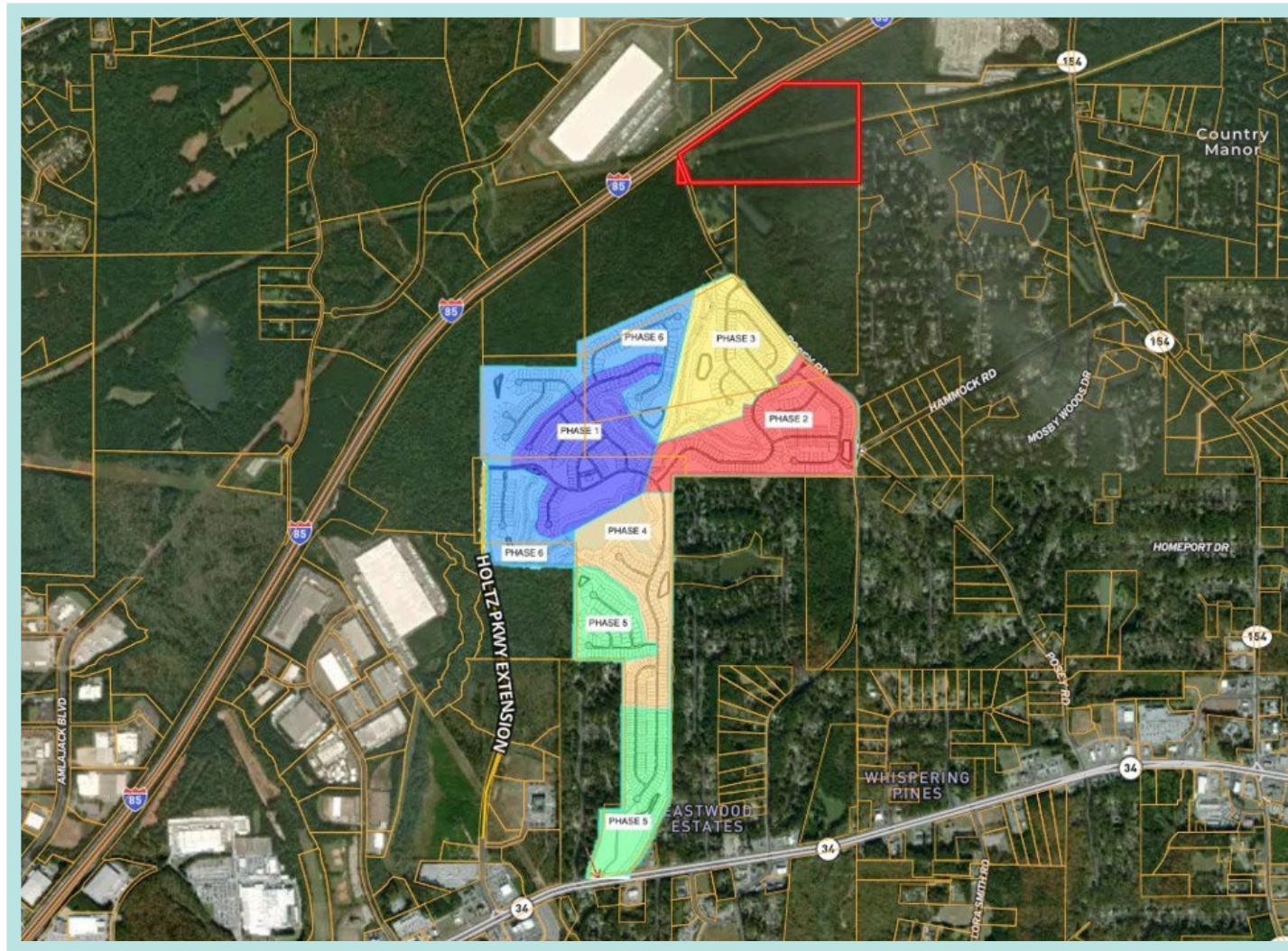


## HIGH ALTITUDE AERIAL WITH NEARBY AMENITIES



## MID ALTITUDE AERIAL WITH NEARBY AMENITIES

Del Webb Southern Oaks has officially started development with the grand opening expected in 2026. The development will be an age restricted development with almost 1,000 homes. Phase 2 of the development will be located on Posey Road.

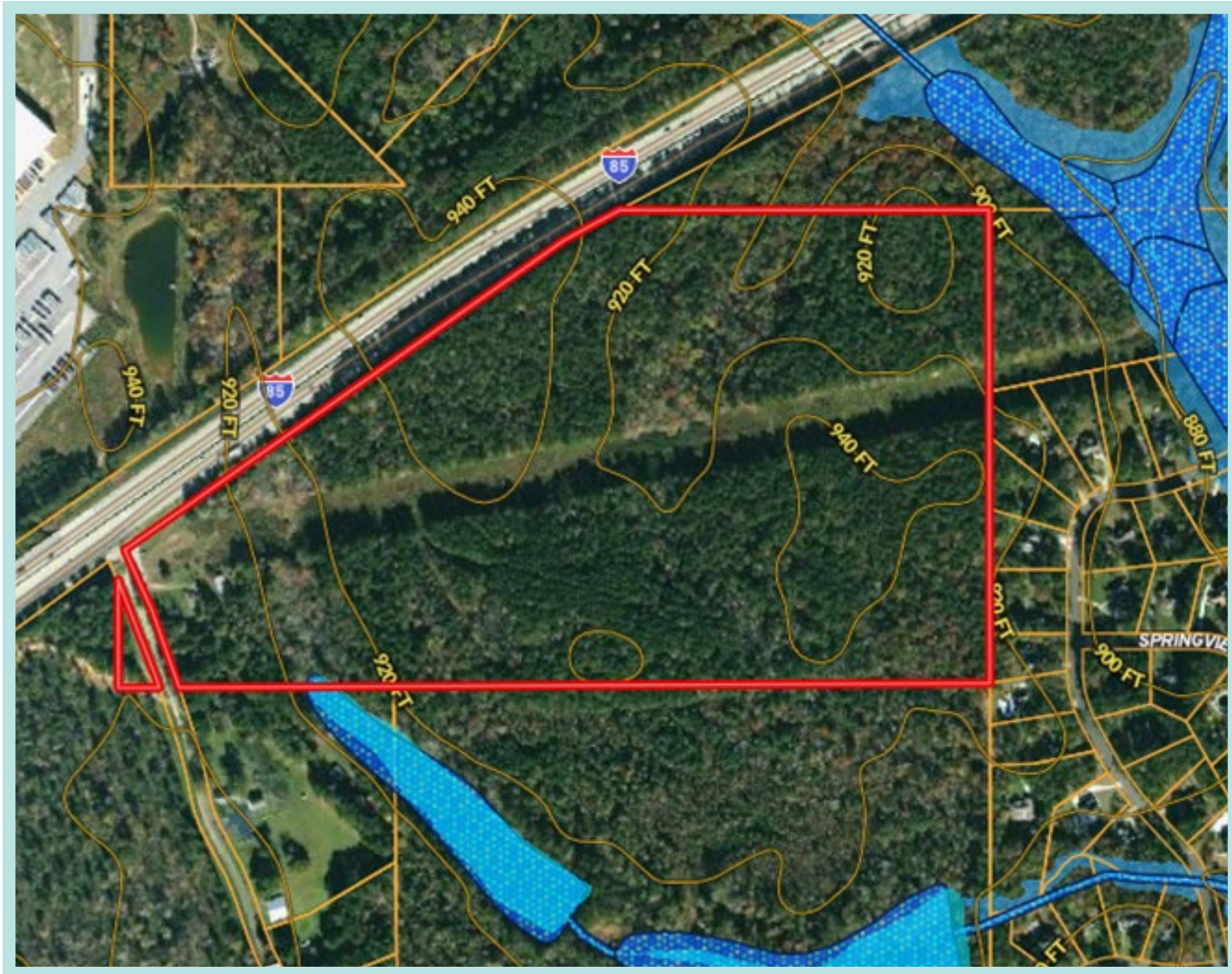


## LOW ALTITUDE AERIAL WITH PARCEL BOUNDARIES

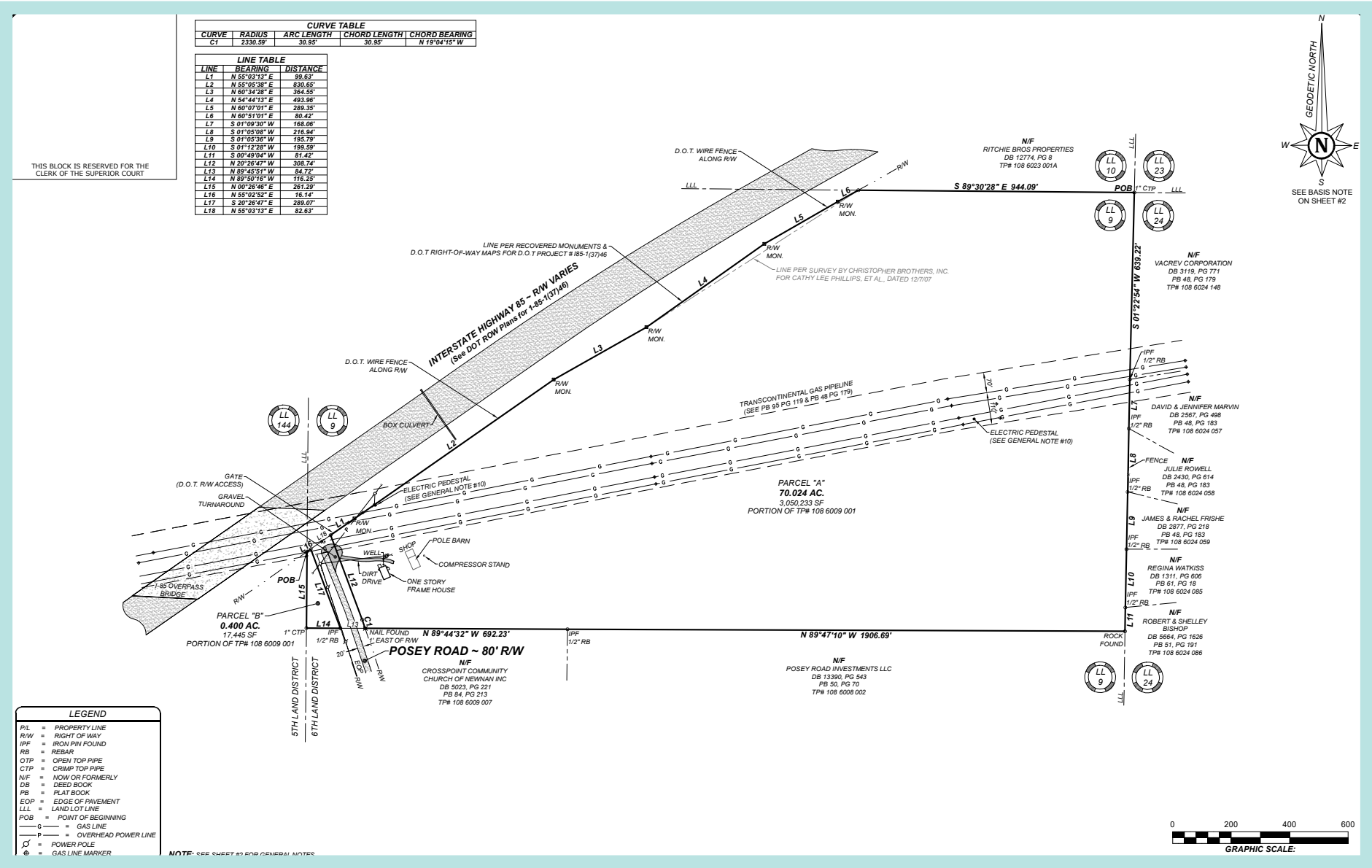


## TOPOGRAPHY MAP WITH HYDROLOGY

Below is a topography map with 20' contours.



SURVEY



## ZONING

**The Property** is zoned RC (Rural Conservation District) in Coweta County with the following development standards:

- Minimum Lot Size: 5 Acres
- Minimum Land Width: 220'
- Minimum Floor Area: 1,725 SF
- Minimum Front Setback: 50'
- Minimum Side Setback: 2'
- Minimum Rear Setback: 50'

## FUTURE LAND USE

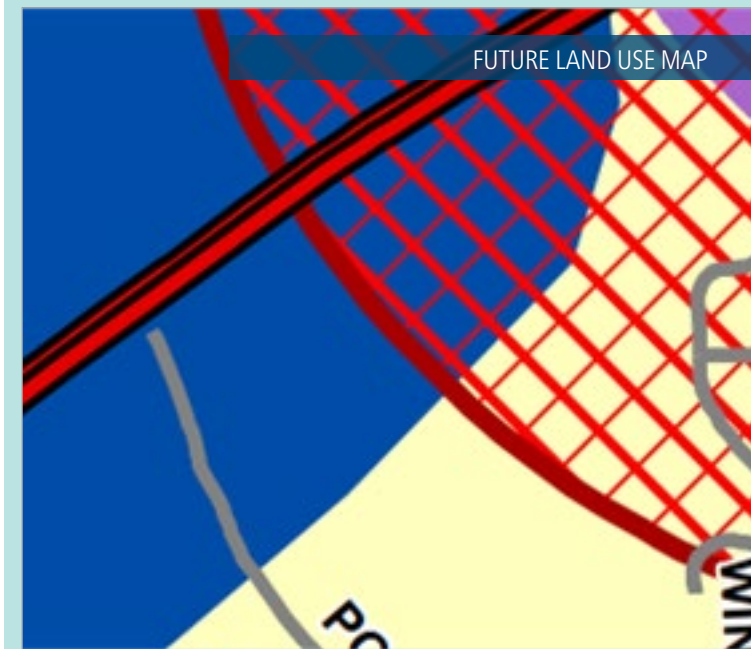
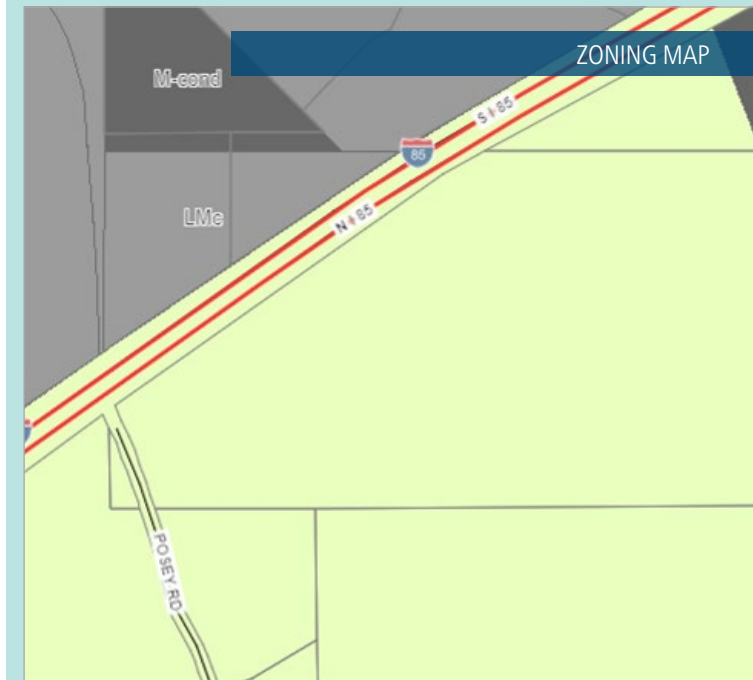
Majority (potentially all) of **The Property** is located in the Employment Center - Industrial character area. A portion of **The Property** might be located in the Complete Community overlay.

### Employment Center - Industrial

Areas of intensive employment such as an industrial park or warehouse/distribution center characterized by large, regional employers typically engaged in manufacturing, trucking, or production. Allowable zonings: Industrial (M) and Light Industrial (LM)

### Complete Communities

Complete Communities are places where the daily needs of residents are a short, convenient trip from where they live, work and recreate. They feature a mix of land-uses, which may consist of residential, commercial, and civic spaces. The exact uses vary depending on the residents' needs. Allowable zoning: Rural Conservation (RC), Residential - Planned Development Project (R-PDP), Mixed-Use Employment Supporting District (C-MU), Commercial Limited Services (CLS), Commercial-3 (C-3), Commercial-4 (C-4), Commercial-6 (C-6), Office-Institutional (O-I), Village Centers (VC), Residential Retirement and Care Community (RRCC).



## UTILITIES

### Domestic Water:

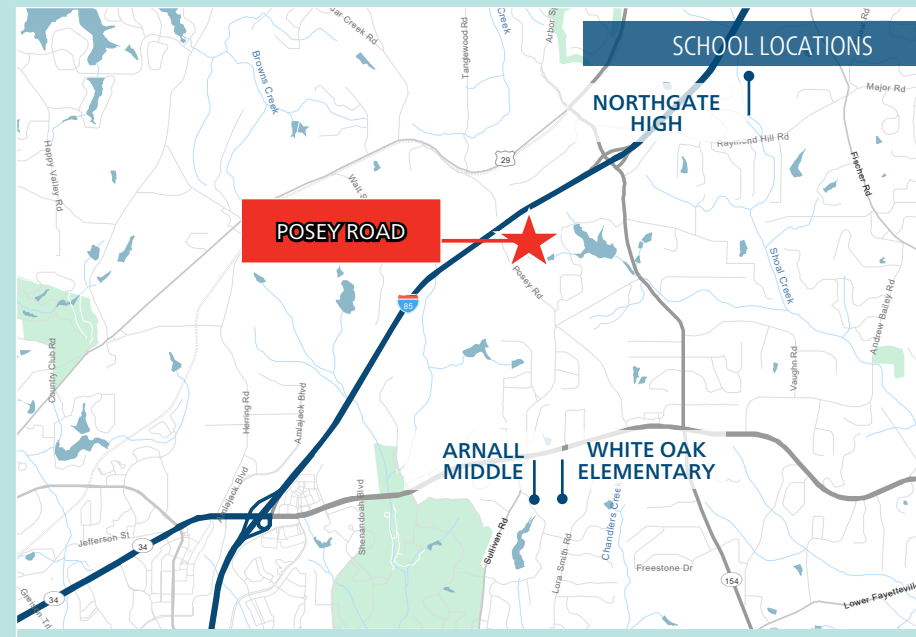
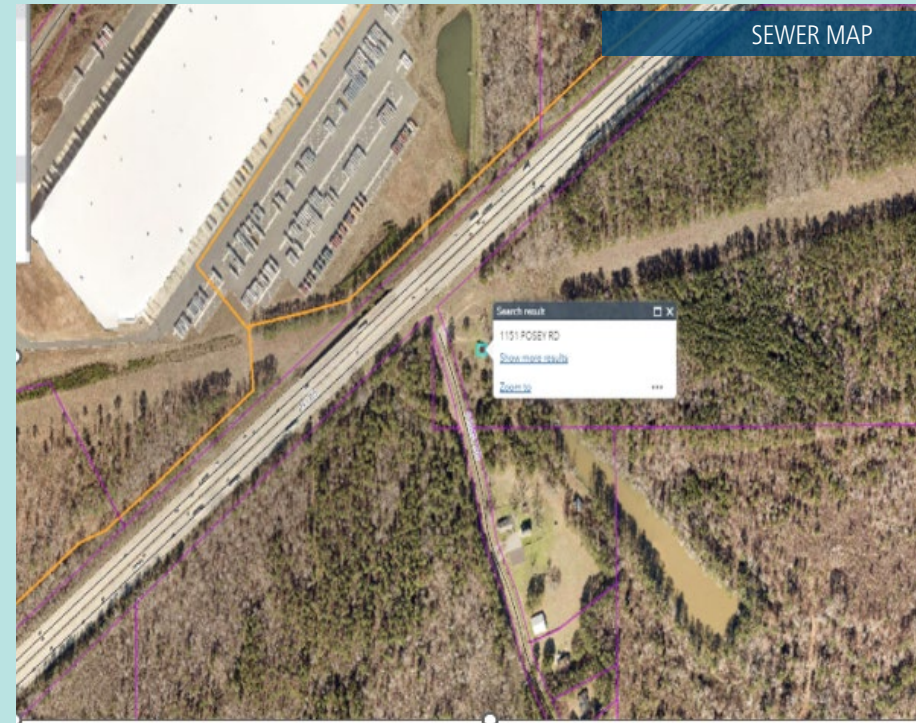
Coweta Water has water on Posey Road. The water will need to be extended from the site to Windemere Circle.

### Sanitary Sewer:

Sewer is located across Interstate 85 as shown below. A lift station is needed to access the sewer line on the west side of 85.

## SCHOOLS

| SCHOOL                   | DISTANCE IN MILES |
|--------------------------|-------------------|
| <b>ELEMENTARY SCHOOL</b> |                   |
| White Oak Elementary     | 3.6 Miles         |
| <b>MIDDLE SCHOOL</b>     |                   |
| Arnall Middle            | 3.9 Miles         |
| <b>HIGH SCHOOL</b>       |                   |
| Northgate High           | 4.8 Miles         |



# The Market

## COWETA COUNTY DETACHED HOUSING AND LOT ANALYSIS

Through 3Q25, Coweta County has continued to show signs of growth in both new home sales and resales. The new construction SFD housing sales data for Coweta County from 2022-3Q25 is as follows:

| YEAR | %TOTAL METRO ATLANTA SFD NEW SALES | # OF SALES | AVERAGE SALES PRICE | % GROWTH IN AVERAGE PRICE |
|------|------------------------------------|------------|---------------------|---------------------------|
| 2022 | 4%                                 | 801        | \$503,000           |                           |
| 2023 | 4%                                 | 637        | \$501,000           | -0.4%                     |
| 2024 | 4%                                 | 656        | \$571,000           | +14.0%                    |
| 3Q25 | 5%                                 | 448        | \$585,000           | +2.5%                     |

Below are the highlights for this market through 2Q25:

- Annual starts of 653, representing a 15% increase in the last four quarters.
- Annual closings of 693, representing a 22% increase in the last four quarters.
- There are 1,860 remaining VDLs in this market. Based on the annual starts, there is a 34.2 months supply of lots in the market.

## NORTHGATE HIGH SCHOOL DETACHED HOUSING AND LOT ANALYSIS

Through 3Q25, Northgate High School district continued to show signs of strong growth for new SFD homes. Below is the new homes sales data for the district:

| YEAR | %TOTAL COWETA COUNTY NEW SALES | # OF SALES | AVERAGE SALES PRICE | % GROWTH IN AVERAGE PRICE |
|------|--------------------------------|------------|---------------------|---------------------------|
| 2022 | 17%                            | 236        | \$581,000           |                           |
| 2023 | 12%                            | 79         | \$655,000           | 12.7%                     |
| 2024 | 18%                            | 101        | \$684,000           | 4.4%                      |
| 3Q25 | 9%                             | 39         | \$814,000           | 19.0%                     |



With a limited supply of VDLs located in the Coweta County market, we believe **Posey Road** can fill the immediate need for housing in this market.

# Proposal Requirements

The owner has set an offering price for **The Property at \$40,000 per acre or \$2,816,800.**

Interested parties should submit proposals in the form of a proposed term sheet that includes the following information:

- Price
- Earnest money
- Due diligence period
- Closing period
- Contingencies
- Overview of purchaser including financial capabilities

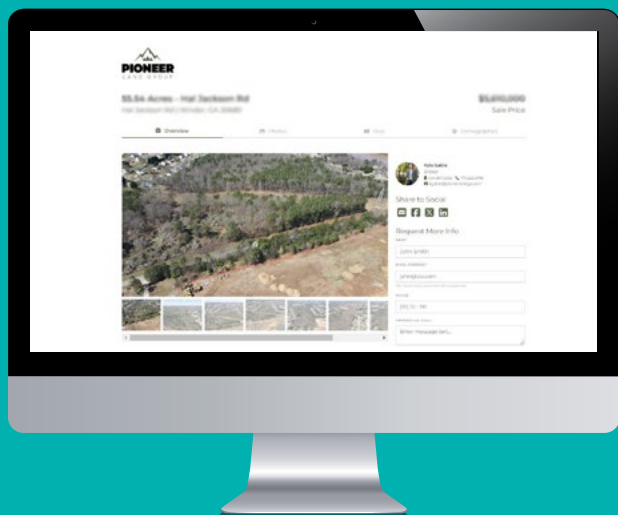
**We are available to discuss the project and address any questions at your convenience.**



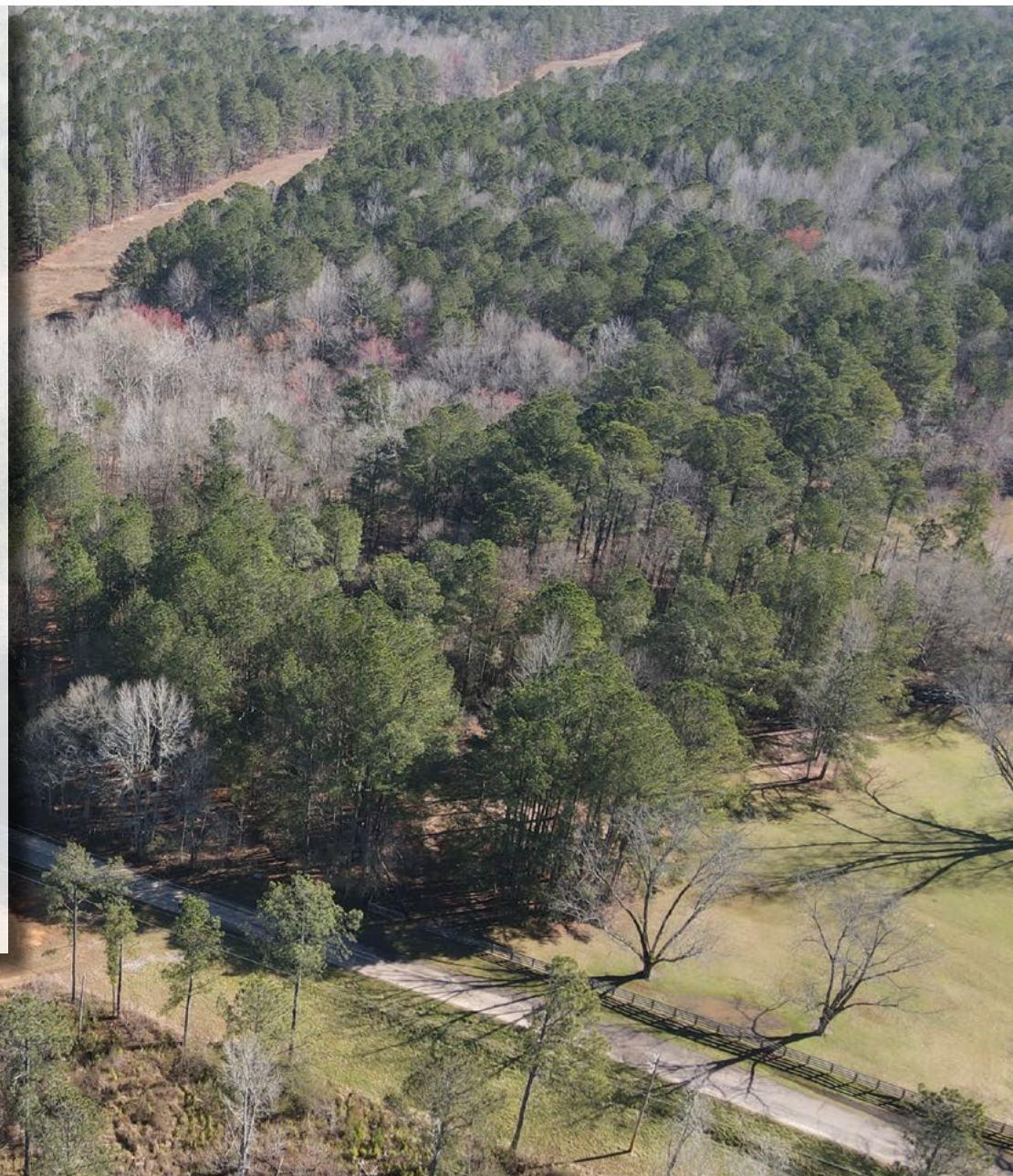
# Support Information

Below is a link to the interactive property website with property video, interactive map, and due diligence material.

**[www.posey73.land](http://www.posey73.land)**



\*We advise that these files be downloaded to a desktop computer and not on a mobile device as they may not be compatible.



## MEET OUR TEAM

The **Ackerman/Gable Land Advisory Group (APLG)** has represented owners in land sales that have paved the way for many noteworthy housing and commercial real estate developments across the Southeast.

The team has brokered **\$600+ million** in transactions.

### FOR MORE INFORMATION, CONTACT:



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