

Commercial Zoned Land (2.455 acres)

BULLSBORO ROAD, CITY OF NEWNAN (COWETA COUNTY), GA

FOR SALE

- 2.455 Acres
- Zoned CGN
- Ingress & Egress from Bullsboro Road
- Access from Greison Trail



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ACKERMAN GABLE
LAND ADVISORY GROUP

ZONING

The property is zoned CGN (general commercial) City of Newnan.

ACCESS

The property has frontage on Bullsboro Drive. We believe access can be achieved as follows:

- One full-access point on Greison Trail
- One access point (right in / right out) on Bullsboro Drive (subject to Georgia DOT approval)

VISIBILITY

The property has excellent visibility to the 25,600 VPD on Bullsboro Drive.

2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,175	45,039	73,594
Households	4,145	18,141	29,044
Med HH Income	\$62,125	\$78,745	\$87,926
Avg HH Income	\$83,731	\$104,406	\$112,937

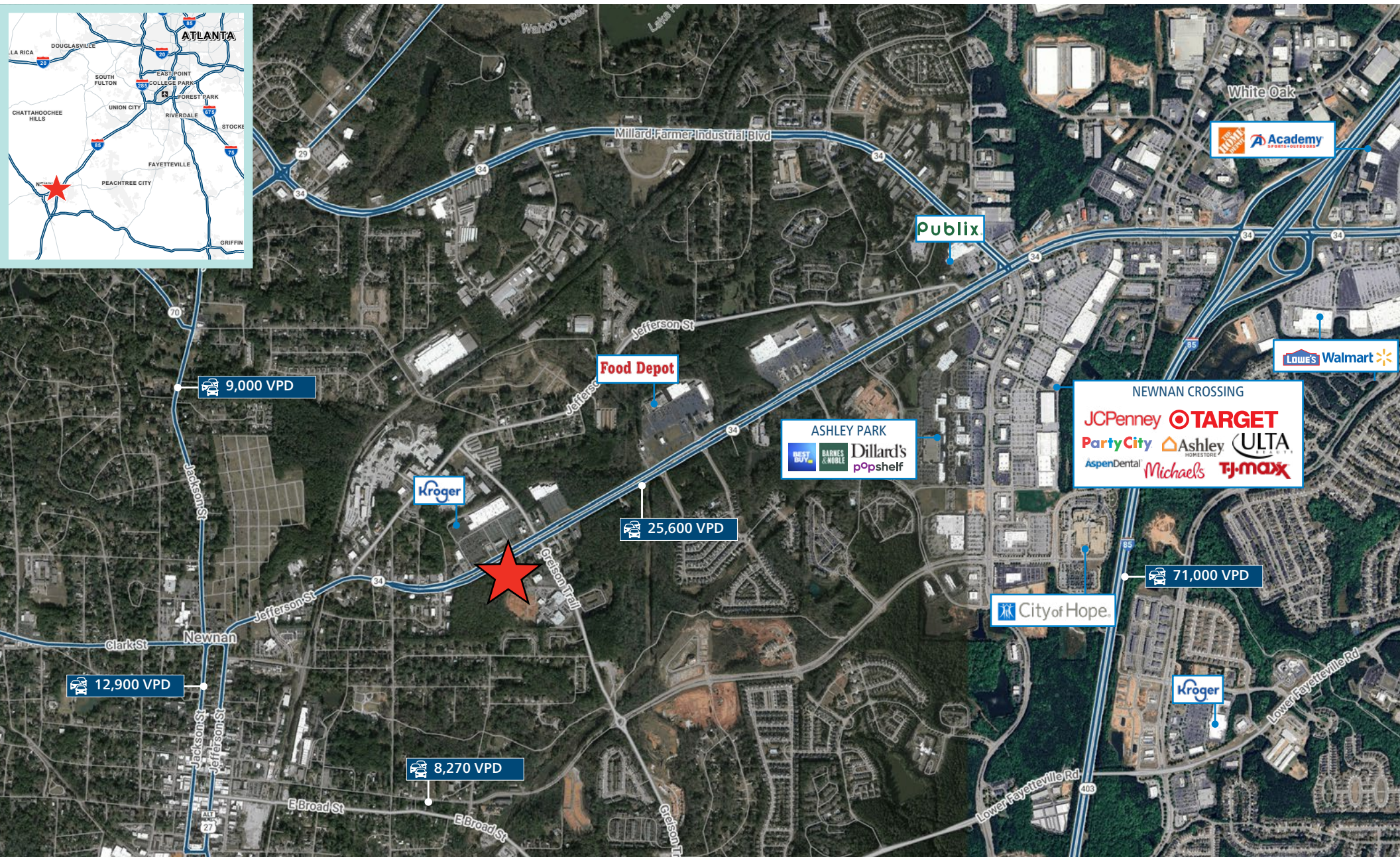
UTILITIES

Domestic water is located in the ROW of Bullsboro Road
A sewer manhole is located on the property in the 50' access easement (may require a grinder pump)

PRICE

\$495,000





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