

Newnan Crossing Boulevard

8.5 +/- Acre Residential Development Opportunity

Summary

Parcel Number 098A 295
 Location Address E NENWAN CROSSING BLVD
 Legal Description 8.5 AC +/- LL 20 5 LD
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 08 ANNEX (District 08)
 Millage Rate 24.33
 Acres 8.5
 Neighborhood Comm/Ind Newnan (G10000)
 Homestead Exemption No (S0)
 Landlot/District 20 / 5

[View Map](#)

Owner

GHV NEWNAN LLC
 PO BOX 7598
 ST PETERSBURG, FL 33734

Land

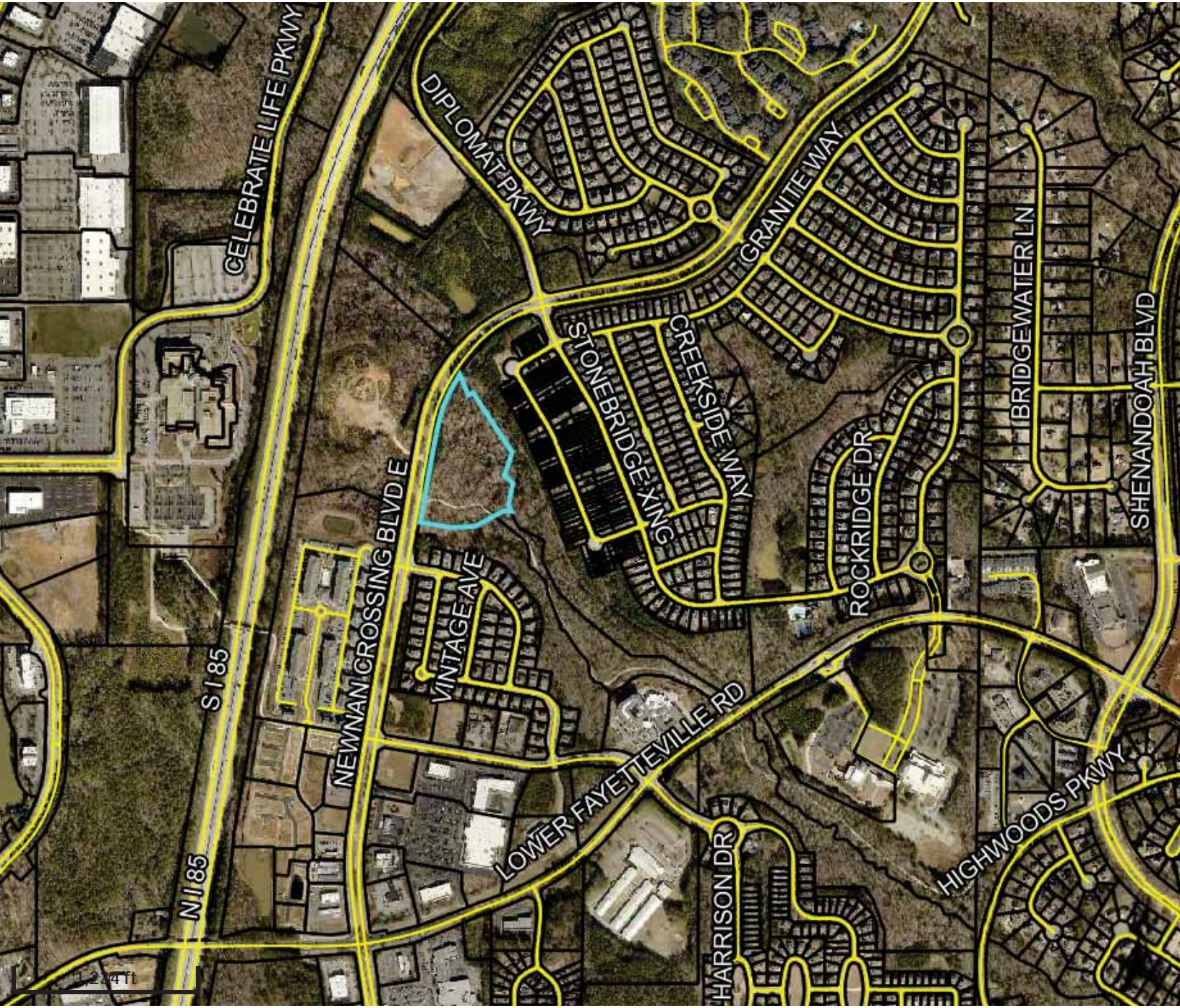
Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-NewCross-Acres	Acres	370,260	0	0	8.5	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/18/2021	5351 57		\$486,000	QUALIFIED VACANT	BOEX LLC	GHV NEWNAN, LLC
8/30/2013	4009 327		\$1,023,944	QUALIFIED VACANT	RL REGI GEORGIA LLC	BOEX LLC
10/28/2010	3649 680		\$682,194	B/S - VACANT (AFTER FORECLOSURE)	REGIONS BANK	RL REGI GEORGIA LLC
12/24/2008	3405 820		\$3,797,000	F/C - IMPROVED	GOLDEN GATE	REGIONS BANK
1/30/2004	2431 661		\$2,000,000	QUALIFIED VACANT	NEWNAN CROSSING PARTNERSHIP	GOLDEN GATE

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$933,055	\$933,055	\$933,055	\$933,055	\$933,055	\$933,055
Land Value	\$485,966	\$933,055	\$933,055	\$933,055	\$933,055	\$933,055
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$485,966	\$933,055	\$933,055	\$933,055	\$933,055	\$933,055



CELEBRATE LIFE PKWY

DIPLOMAT PKWY

GRANITE WAY

BRIDGEWATER LN

SHENANDOAH BLVD

STONEBRIDGE XING

CREEKSIDE WAY

ROCKRIDGE DR

NEWMAN CROSSING BLVD

VINTAGE AVE

LOWER FAYETTEVILLE RD

HARRISON DR

HIGHWOODS PKWY

NJ 85 S 185

1,234 ft

Property Overview

Attention all home builders! ~8.5 acres in Newnan, GA with access to scenic trail.

**Photo of Newnan Historic Square*

Newnan, Georgia is a vibrant Metro Atlanta sub-market and one of the fastest growing areas in Coweta County. Realty Atlanta is listing ~8.5 acres only 3.2 miles from the city's historic square, known as **Newnan Crossing Boulevard**. The main downtown area is a well-established commercial epicenter home to restaurants, shopping, and a multitude of business. This site is prime for traditional residential development including town-homes, multi-family, and age restricted senior living.

Other potential uses for this outstanding site include commercial, assisted living, educational, and religious developments.

Property Overview

Residential development opportunity in charming Newnan, GA.

Previous Price:

\$1,200,000 Total

~ \$141,176 per acre

Location

285 Summerlin Blvd
Newnan, GA 30263

County

Coweta

Size

8.5 Acres +/-

Topography

Sloping

Utilities

All utilities are accessible to the site. Purchaser is responsible for verifying.

Sewer Access

In adjoining developments to North and South.

Current Zoning

R-20

Proposed Use

Residential

Tax ID #

098A-0-295

Property Overview

Comps

Multi-Family



Promenade at Newnan Crossing — 298 Units Built in 2019



Ashlynn Ridge (55+) — 202 Units Built in 2022



Springs at Newnan — 320 Units Built in 2019

Property Overview

Attractions:

285 Summerlin Boulevard or “Newnan Crossing Boulevard” is located only a short distance from endless sources of entertainment. There are many resident attractions such as the Ashley Park shopping mall (1), Newnan Country Club (2), Downtown Newnan (3), parks, schools, and more.



Property Overview

School District

285 Summerlin Boulevard



East Coweta High School



Arnall Middle School

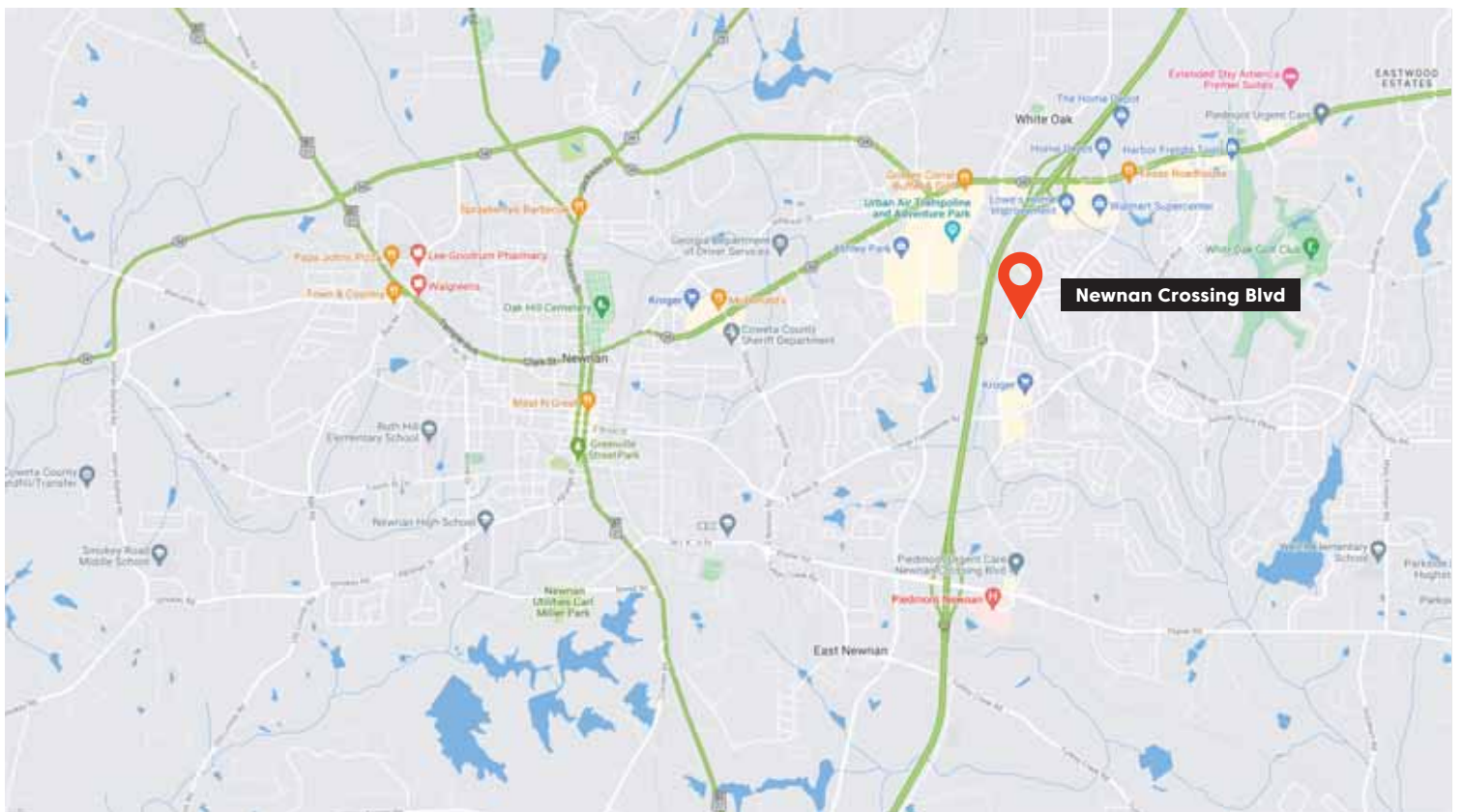


Newnan Crossing Elementary School

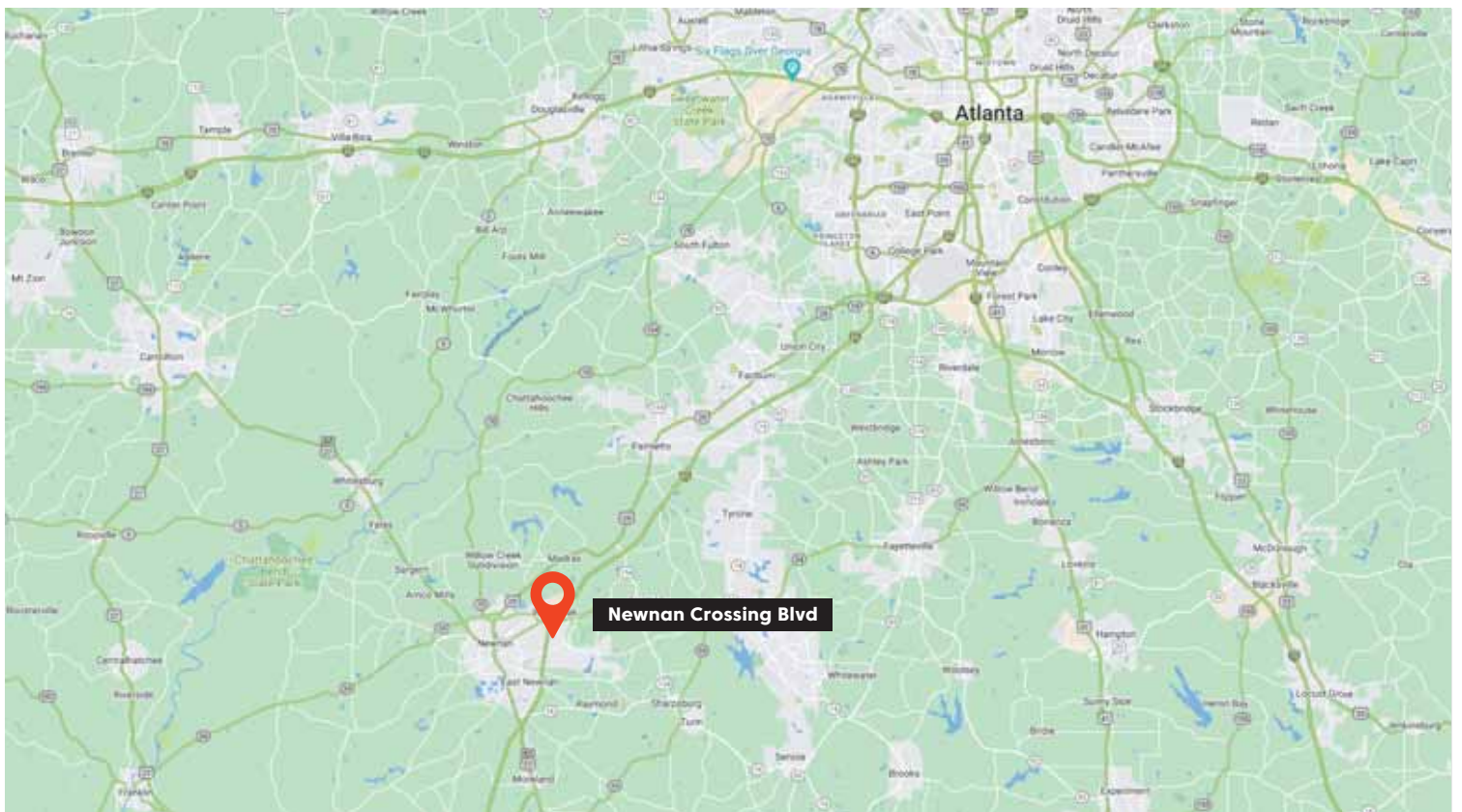
Close-Up Aerial



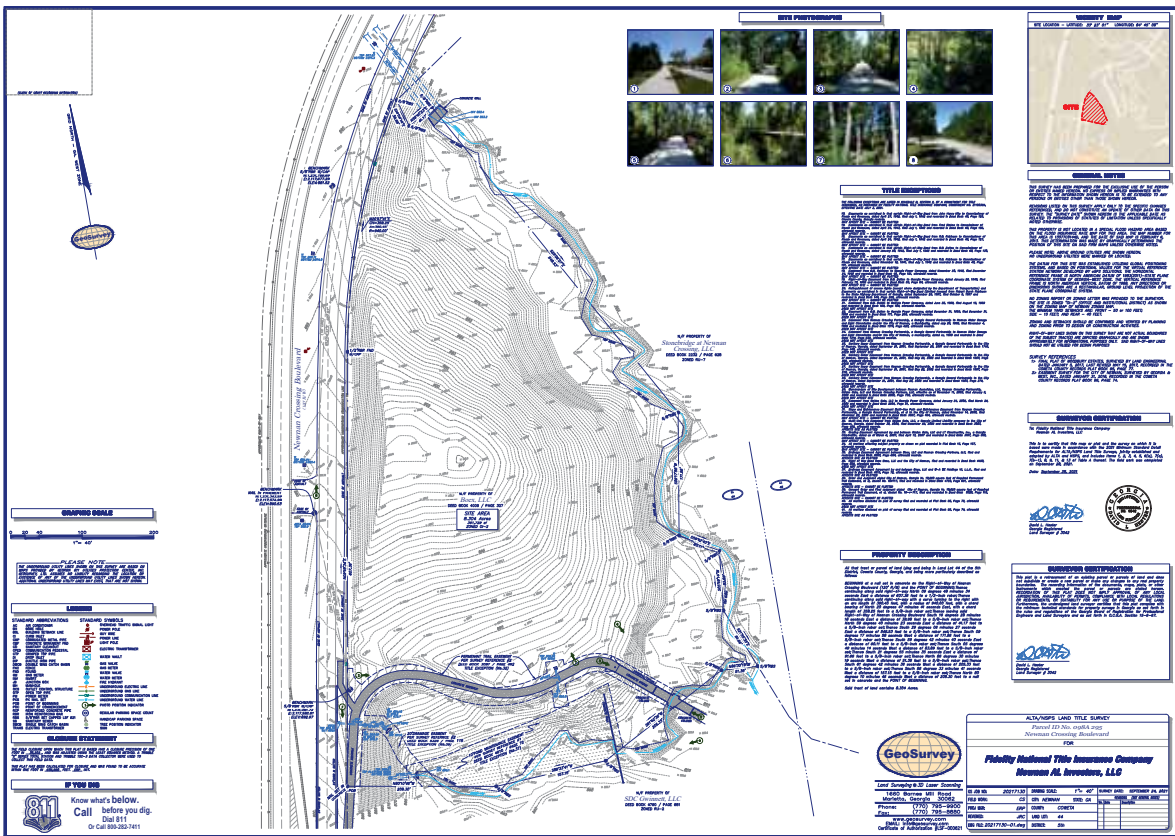
Metro Location and Neighborhood Area



Property in Relation to Atlanta



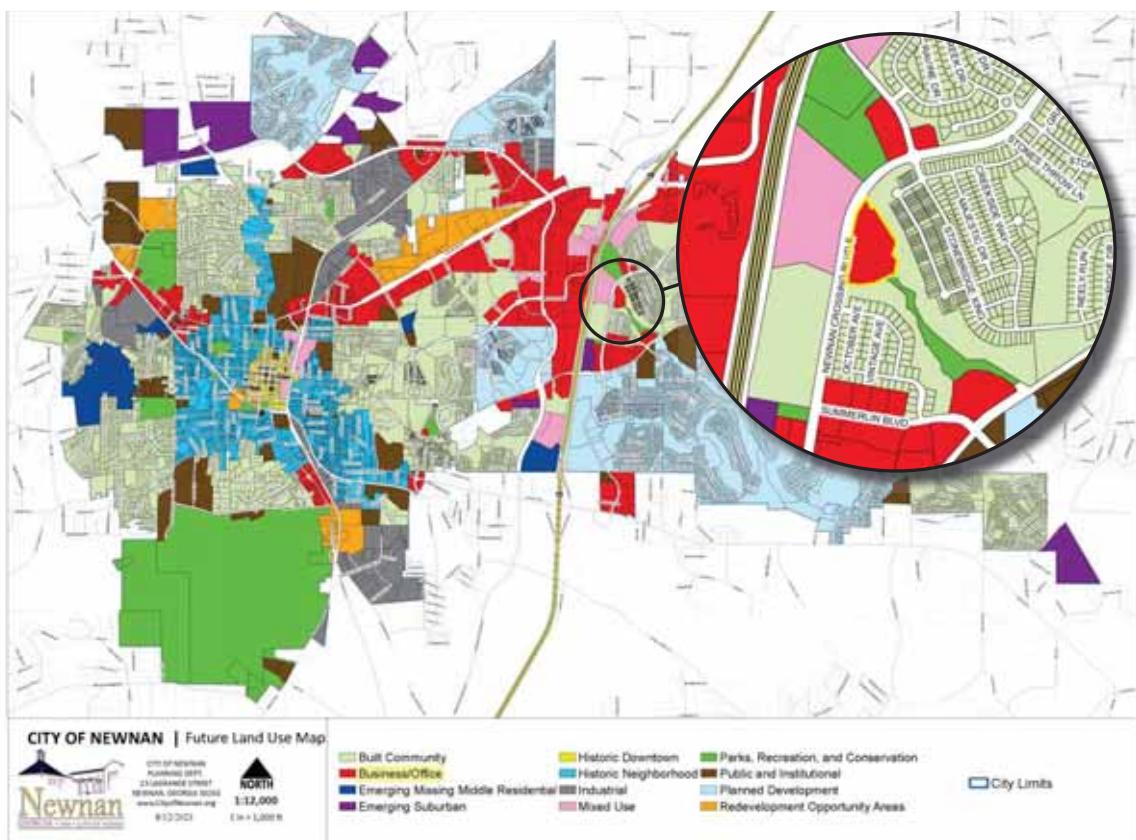
ALTA Survey



Zoning Map



Future Land Use Map



Topography Map

8.5± Acres - Newnan Crossing Boulevard - 2 FT Contours



2'

300ft

Coweta County, Maxar | Esri, HERE | Esri, HERE, Garmin, IPC | Tony Bernard

Surrounding Area

