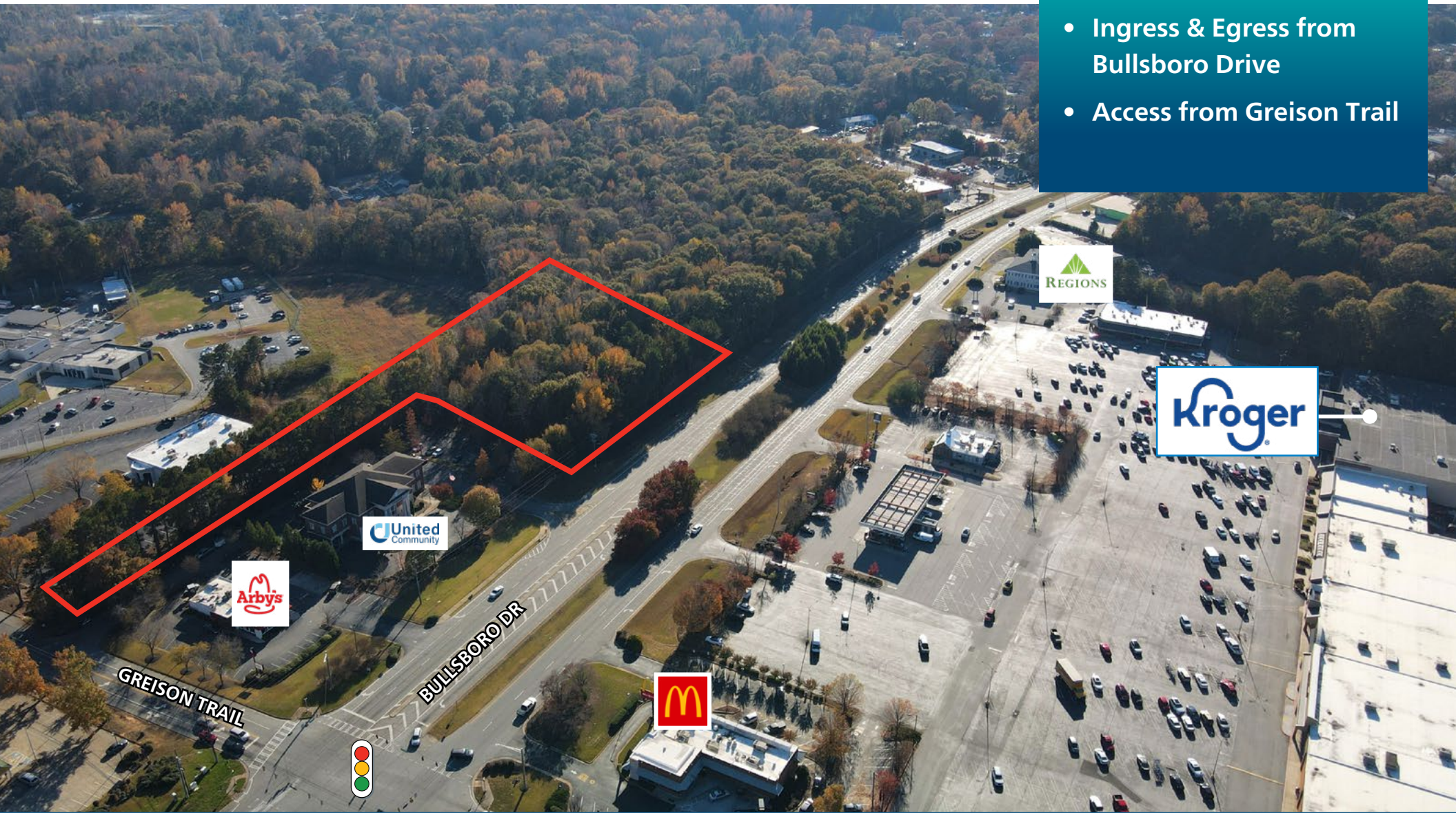
# Commercial Zoned Land (2.455 acres)

**BULLSBORO DRIVE, CITY OF NEWNAN (COWETA COUNTY), GA**

# FOR SALE

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





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|---|---|---|
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## 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 |

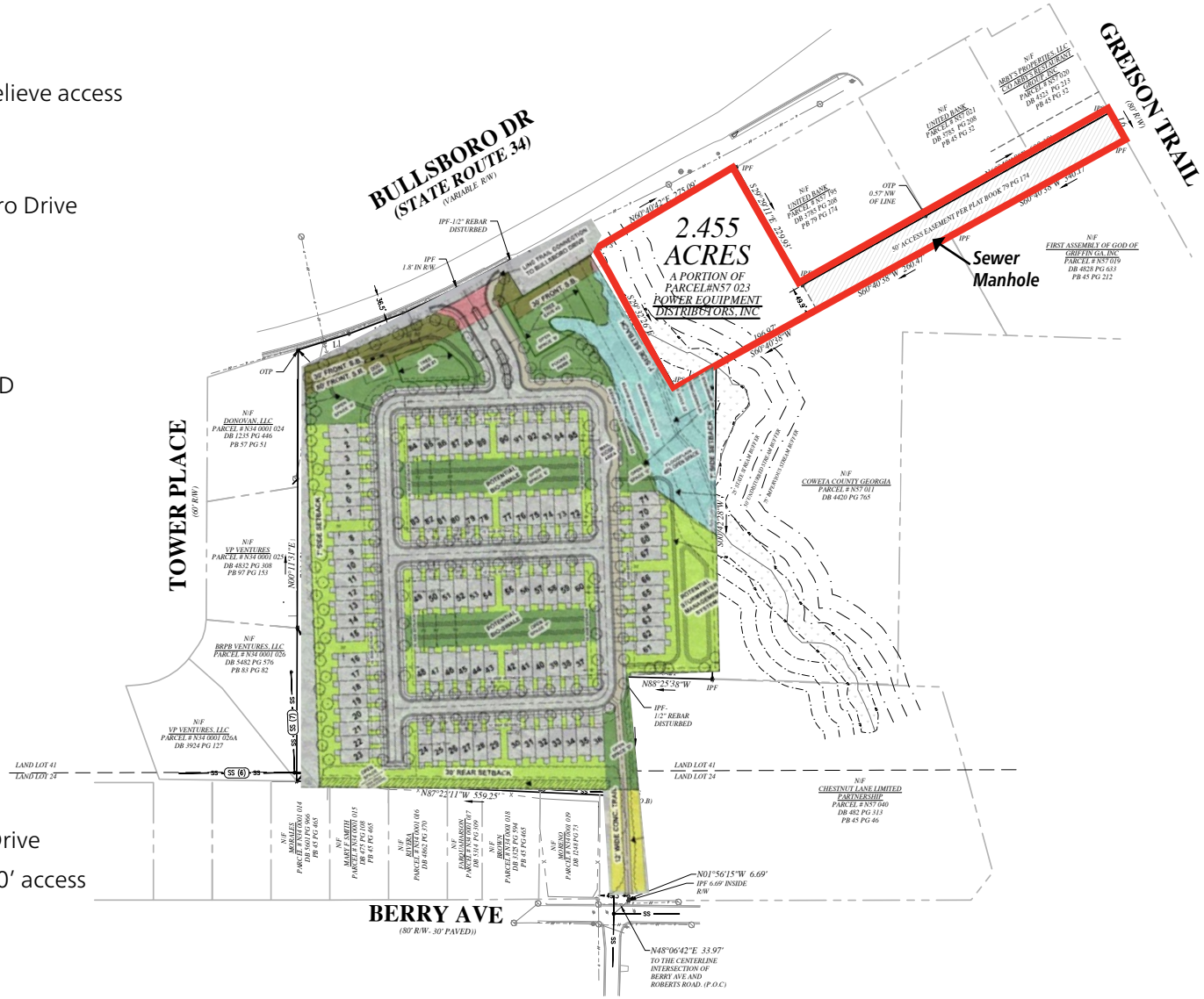
## UTILITIES

Domestic water is located in the ROW of Bullsboro Drive

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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