

LAND FOR SALE



43 Acre Prime Development Opportunity
690 & 734 Poplar Road
Newnan, GA 30263

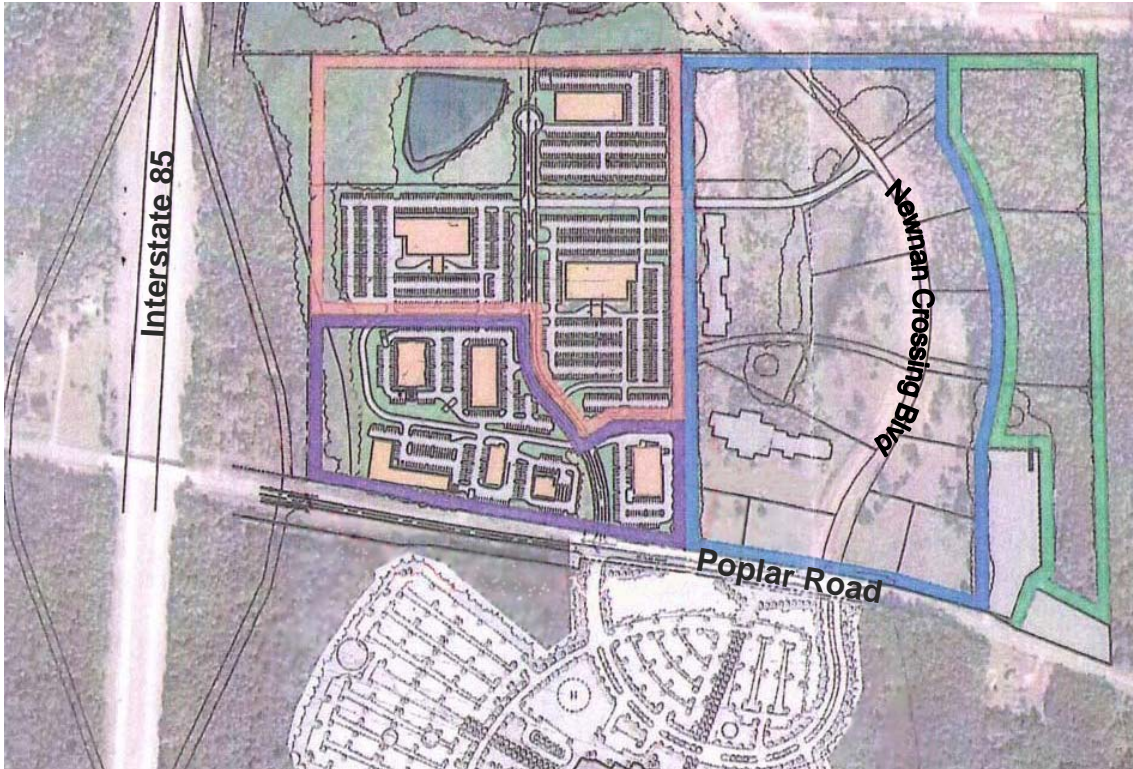


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43 acres located at Poplar Road and Interstate 85 in Newnan, Georgia

An excellent opportunity to acquire a highly desirable tract of land located in front of Piedmont's newest hospital under construction. This facility, when completed, will be in excess of 360,000 sf containing 136 beds, and requiring an investment of \$162 million. Also located within three miles of the Cancer Treatments Centers of America new \$150 million, 50 bed, 200,000 sf hospital offering state of the art cancer treatment planned to open in 2011.

Conceptual site plans include retail, medical office buildings, and hotels. Master detention is planned onsite. Currently, the property is zoned R-7 (Rural Conservation) and has access to sewer and all utilities.

Georgia DOT plans the construction of entrance and exit ramps at Poplar Road within 3 to 5 years. Access to Poplar Road from Newnan currently is via two four-lane access roads, one (Newnan Crossing Bypass) on the west side of I-85 and the second (Newnan Crossing Blvd) on the east side of I-85.

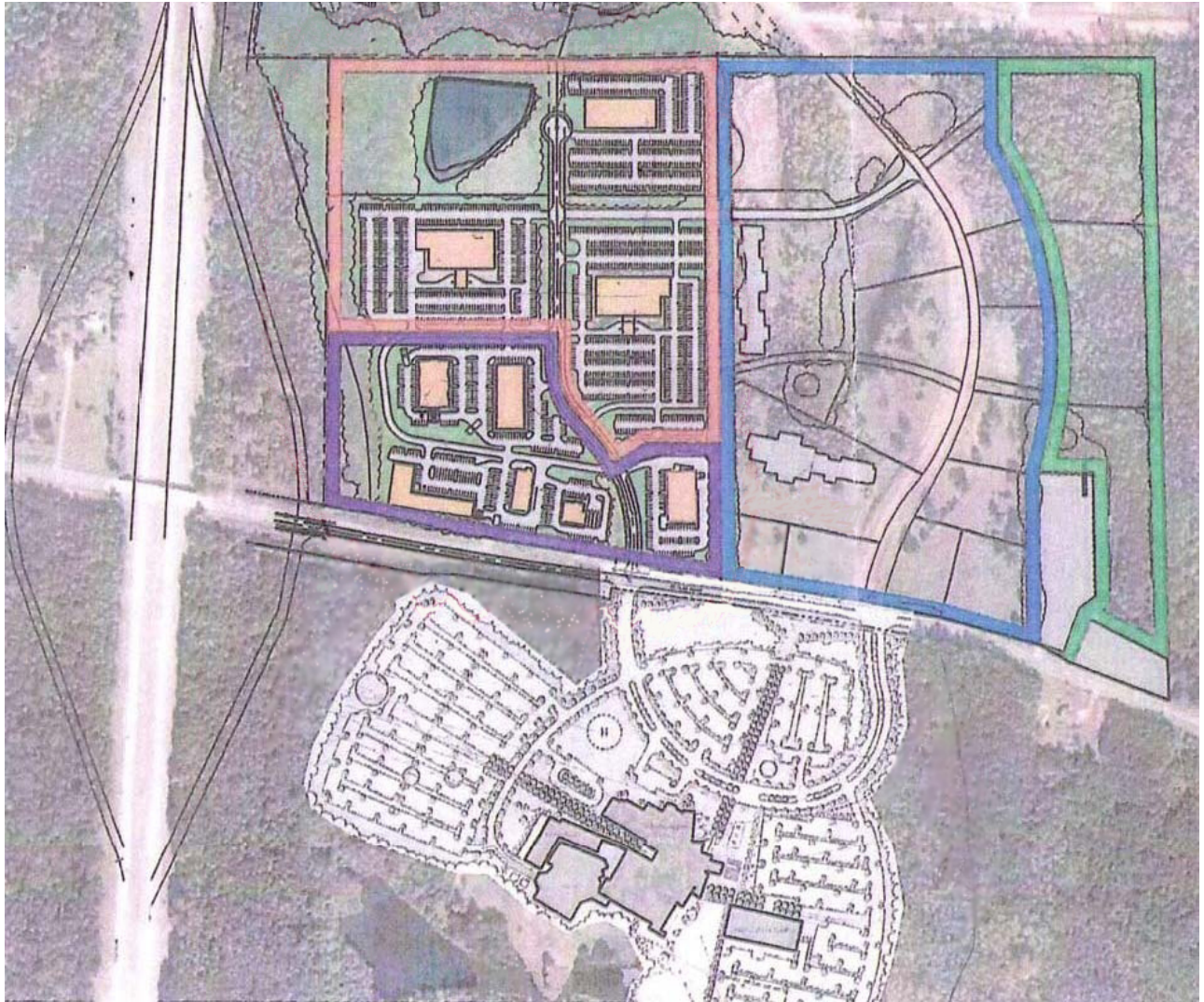
PROPERTY OVERVIEW
43 Acres Poplar Road and I - 85



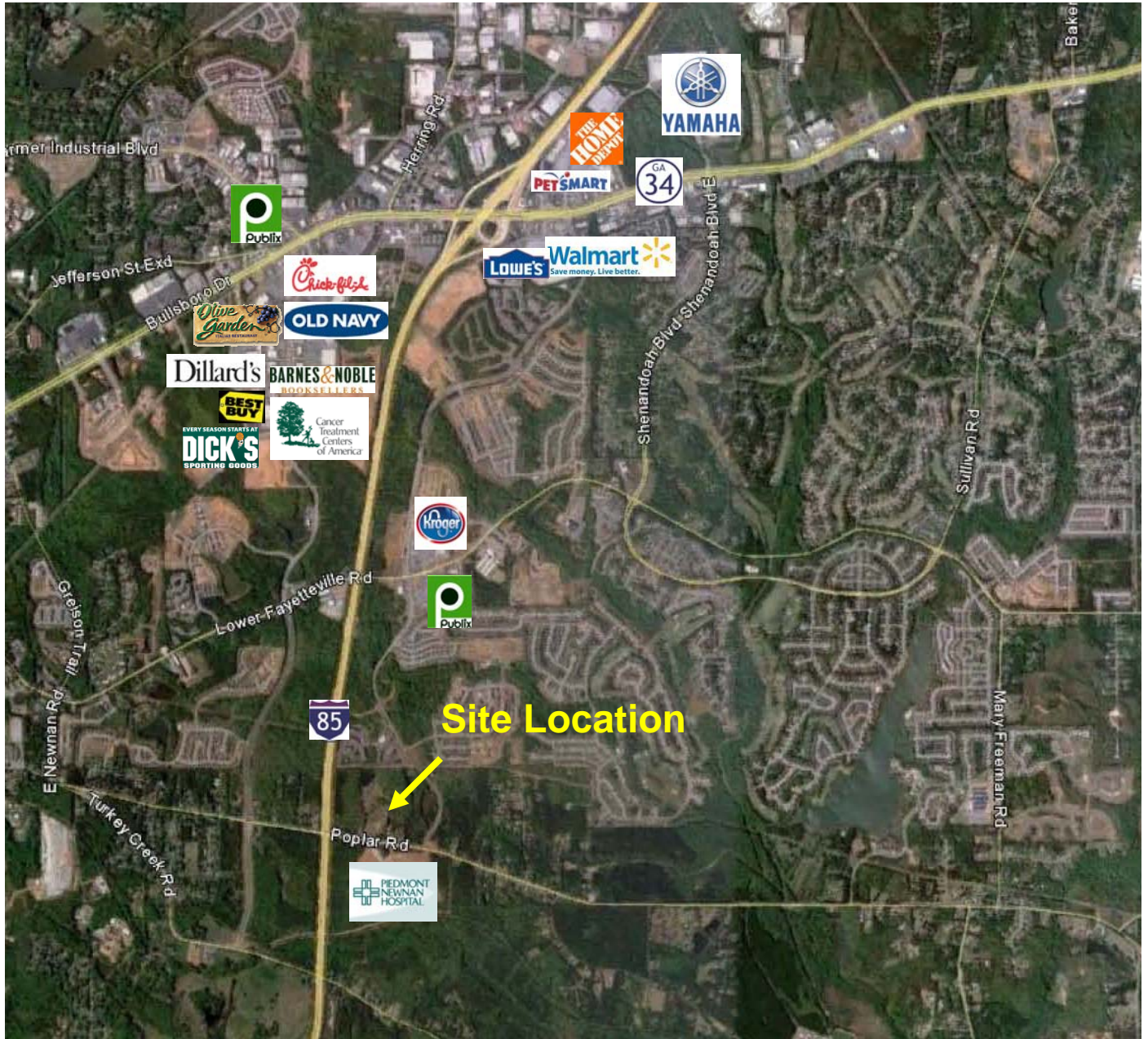
County	Coweta
Parcel Size	43 Acres
Road Frontage	+/- 1,260 feet on Poplar Road
Topography	Relatively flat
Utilities	All utilities including sewer are available
Zoning	R-7 Rural Conservation
Traffic Count	Popular Road: 5,670 VPD Interstate 85 at Poplar Road: 54,550 VPD
Asking Price	\$12,900,000 for the site \$300,000 per acre

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

**CONCEPTUAL SITE PLAN
43 Acres Poplar Road and I - 85**



LOCATION
43 Acres Poplar Road and I - 85



DEMOGRAPHIC INFORMATION
43 Acres Poplar Road and I - 85



	<u>1.0</u> <u>MILES</u>	<u>3.0</u> <u>MILES</u>	<u>5.0</u> <u>MILES</u>
2009 Population	2,189	31,846	58,126
Population Growth (2009 - 2014)	28.20%	21.90%	18.50%
Per Capita Income	\$20,552	\$26,375	\$27,574
2009 Households	773	11,888	20,926
HH Growth (2009 - 2014)	28.10%	21.90%	18.60%
Med. Household Income	\$46,326	\$58,109	\$63,756

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