

LINE CREEK TRACT

1,061 ACRES FOR RESIDENTIAL DEVELOPMENT COWETA COUNTY, GA



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
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LINE CREEK TRACT

INTRODUCTION



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INTRODUCTION

Macallan Real Estate is pleased to present the Line Creek Tract for sale. The Line Creek Tract is a 1,061 acre working farm and recreational tract, located in Coweta County, GA less than 35 miles from downtown Atlanta. With substantial growth occurring in East Coweta and West Fayette Counties, this property is in a clear path of growth. The gently rolling topography, old growth timber, open pasture, scenic ponds, Line Creek frontage and beautiful views present limitless potential as a master planned residential development.



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PROPERTY FEATURES

FEATURES

- Address: 9008 Hwy 16, Senoia, GA
- 1,061 Acres
- Zoned A-5 Agricultural in Coweta County, GA
- Located less than 35 miles from downtown Atlanta
- 7,000+ feet of Road Frontage on GA Hwy 16
- 3 Driveways along GA Hwy 16, with additional access along Nolan Road
- 2.5+ Miles of frontage along Line Creek, which separates Coweta and Fayette Counties
- 7 ponds ranging in size from 1+ acre to 13+/- acres
- Roughly 360 acres of fenced, pasture land
- Roughly 700 acres of mixed pine plantation and hardwood
- Large 6,000+ SF home with pool, cattle barn, pole barn and other ancillary structures
- Substantial Timber Value of \$500,000+, recently burned and thinned for a "real estate cut"
- Three major regional hospitals located within 20 minute drive

PRICE: \$8,500,000
(\$8,000/ACRE)



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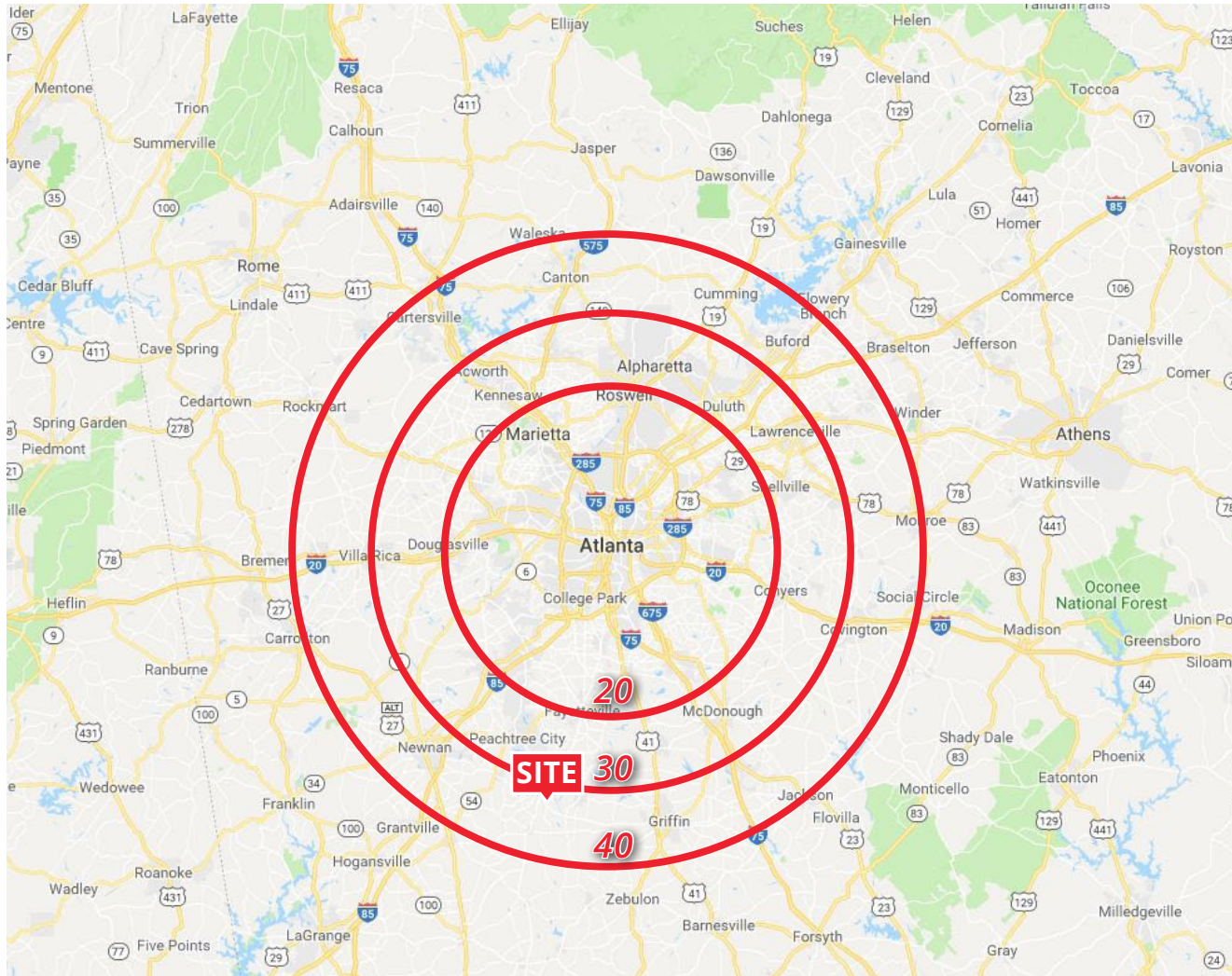
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PROXIMITY MAP



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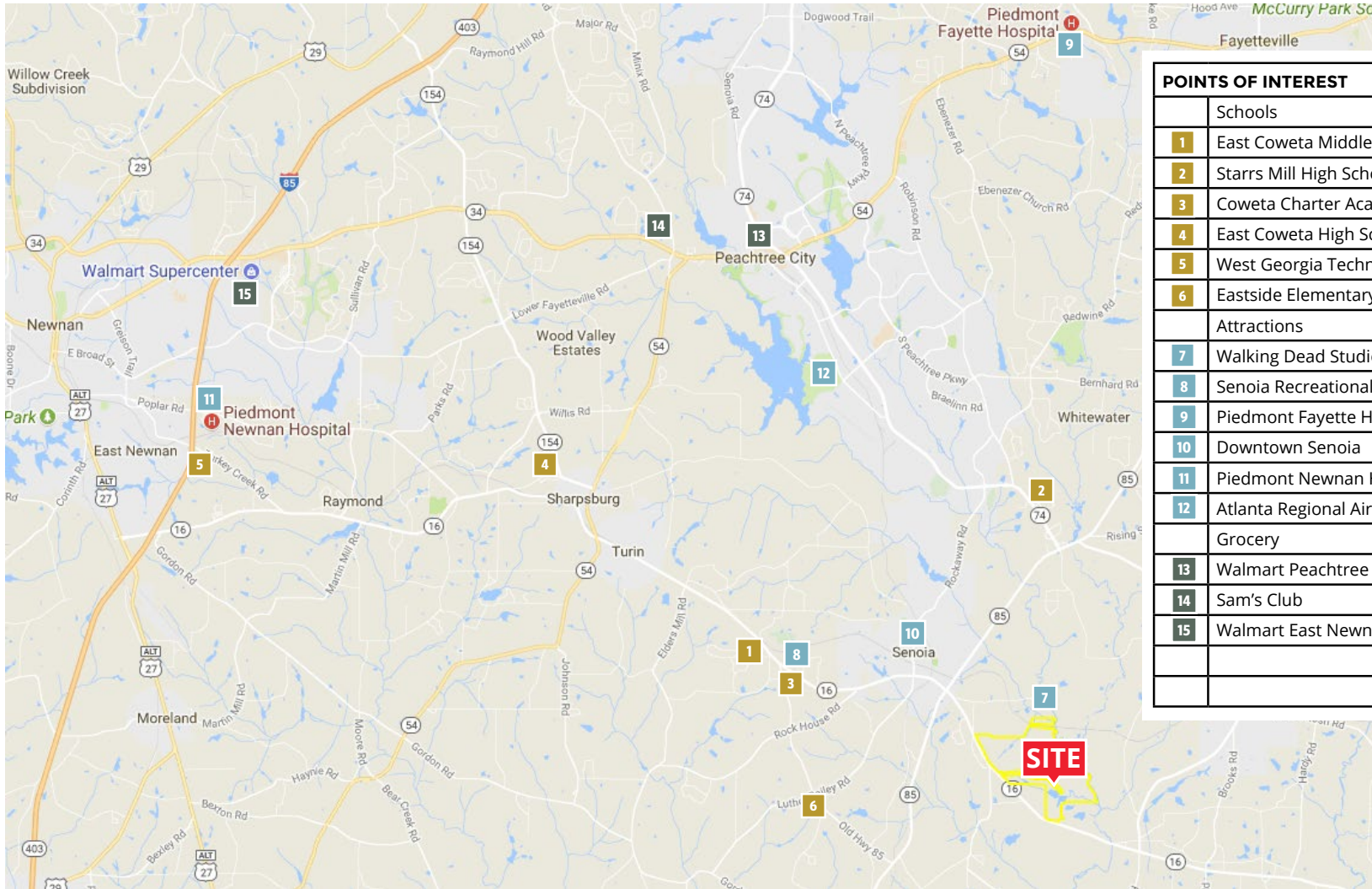
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POINTS OF INTEREST



POINTS OF INTEREST	
	Schools
1	East Coweta Middle School
2	Starrs Mill High School
3	Coweta Charter Academy
4	East Coweta High School
5	West Georgia Technical College: Newnan Campus
6	Eastside Elementary School
	Attractions
7	Walking Dead Studios
8	Senoia Recreational Fields
9	Piedmont Fayette Hospital
10	Downtown Senoia
11	Piedmont Newnan Hospital
12	Atlanta Regional Airport
	Grocery
13	Walmart Peachtree City
14	Sam's Club
15	Walmart East Newnan



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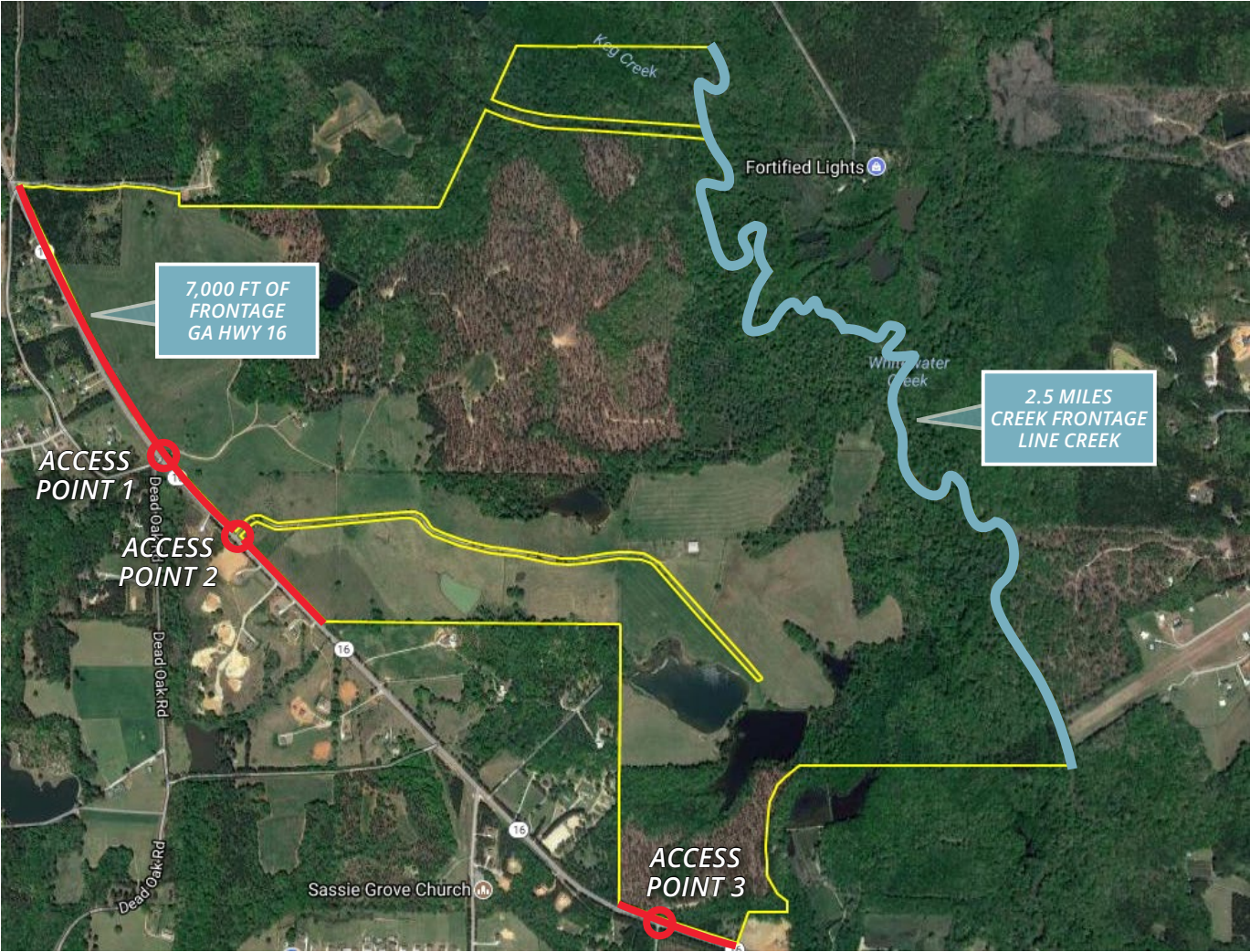
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AERIAL MAP



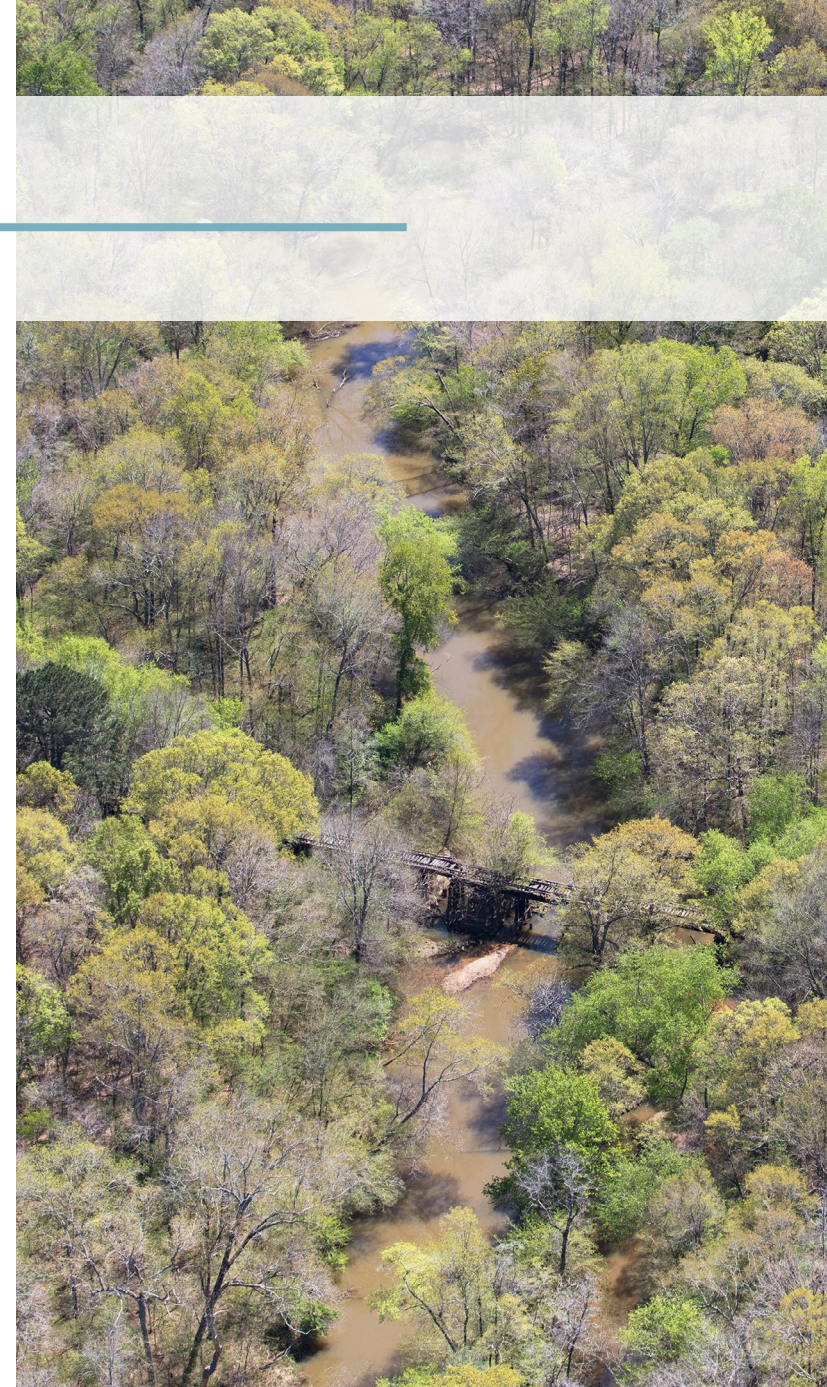
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PROPERTY PHOTOS



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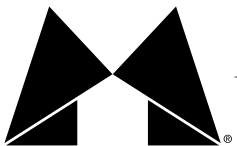
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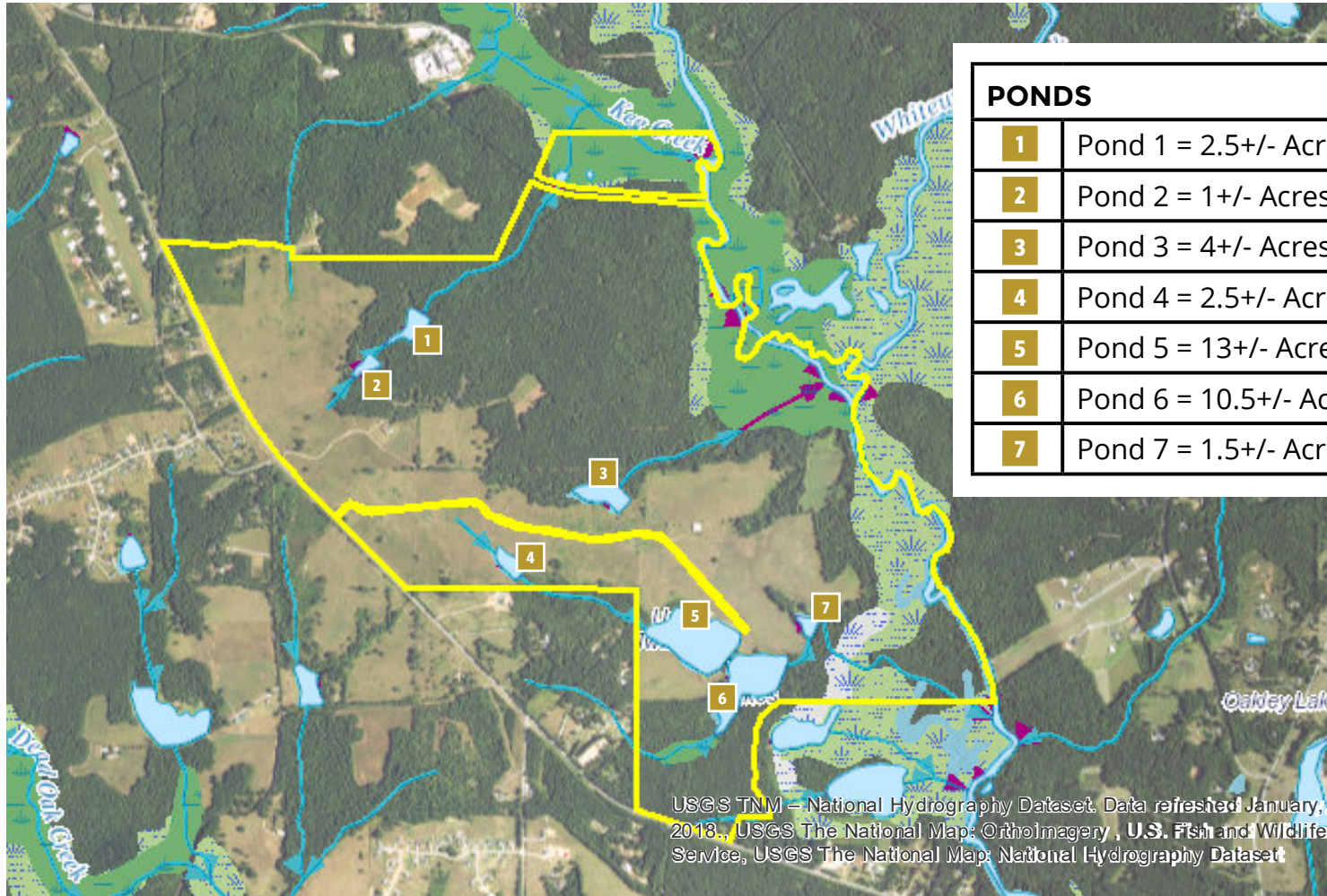
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HYDRO MAP



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2017 PROPERTY TAXES : \$10,964.05
HOUSE CURRENTLY LEASED : \$24,000 ANNUALLY
PASTURE LEASED : \$3,200 ANNUALLY
HUNTING LEASE : \$6,800 ANNUALLY



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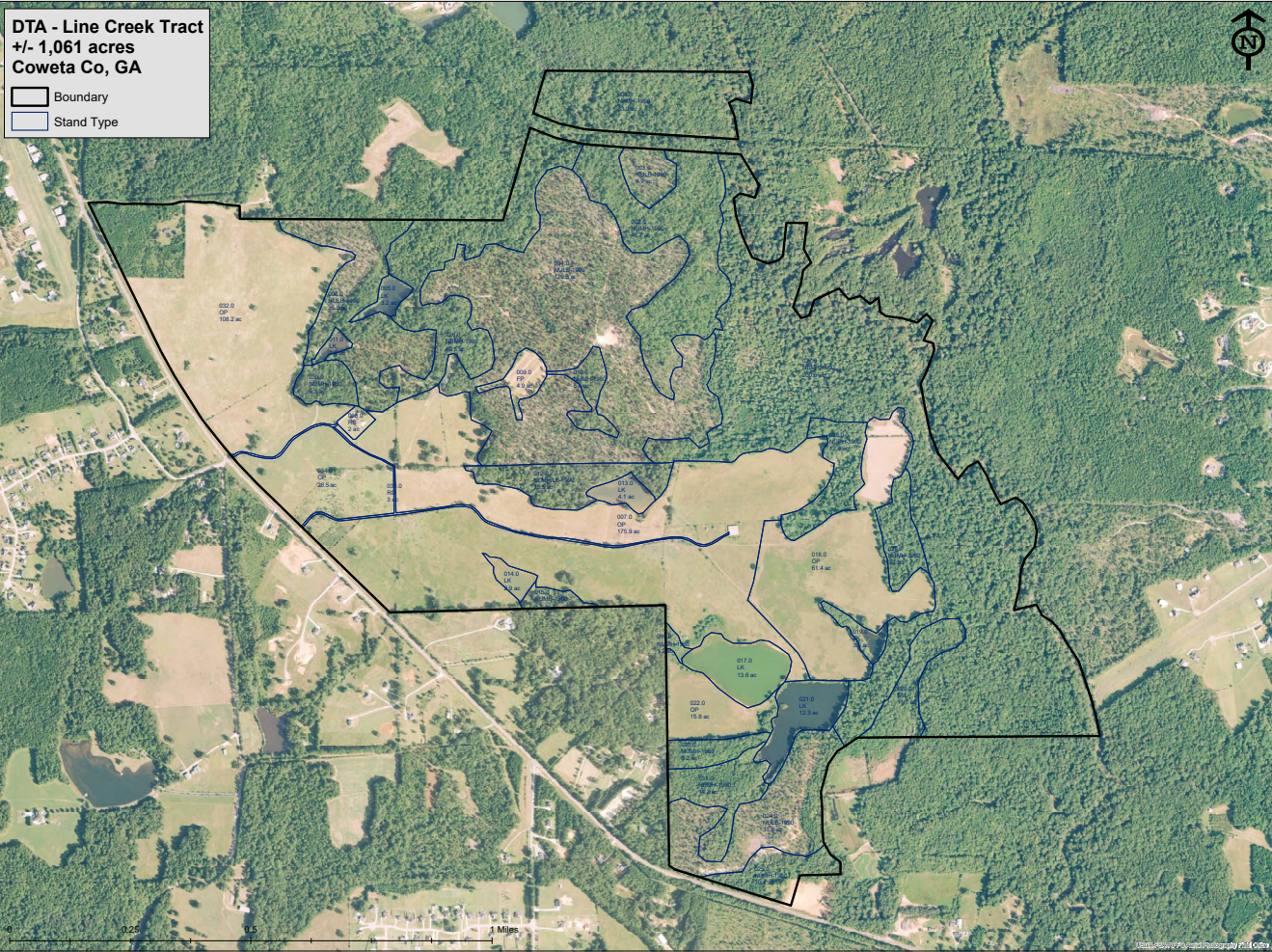
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TIMBER STAND MAP



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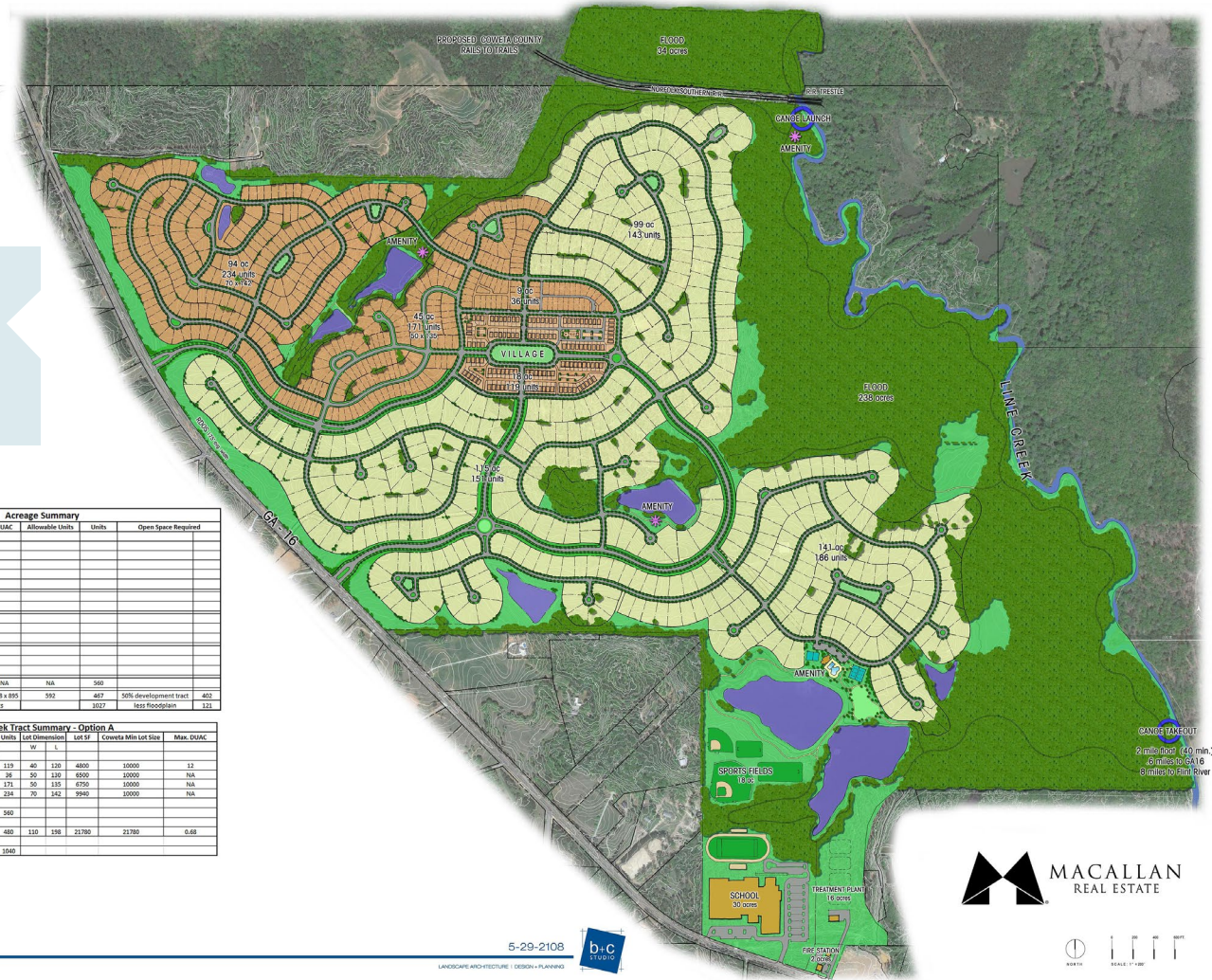
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PROPOSED SITE PLAN

For a full size view of the conceptual plan please click [HERE](#) to download.



Acreage Summary					
Use	Size	DUAC	Allowable Units	Units	Open Space Required
School	30				
Sports Fields	18				
Fire Station	2				
Treatment Plant	12				
Total Donated Land	62				
Development Tract	2063				
Tract Less Donated Land	992				
Flood Plain	283				
2% Slope	2				
Subtotal	253				
Net Development Acreage	732				
Development Tract Less BRCC	670				
Less Donated Land	804				
BRCC	192	NA	NA	500	
RCSO	481	0.68 x 895	592	487	50% development tract
total units				1027	50% development tract
					least floodplain
					121

Line Creek Tract Summary - Option A						
AC	Zoning	Units	Lot Dimension	Lot SF	Conveya Min Lot Size	Max. DUAC
	BRCC		NA	NA		
18	detached two/three	119	45	130	4800	10000
9	single family ally garage	39	50	130	6500	10000
45	single family	171	50	135	6750	10000
94	single family	234	70	142	9940	10000
35	open space					
191	total ac	569				
	RCSO					
356	single family	480	110	158	21780	21780
129	open space					
481	total ac	total units				
						1040

LINE CREEK

5-29-2108



LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



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ZONING

The property is currently zoned Rural Conservation which allows for a minimum of 1/2 acre lots, with a maximum density of 0.68 Units Per Usable Acre. Coweta County has indicated they would consider rezoning a portion of the property to RRCC which allows for the development of a 55+ community with minimum lot size of 8,500 SF for single family detached and total density of up to 12 units per acre for attached homes.



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UTILITIES

Water lines are located along Highway 16 and provided by Coweta County. Coweta Water and Sewer has indicated an interest in exploring construction and management of an on site sewer treatment facility. All other utilities are believed to be at the site, but subject to independent verification.



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AREA HOME SALES

Year	Area Home Sales											
	East Coweta High School				Coweta County				5 Mile Radius			
	Detached		Attached		Detached		Attached		Detached		Attached	
	Average Price	# of Units	Average Price	# of Units	Average Price	# of Units	Average Price	# of Units	Average Price	# of Units	Average Price	# of Units
2018 YTD*	\$304,973	53	\$191,233	3	\$325,134	84	\$191,233	3	\$371,787	10	NA	0
2017	\$295,333	402	\$187,637	28	\$309,207	672	\$198,544	30	\$347,363	76	NA	0
2016	\$342,000	342	\$150,577	29	\$297,991	631	\$150,577	29	\$342,801	75	NA	0

*YTD - Through March 2018



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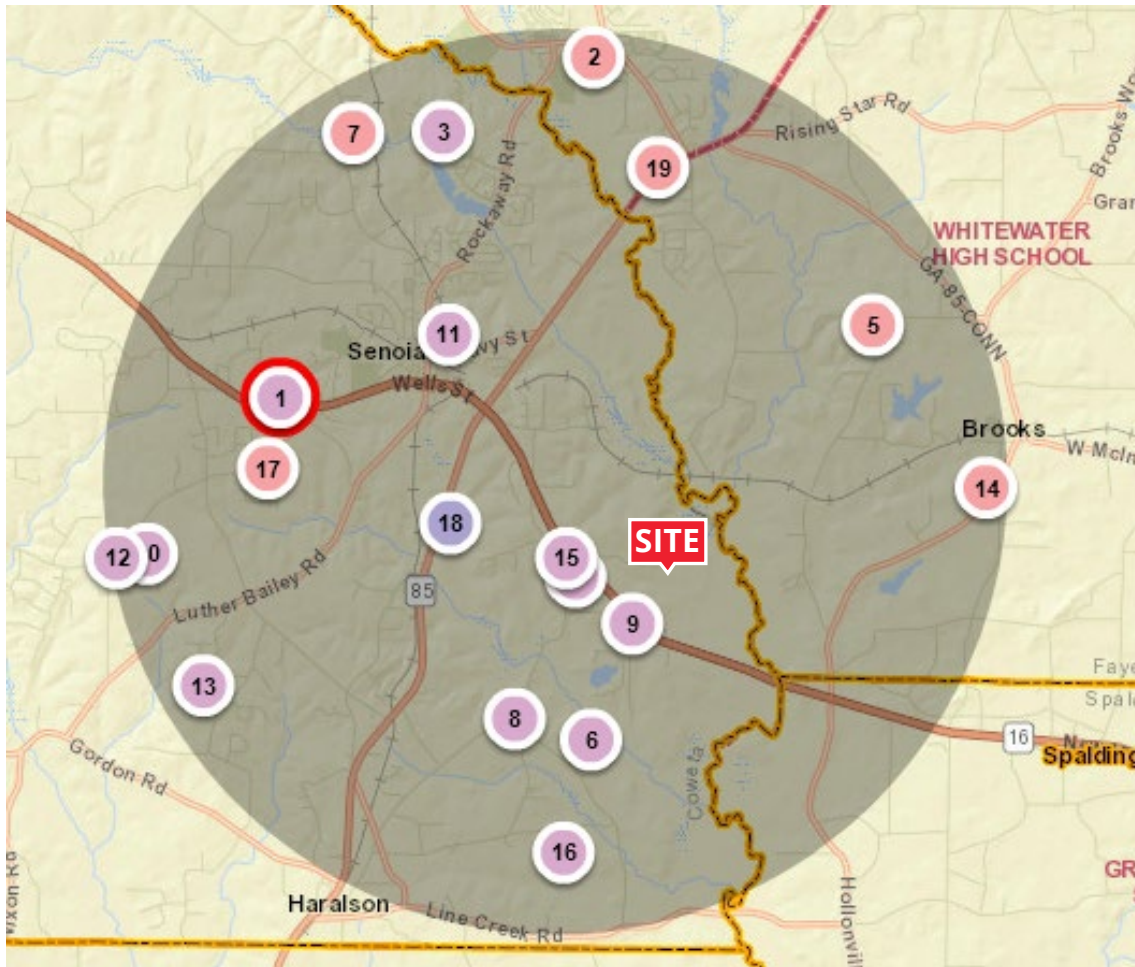
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AREA MAP OF ACTIVE NEW HOME SUBDIVISIONS



*5 Mile Radius

SUBDIVISION SALES : FEBRUARY 2017 - FEBRUARY 2018		
RANK	SUBDIVISION	AVG SALE PRICE
1	FIELDSTONE ESTATES	\$318,211
2	GATES	\$603,874
3	HERITAGE POINTE	\$331,291
4	STILL MEADOW FARMS	\$380,959
5	BANKSTOWN ESTATES	\$491,960
6	SUMMERFIELD	\$300,558
7	WOODCHASE	\$408,925
8	DEAD OAK ESTATES	\$342,393
9	PIPERS PARK	\$334,833
10	RESERVE AT SENOIA	\$348,293
11	SENOIA HOLLOWS	\$355,565
12	BRADSHAW FARMS	\$339,346
13	COUNTRY LAKE ESTATES	\$367,250
14	FLEMING BROOKS	\$443,900
15	PIPERS PARK WEST	\$375,894
16	GRAY BRANCH FARMS	\$375,000
17	MAGNOLIA PLACE	\$567,826
18	MUSICK PARK	\$259,200
19	SOUTHMILL	\$559,775



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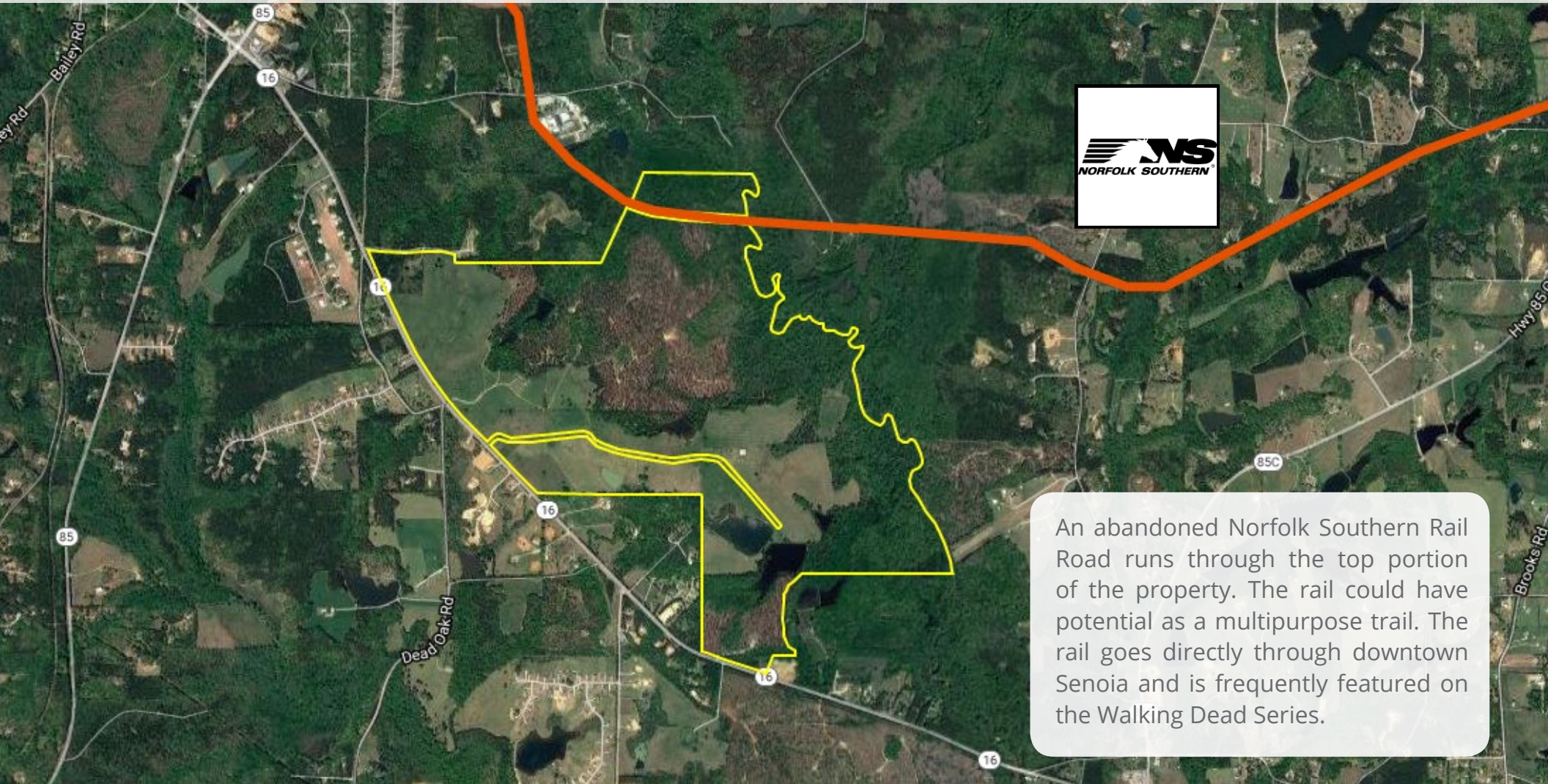
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RAIL MAP



An abandoned Norfolk Southern Rail Road runs through the top portion of the property. The rail could have potential as a multipurpose trail. The rail goes directly through downtown Senoia and is frequently featured on the Walking Dead Series.



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*For additional information or to setup
a property tour, please contact:*

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