

Coweta County Active Adult Multifamily

In Coweta County, Georgia, the current inventory for **dedicated Class A "Active Adult Only" (Market-Rate Rental)** apartments is extremely limited, as the local 55+ market has historically been dominated by for-sale residential developments.

If we strictly define **Class A Active Adult** as age-restricted, luxury rental housing without a mandatory service package (no meal plans or clinical care), the count of standalone institutional-grade buildings is essentially **zero**.

The Coweta Market Gap (2026)

While the "Active Adult" category is booming in the county, it is almost exclusively concentrated in **for-sale** subdivisions. Institutional rental inventory in this specific sub-asset class (lifestyle-focused rental vs. service-focused IL) has not yet seen a standalone dedicated Class A delivery in the county.

Category	Community Name	Status	Type	Class
For-Sale Active Adult	Del Webb Southern Oaks	Newnan (Sales 2026)	For-Sale	A+
For-Sale Active Adult	Cresswind at Spring Haven	Newnan (Active)	For-Sale	A
For-Sale Active Adult	Twelve Parks	Sharpsburg (Active)	For-Sale	A
55+ Rental (Standard)	The Residences at Newnan Crossing	Newnan (Built 2022)	Rental	B+ / A-
55+ Rental (Affordable)	Ashlynn Ridge	Newnan (Active)	LIHTC Rental	B (Affordable)

Coweta County Active Adult Multifamily

- **The Residences at Newnan Crossing:** This is the primary 55+ rental in the Newnan Crossing mixed-use area. While it features modern finishes (granite, plank flooring), its rental rates (generally \$1,300–\$1,800) and unit density typically categorize it as **Class B+ or "Standard" Senior** rather than the ultra-luxury, high-amenity "Lifestyle" Class A rental product (e.g., Overture or Everleigh brands) found in North Atlanta.
- **Absence of "Lifestyle" Rental:** Developers in Coweta have focused on Independent Living (IL) models like **The Claiborne at Newnan Lakes** or **Celebration Village Peachtree**, where the "Concierge Living" apartments are the closest high-end rental proxy, but they include service options that technically move them into the IL/Age-in-Place category.
- **Pipeline Potential:** There is currently a **14.5-acre development site on GA-34 East** (near the Fischer Rd corridor) that has been marketed specifically for Active Adult/Senior Housing. This highlights the recognition of the "missing middle" in the rental market for higher-net-worth seniors who want Class A luxury but do not want to buy.

Summary: For Active Adult (no meals), market-rate luxury rental apartment building in Coweta, there are **no currently active dedicated Class A assets**. The "Active Adult" demand is being absorbed by the **for-sale** market or the luxury **Independent Living** facilities that offer rental-only concierge units.

Disclaimer: While the information is deemed reliable, no warranty is expressed or implied. Any information important to you or another party should be independently confirmed within an applicable due diligence period.