

Garrett Land Brokers

Commercial Land & Farm



Commercial Corner Lot, Hwy 101, Rockmart, Polk County, GA

\$325,000



Level corner lot, great visibility, possible hotel site, perfect for strip mall & office building. Can possibly be rezoned for residential/senior housing. Close to Rockmart Industrial Park. Just off the main retail corridor of Hwy 278 on Hwy 101. Located in Polk County. Sewer is available and would need to be annexed into the City of Rockmart or City of Aragon to get service.

Mike Garrett, Associate Broker, ALC
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www.GarrettLandBrokers.com



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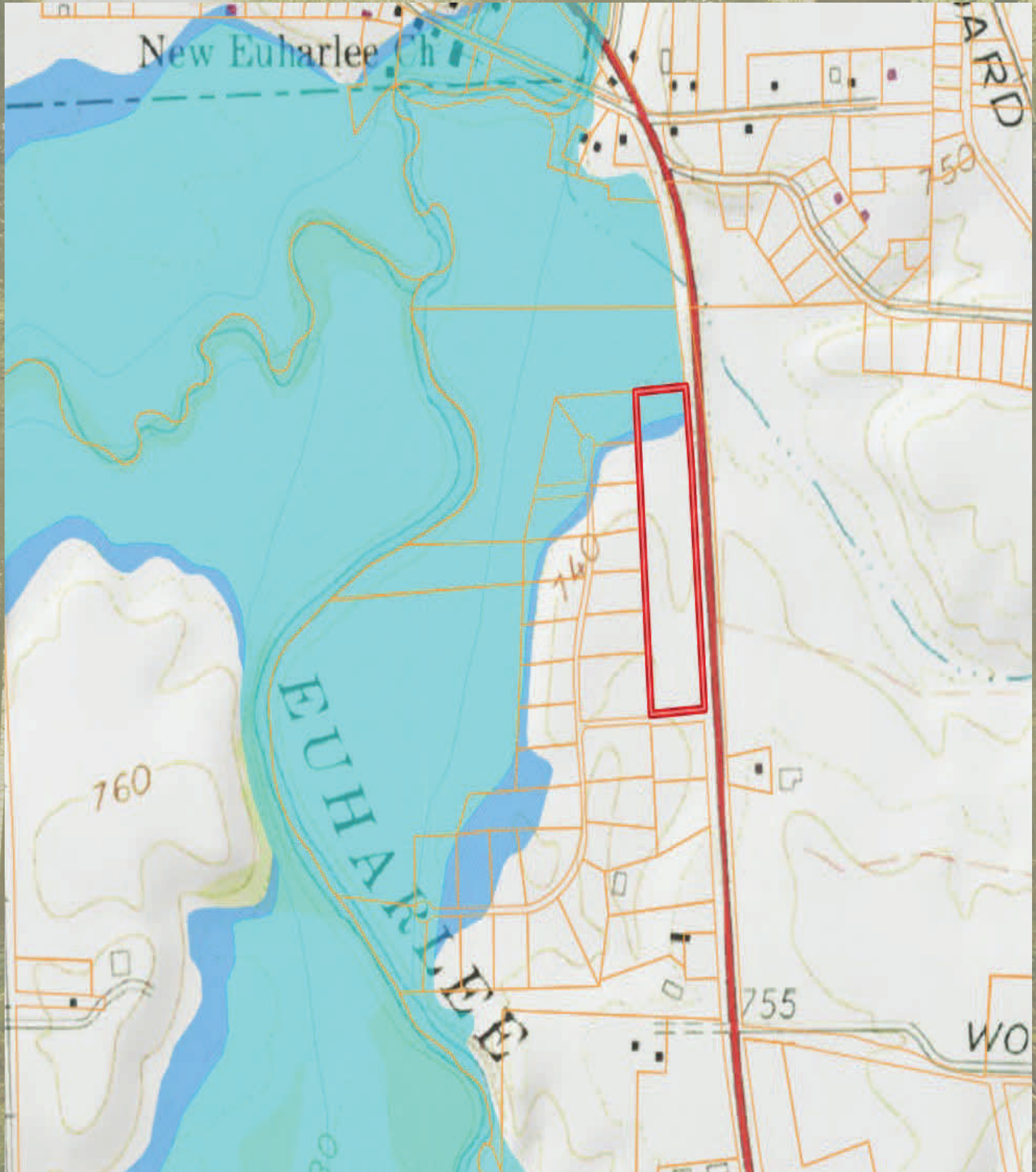
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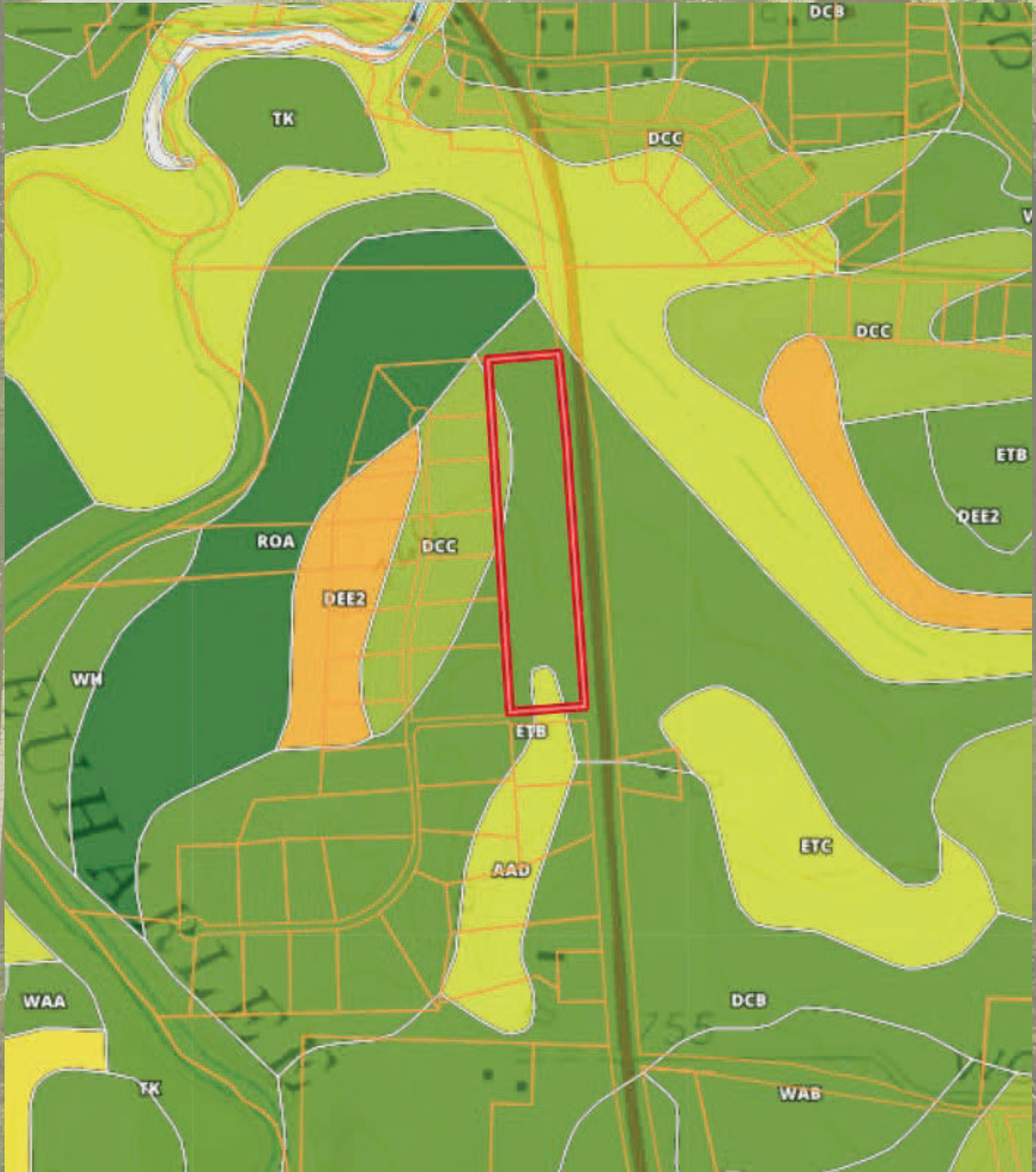
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Boundary  6.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP 
 EtB	Etowah loam, 2 to 6 percent slopes	6	89.5%	2e 
 AaD	Allen fine sandy loam, 10 to 15 percent slopes	0.3	4.1%	4e 
 DcC	Decatur loam, 6 to 10 percent slopes	0.4	6.4%	3e 

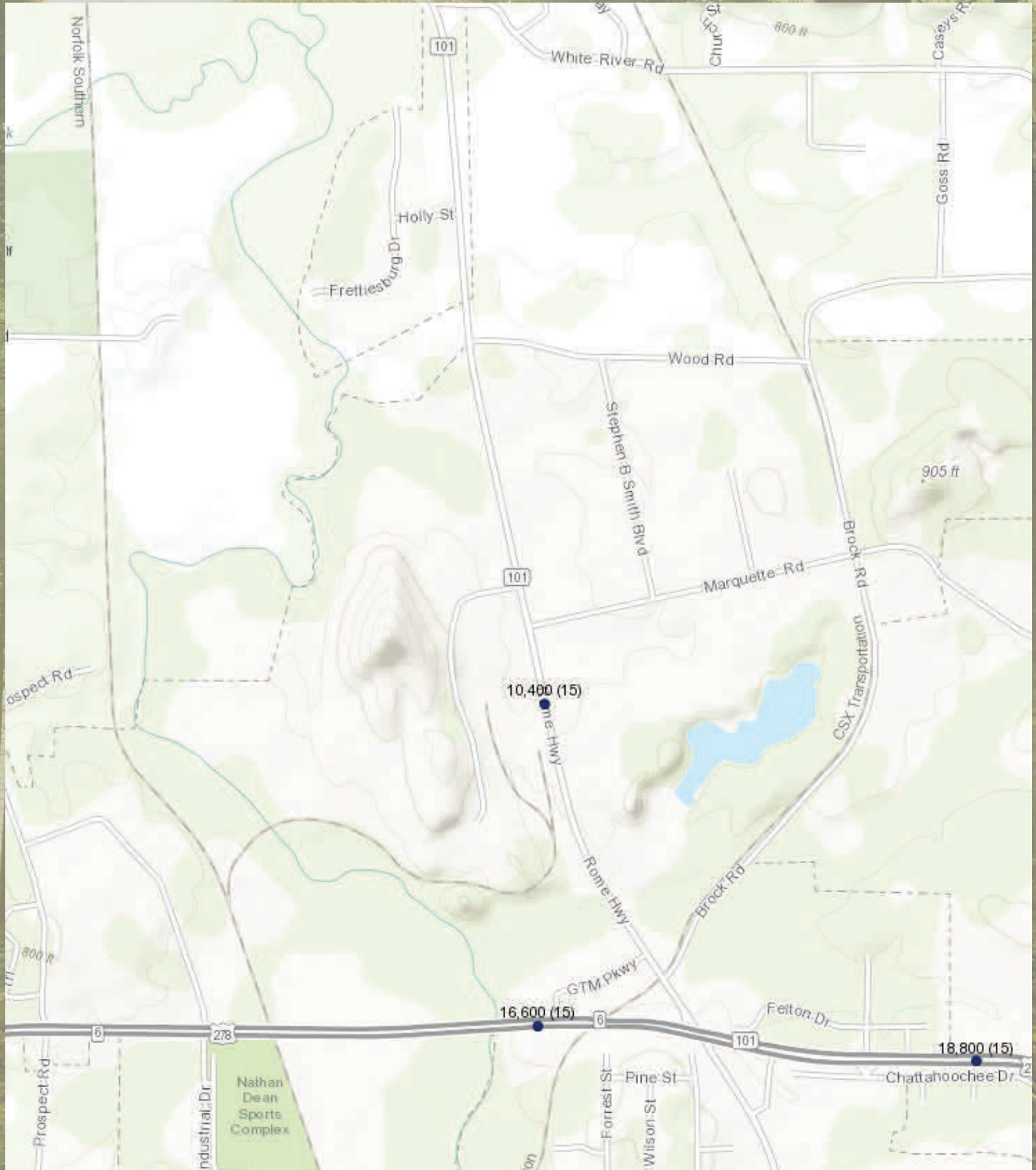
Totals

6.7 Ac

2.1 Cap Average

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Corner Commercial Lot

Demographics



0 Highway 101
Rockmart, GA 30153
Property Type: Land
Specific Use: Mixed Use
Lot Size: 6.72 Ac.
County: Polk

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	N/A	9,961	12,471	N/A	10,281	12,702
Total Census 2010 Population	N/A	9,411	12,419	N/A	9,411	12,419
Population Change %	N/A	7.3%	2.9%	N/A	11.2%	5.6%
Population Density (People/SQ Mile)	N/A	790	665	N/A	838	704
Median Age	N/A	40	40	N/A	41	41
Total Males	N/A	4,755	5,997	N/A	4,924	6,114
Total Females	N/A	5,212	6,480	N/A	5,367	6,598

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	N/A	664	828	N/A	657	806
5 - 9 Years Old	N/A	768	965	N/A	776	954
10 - 14 Years Old	N/A	742	929	N/A	782	958
15 - 19 Years Old	N/A	729	913	N/A	784	963
20 - 24 Years Old	N/A	692	864	N/A	727	899
25 - 29 Years Old	N/A	674	840	N/A	726	896
30 - 34 Years Old	N/A	653	814	N/A	653	804
35 - 39 Years Old	N/A	650	821	N/A	657	814
40 - 44 Years Old	N/A	699	894	N/A	702	877
45 - 49 Years Old	N/A	699	891	N/A	700	879
50 - 54 Years Old	N/A	625	790	N/A	642	802
55 - 59 Years Old	N/A	594	745	N/A	632	789
60 - 64 Years Old	N/A	486	610	N/A	537	666
65 - 69 Years Old	N/A	385	486	N/A	422	522
70 - 74 Years Old	N/A	310	383	N/A	326	405
75 - 79 Years Old	N/A	241	291	N/A	235	285

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Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	N/A	170	201	N/A	164	197
85 Years Old and Older	N/A	186	212	N/A	169	196

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	N/A	8,177	10,327	N/A	8,395	10,473
Black	N/A	1,705	2,039	N/A	1,820	2,134
Native American	N/A	21	25	N/A	5	5
Asian	N/A	4	4	N/A	N/A	N/A
Pacific Islander	N/A	1	1	N/A	1	4
2 or More Races	N/A	59	81	N/A	70	96
Hispanic	N/A	155	191	N/A	165	203
White Non-Hispanic	N/A	8,034	10,157	N/A	8,241	10,293

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	N/A	3,852	4,750	N/A	3,978	4,843
Total Census 2010 Households	N/A	3,548	4,602	N/A	3,548	4,602
Average Household Size	N/A	2.6	2.6	N/A	N/A	N/A
Total Housing Units	N/A	4,521	5,538	N/A	4,902	5,919
Owner	N/A	2,881	3,698	N/A	3,123	3,940
Renter	N/A	1,293	1,422	N/A	1,400	1,529
Vacant Housing Units	N/A	348	420	N/A	377	449

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	N/A	491	562	N/A	510	578
\$10,000 - \$14,999	N/A	332	399	N/A	343	408
\$15,000 - \$19,999	N/A	312	362	N/A	326	373
\$20,000 - \$24,999	N/A	254	358	N/A	255	355
\$25,000 - \$29,999	N/A	335	423	N/A	345	430
\$30,000 - \$34,999	N/A	197	268	N/A	202	270
\$35,000 - \$39,999	N/A	367	411	N/A	379	422
\$40,000 - \$44,999	N/A	234	303	N/A	236	302
\$45,000 - \$49,999	N/A	140	225	N/A	146	228
\$50,000 - \$59,999	N/A	460	553	N/A	480	570
\$60,000 - \$74,999	N/A	320	371	N/A	331	380
\$75,000 - \$99,999	N/A	182	251	N/A	187	254
\$100,000 - \$124,999	N/A	99	123	N/A	97	120

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Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	N/A	23	23	N/A	24	24
\$150,000 - \$199,999	N/A	23	23	N/A	24	24
Over \$200,000	N/A	26	26	N/A	27	27
Median Household Income	N/A	\$33,942	\$34,093	N/A	\$33,920	\$34,069
Aggregate Household Income	N/A	\$157, 590,702	\$192, 893,624	N/A	\$163, 425,662	\$197, 435,814
Average Household Income	N/A	\$40,285	\$40,107	N/A	\$40,236	\$40,069
Per Capita Household Income	N/A	\$15,587	\$15,309	N/A	\$15,578	\$15,300

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	N/A	\$136, 915,495	\$169, 659,582	N/A	\$141, 474,564	\$173, 216,353
Average Annual Household	N/A	\$35,291	\$35,503	N/A	\$35,288	\$35,544
Food	N/A	\$4,796	\$4,807	N/A	\$4,703	\$4,725
Cereals & Bakery Products	N/A	\$383	\$384	N/A	\$374	\$375
Cereals & Cereal Products	N/A	\$134	\$134	N/A	\$132	\$133
Bakery Products	N/A	\$269	\$269	N/A	\$261	\$262
Meats, Poultry, Fish & Eggs	N/A	\$788	\$790	N/A	\$795	\$797
Dairy ProductseFMisc	N/A	\$312	\$313	N/A	\$312	\$313
Housing	N/A	\$11,865	\$11,937	N/A	\$11,895	\$11,979
Owned Dwellings	N/A	\$4,085	\$4,123	N/A	\$4,077	\$4,123
Mortgage Interest & Charges	N/A	\$2,037	\$2,057	N/A	\$1,955	\$1,974
Property Taxes	N/A	\$1,196	\$1,206	N/A	\$1,180	\$1,190
Rented Dwellings	N/A	\$2,607	\$2,605	N/A	\$2,532	\$2,528
Utilities, Fuels & Public Services	N/A	\$2,813	\$2,833	N/A	\$2,849	\$2,871
Natural Gas	N/A	\$422	\$426	N/A	\$405	\$408
Electricity	N/A	\$1,041	\$1,048	N/A	\$1,058	\$1,065
Fuel Oil or Other Fuels	N/A	\$110	\$111	N/A	\$111	\$111
Telephone Services	N/A	\$931	\$937	N/A	\$951	\$960
Water & Other Public Services	N/A	\$300	\$303	N/A	\$308	\$311
Household Operations	N/A	\$546	\$551	N/A	\$539	\$544
Personal Services	N/A	\$207	\$209	N/A	\$210	\$212
Other Household Expenses	N/A	\$376	\$379	N/A	\$372	\$375
Housekeeping Supplies	N/A	\$516	\$517	N/A	\$499	\$500
Household Furnishings & Equipment	N/A	\$1,153	\$1,160	N/A	\$1,124	\$1,132
Furniture	N/A	\$292	\$295	N/A	\$288	\$290
Floor Coverings	N/A	\$30	\$31	N/A	\$30	\$30
Major Appliances	N/A	\$173	\$176	N/A	\$170	\$173
Sm. Appliances & Misc Housewares	N/A	\$82	\$83	N/A	\$82	\$82
Apparel & Services	N/A	\$1,296	\$1,300	N/A	\$1,312	\$1,317

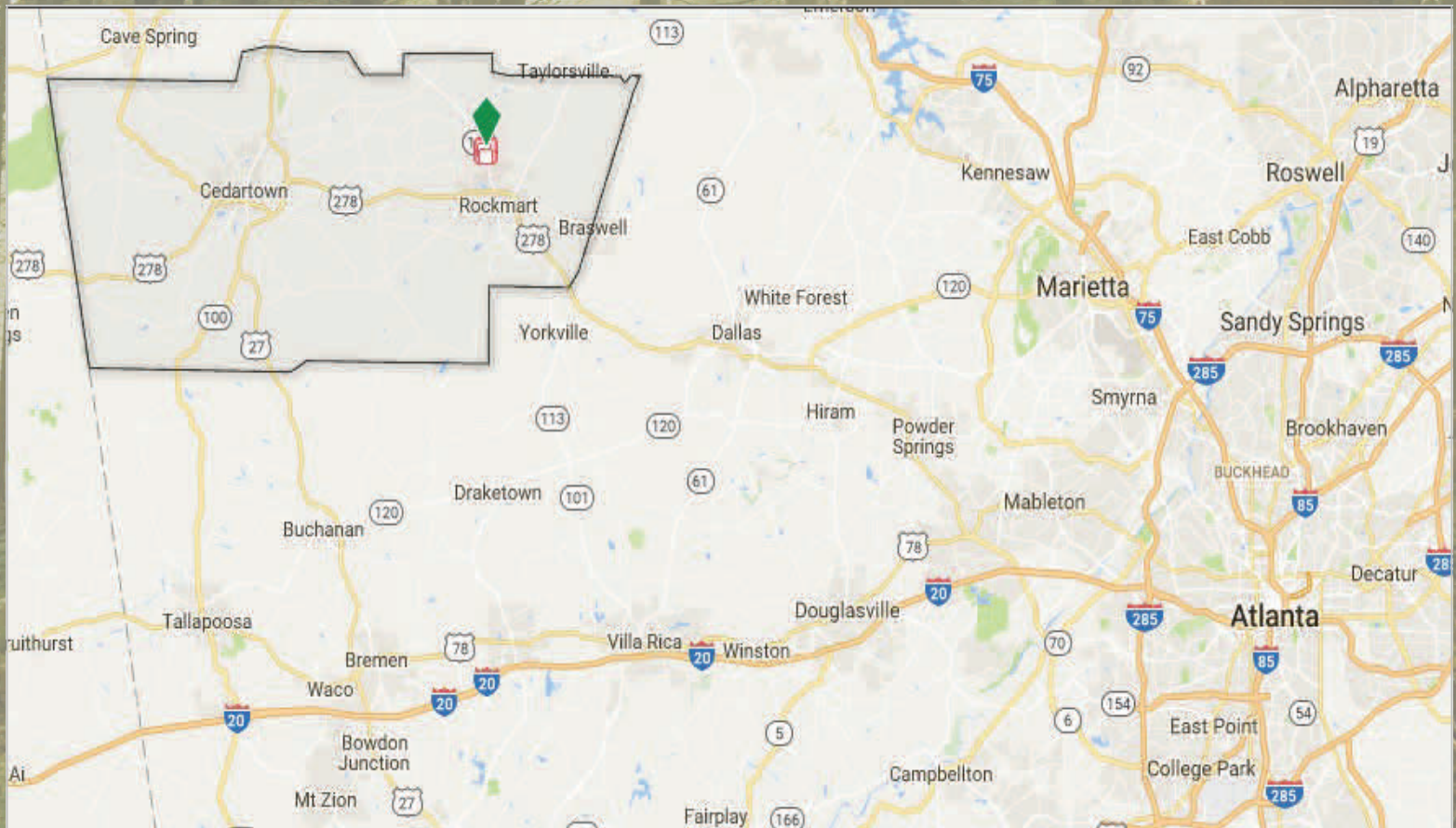
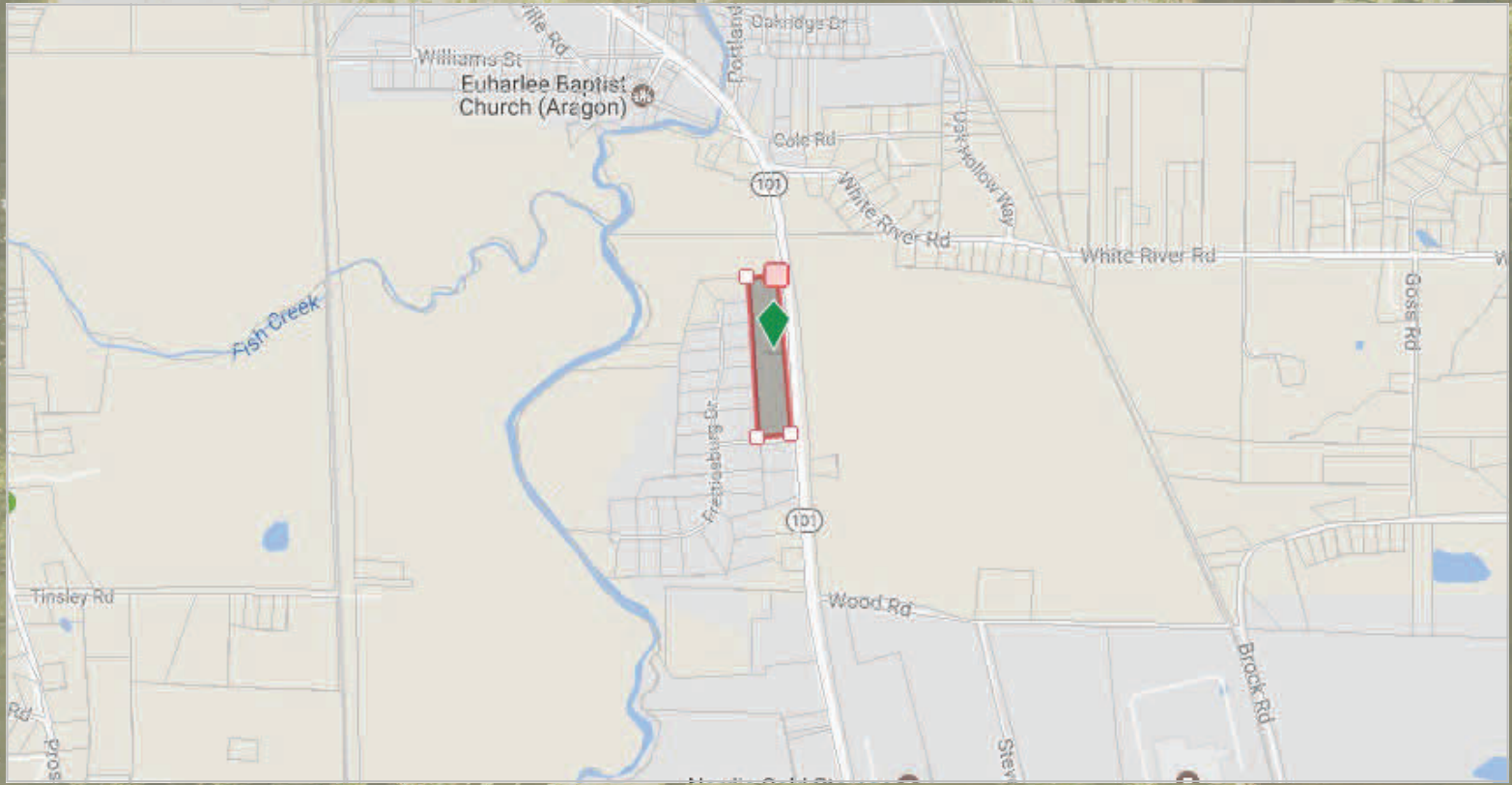
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Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Transportation	N/A	\$6,389	\$6,428	N/A	\$6,520	\$6,562
Maintenance & Repairs	N/A	\$513	\$515	N/A	\$513	\$516
Vehicle Insurance	N/A	\$930	\$938	N/A	\$959	\$970
Public Transportation	N/A	\$288	\$290	N/A	\$286	\$288
Health Care	N/A	\$2,600	\$2,623	N/A	\$2,545	\$2,571
Entertainment	N/A	\$1,783	\$1,799	N/A	\$1,787	\$1,805
Tobacco & Smoking Related	N/A	\$264	\$266	N/A	\$273	\$274
Cash Contributions	N/A	\$1,066	\$1,080	N/A	\$1,056	\$1,070
Personal Insurance & Pensions	N/A	\$3,113	\$3,143	N/A	\$3,083	\$3,118
Life & Other Personal Insurance	N/A	\$272	\$274	N/A	\$275	\$277
Pensions & Social Security	N/A	\$2,860	\$2,884	N/A	\$2,817	\$2,849

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Utilities	Electricity, Natural Gas/Propane, Septic, Telephone, Water,
Airports*	General Aviation: Polk County Airport/Cornelius Moore Field, 11 miles; Silver Comet Field Paulding County Regional Airport, 20 miles International Aviation: Hartsfield-Jackson International Airport, 70 miles
Ports*	Georgia Port: Port of Savannah Garden City Terminal, 299 miles Alabama Port: Tennessee River Port, Guntersville, AL, 87 miles
Railroad*	National Rail Service: Norfolk Southern & CSX Intermodal: Whitaker Rail Yard, 28 miles
Terms	All Cash or terms acceptable to seller
Workforce	2010 Available Workforce, 27,153, 10 mile radius; 2,194,176 60 mile radius
Taxes	\$27.49 per \$1000 FMV; Millage Rate: 27.28; Sales Taxes: 7%
Economic Incentives	Job Tax Credit: \$3000/job Investment Tax Credit: 3% City/County Freeport Tax Exemption: 100%

*Mileages are approximate and may vary with location within the county.

Information Deemed Accurate But Not Warranted

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Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours' notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
708 Hwy 293
Emerson, GA 30137
Direct: 678-540-4300
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com