

LAND FOR SALE

2.53 ACRES HWY 20/CANTON CARTERSVILLE HWY

5846 Highway 20 NE, Cartersville, GA 30121



OFFERING SUMMARY

SALE PRICE:	\$150,000
LOT SIZE:	2.53 Acres
ZONING:	R-4
MARKET:	NW GA
SUBMARKET:	Cartersville
TRAFFIC COUNT:	13,800
PRICE / SF:	\$1.36

PROPERTY OVERVIEW

This 2.53 acres is mostly level and includes a 3 bedroom 2 bath home built in 1987 that is vacant needing repairs. The main floor 1,252 sq ft , basement 1,008 sq ft, utilities in place. Property has a long paved driveway. Property fronts Hwy 20 next to Vulcan Rock Quarry.

PROPERTY HIGHLIGHTS

- Possible commercial
- Located on a major highway in Bartow County
- Large lot includes a vacant home

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
Associate
O 678.631.1800
C 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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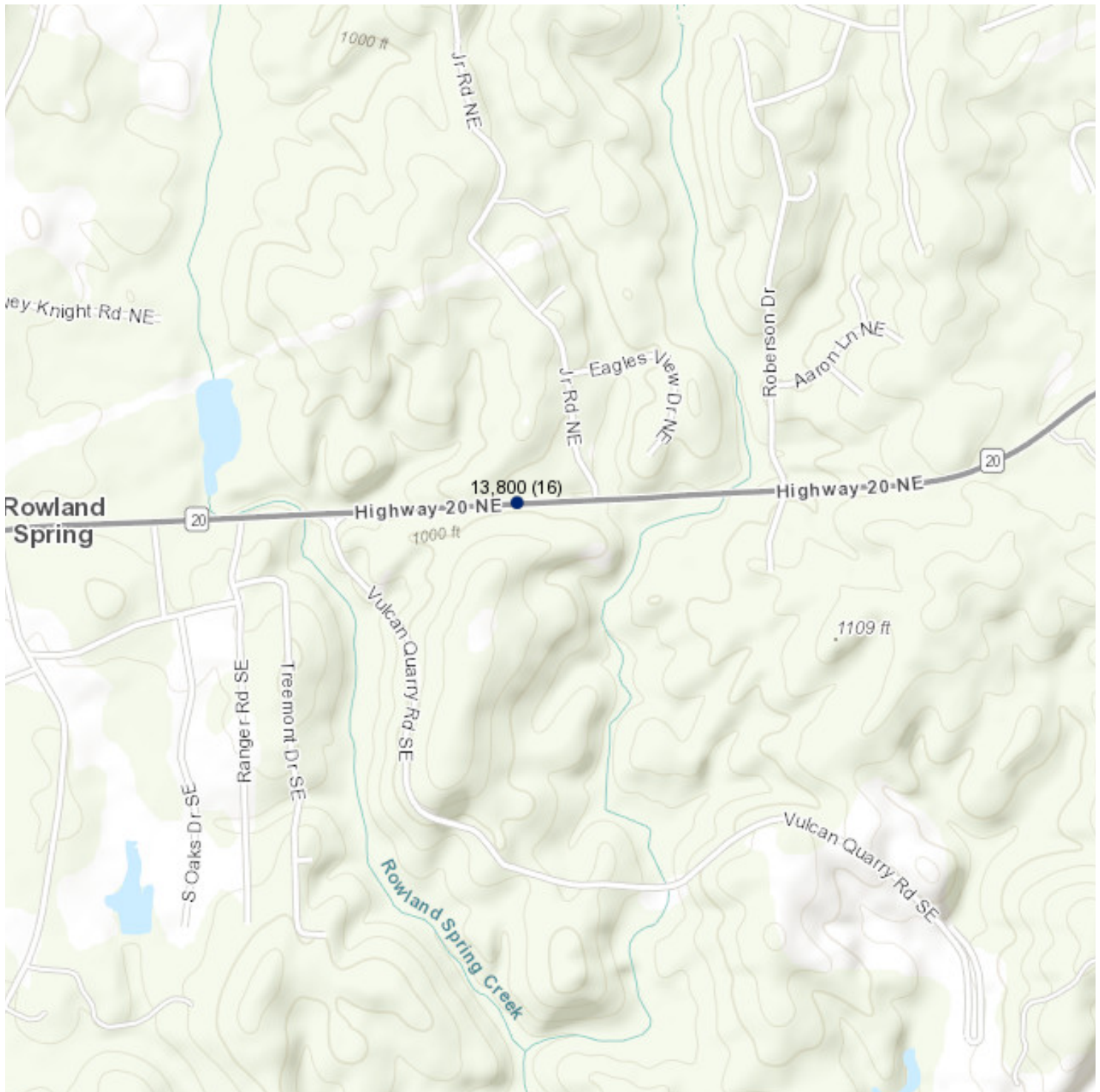
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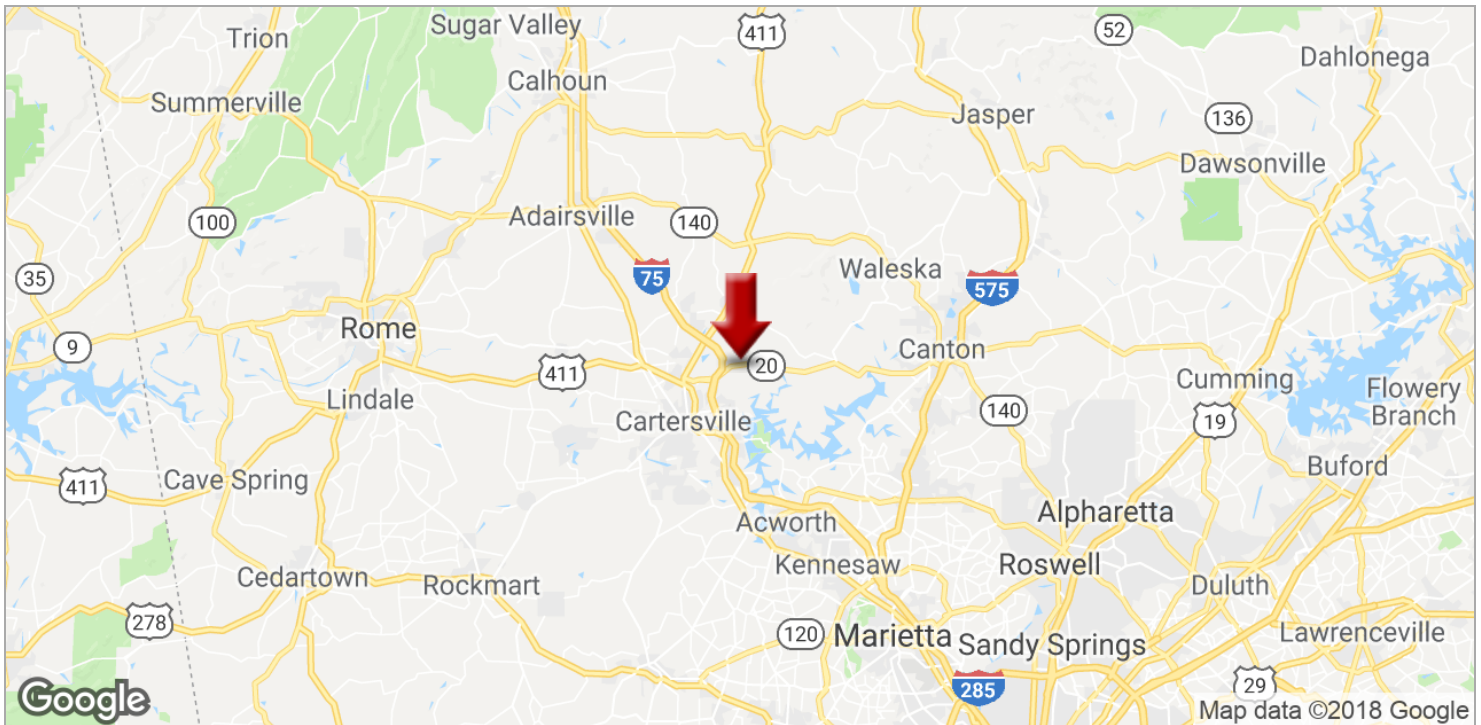
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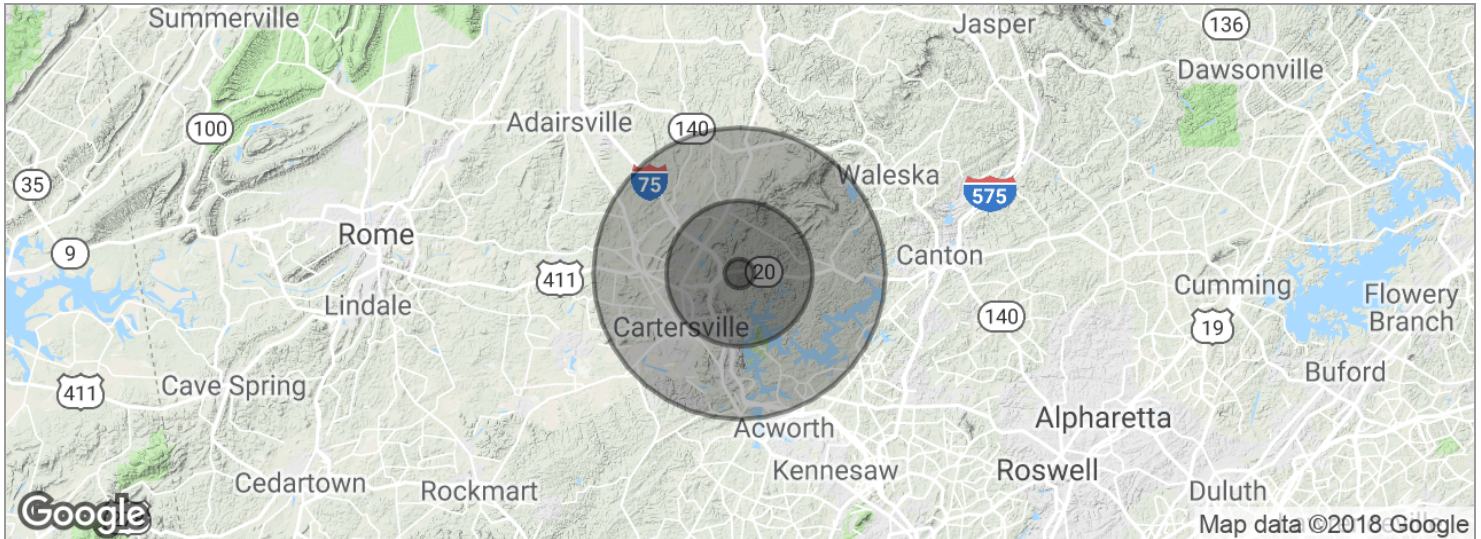
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	528	16,434	131,612
Median age	38.0	39.0	36.4
Median age (male)	36.7	37.0	35.0
Median age (Female)	38.9	40.2	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	184	6,048	47,434
# of persons per HH	2.9	2.7	2.8
Average HH income	\$93,743	\$80,514	\$79,872
Average house value	\$297,697	\$255,218	\$241,483

* Demographic data derived from 2010 US Census

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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
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com



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