

RESIDENTIAL LOTS FOR SALE

16 RESIDENTIAL LOTS FOR SALE IN CARROLL COUNTY, GA

265 Stagecoach Pass, Temple, GA 30179



OFFERING SUMMARY

SALE PRICE:	\$169,000
LOT SIZE:	6.58 Acres
ZONING:	RES
MARKET:	North Metro Atlanta
SUBMARKET:	Temple

PROPERTY OVERVIEW

16 developed lots in an existing community, utilities include sewer. Lots grade includes basement and ranch/slab construction. Existing home prices are from first time buyers to move up homes.

PROPERTY HIGHLIGHTS

- Affordable home price point
- Sanitary sewer available
- 35 minutes from Stagecoach Pass to I-285
- Entrance off of Hwy 78, minutes from I-20

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

MIKE GARRETT
Associate, ALC
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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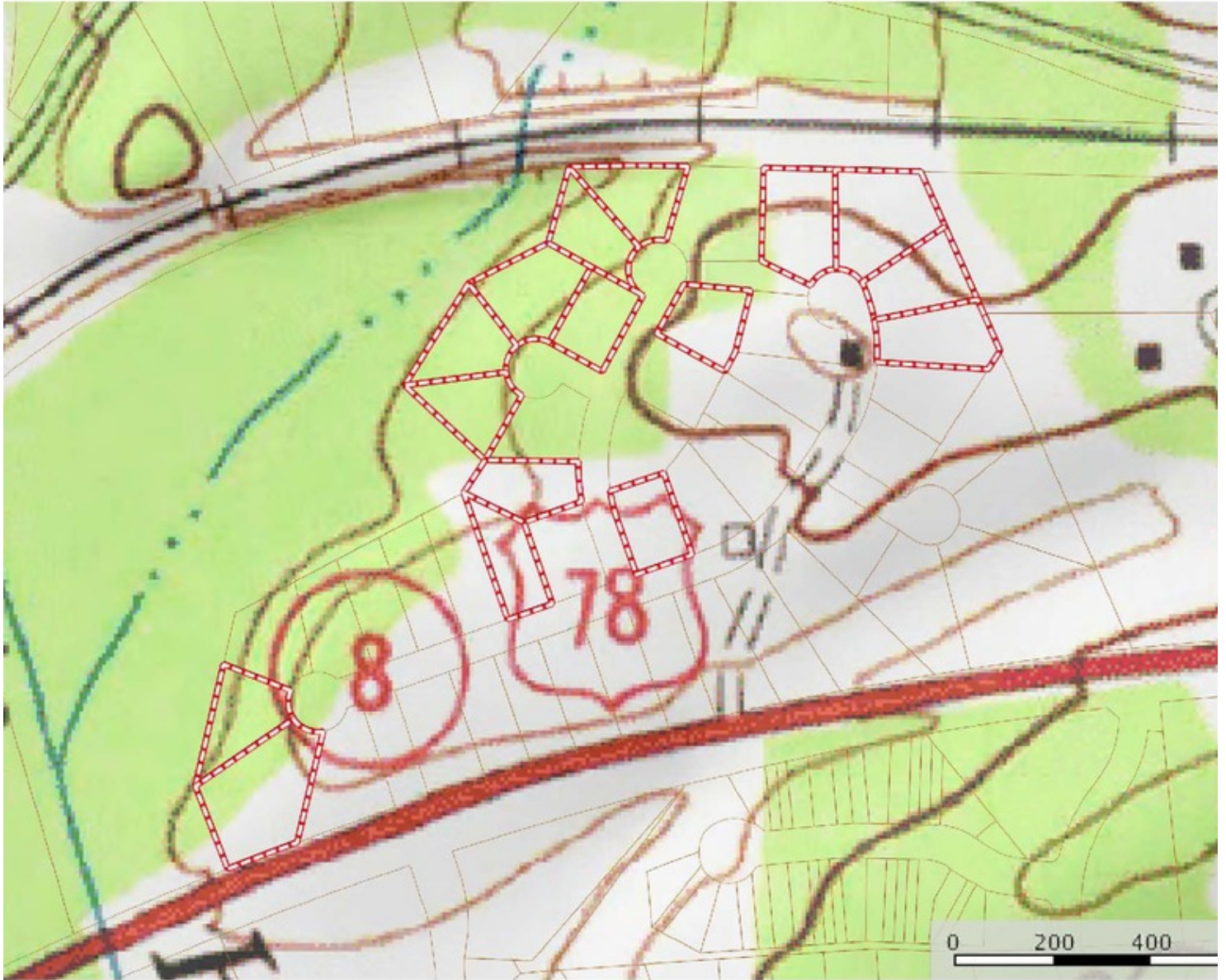
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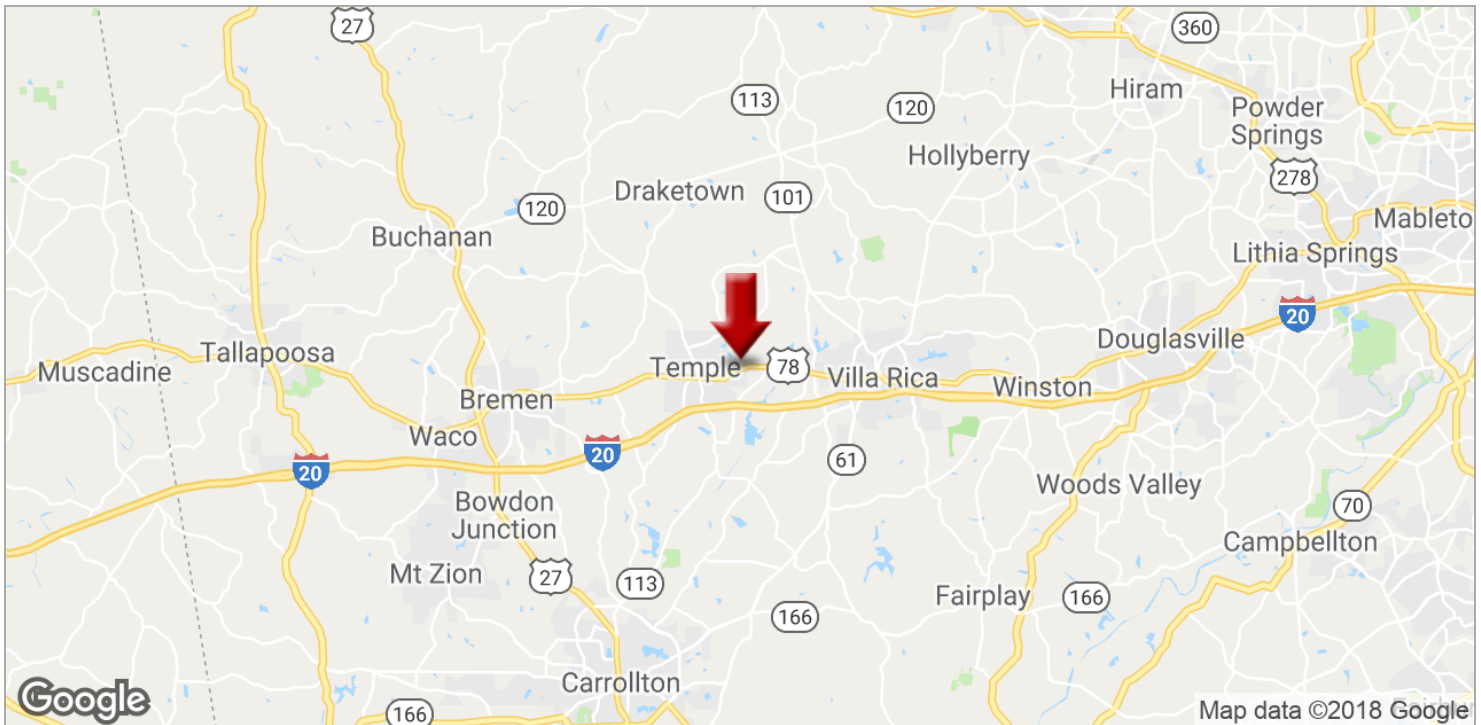
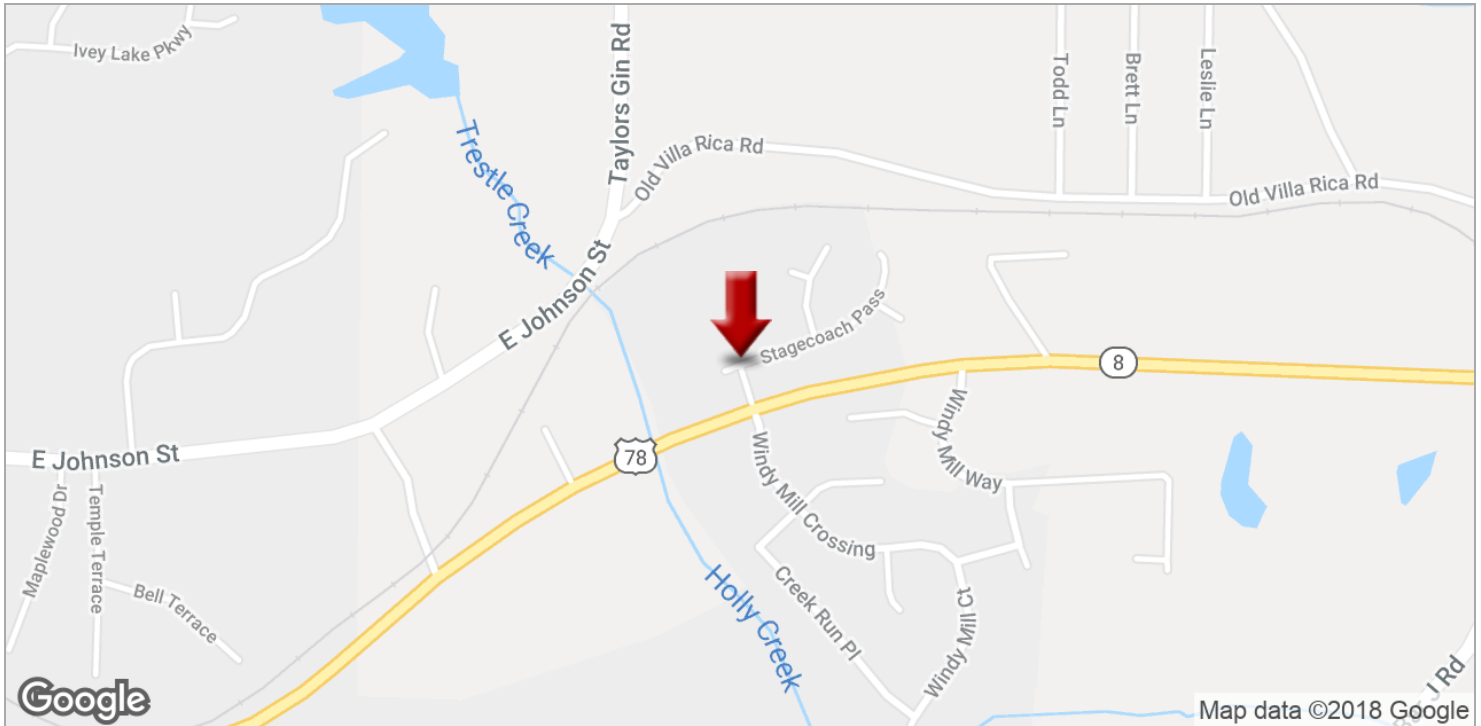
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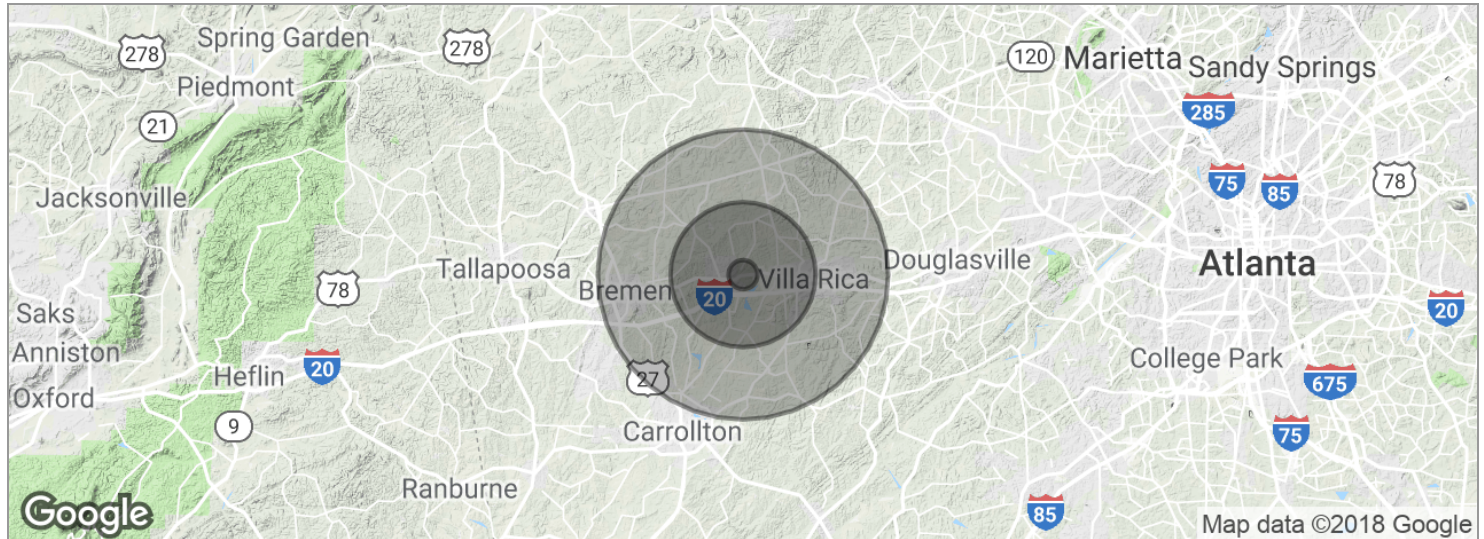
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	754	21,793	83,213
Median age	34.3	34.4	34.1
Median age (male)	33.1	34.1	33.4
Median age (Female)	36.3	35.1	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	273	7,721	29,931
# of persons per HH	2.8	2.8	2.8
Average HH income	\$53,690	\$57,860	\$57,593
Average house value	\$137,440	\$136,722	\$164,323

* 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
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