

# 3374 NATHAN DEAN PARKWAY

3374 Nathan Dean Parkway, Rockmart, GA 30153



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$749,900
<b>LOT SIZE:</b>	8.41 Acres
<b>YEAR BUILT:</b>	2016
<b>BUILDING SIZE:</b>	3,864 SF
<b>ZONING:</b>	RES
<b>MARKET:</b>	NW Georgia
<b>SUBMARKET:</b>	Rockmart

### PROPERTY OVERVIEW

Great opportunity for a Bed & Breakfast & near shopping, restaurants, amenities. Magnificent Custom Built Home on 8.41 private acres with 5 BR/4.5 BA including 2 Master Suites, 1 on each level. Beautiful Purple Heart flooring. Main & Upper Laundry Rooms with sinks. Finished basement with 2 BR/1 BA, living area, fully concreted large safe room. Studded unfinished living space above garage with private access from garage, Wrap around porch with front & back Port Cochere, Security System, Gated Entrance with Keypad access, driveway solar powered alarm, 2 outside cameras.

### PROPERTY HIGHLIGHTS

- 8.41 Private Acres with Custom Built Home and 3 Car Garage
- 5 Bedrooms/4.5 Baths with Room to Expand above Garage
- Gated Entrance with KeyPad Access
- Abundant Wildlife
- Many upgrades
- Minutes to Shopping, Restaurants, Activities
- Appointment Only

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

**MIKE GARRETT**  
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**HOSPITALITY FOR SALE**

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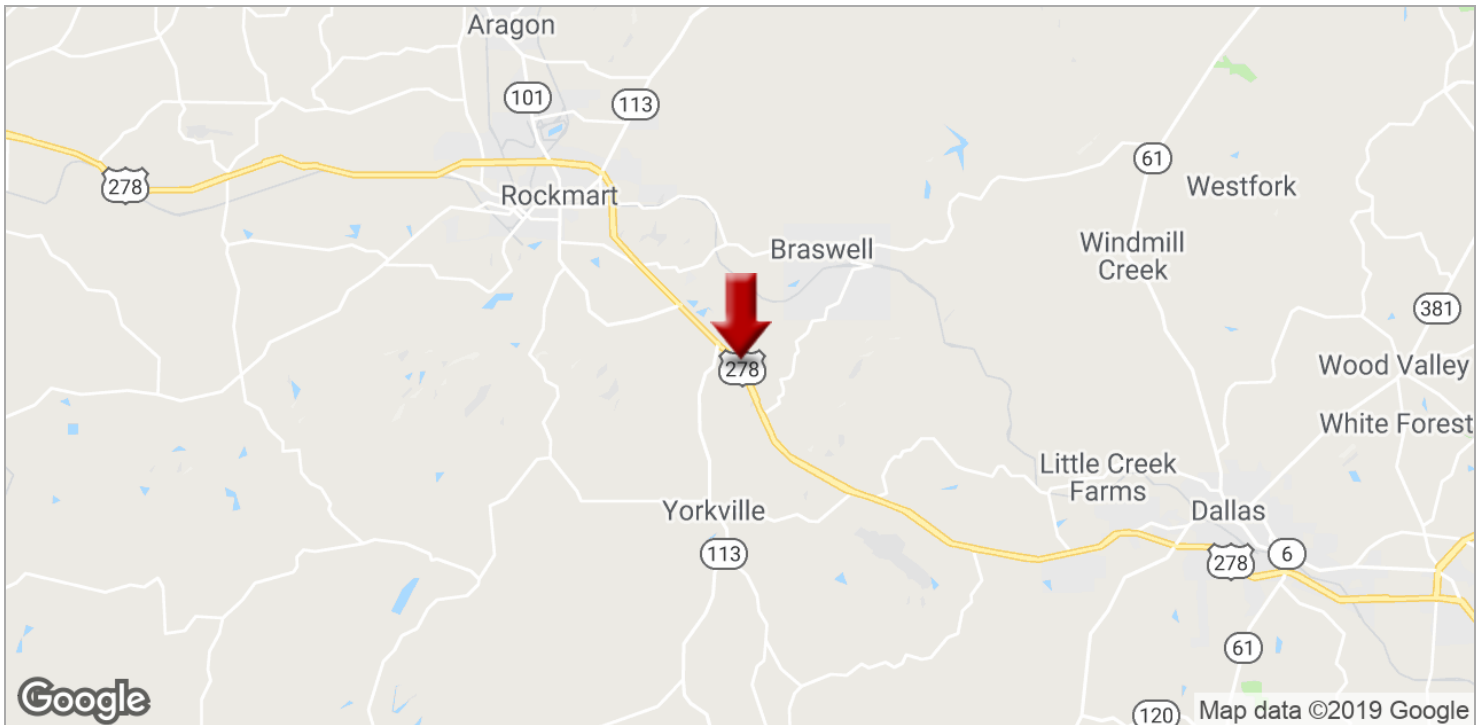
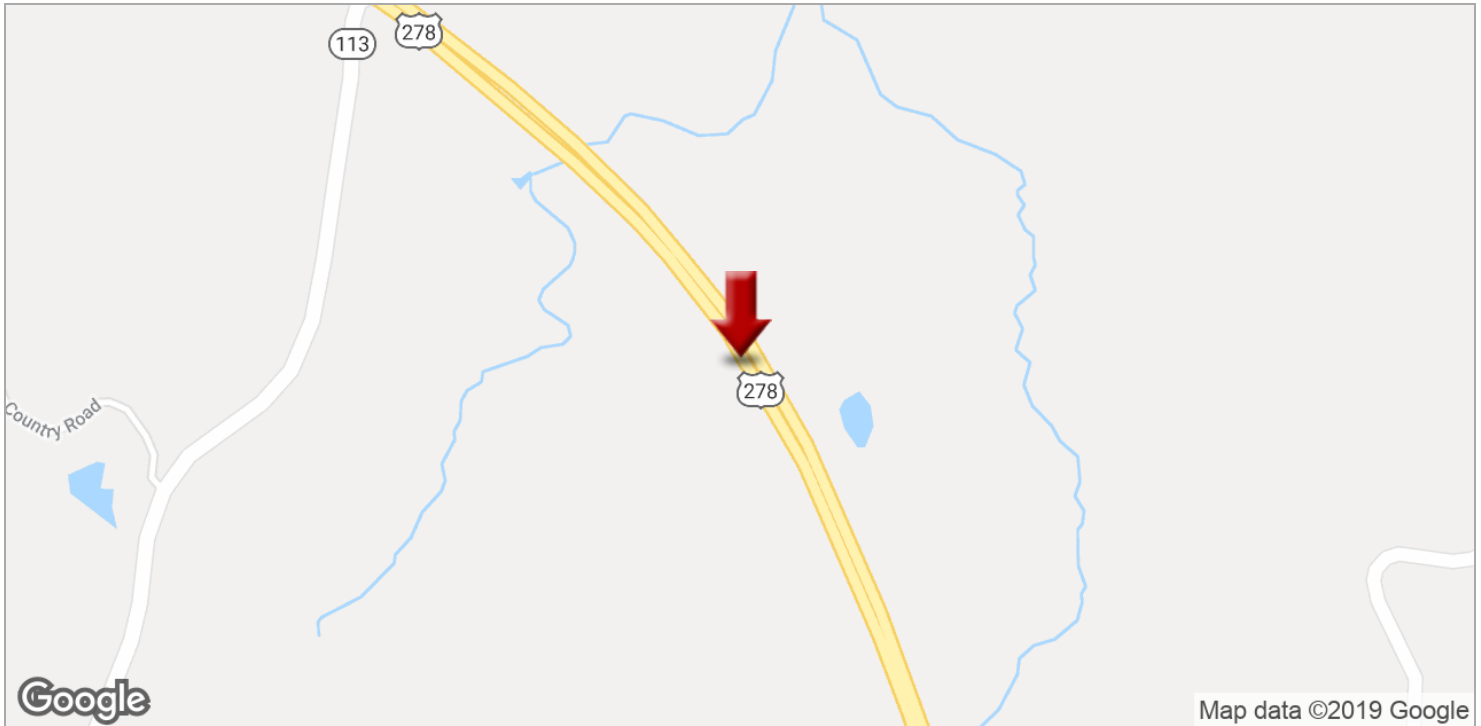
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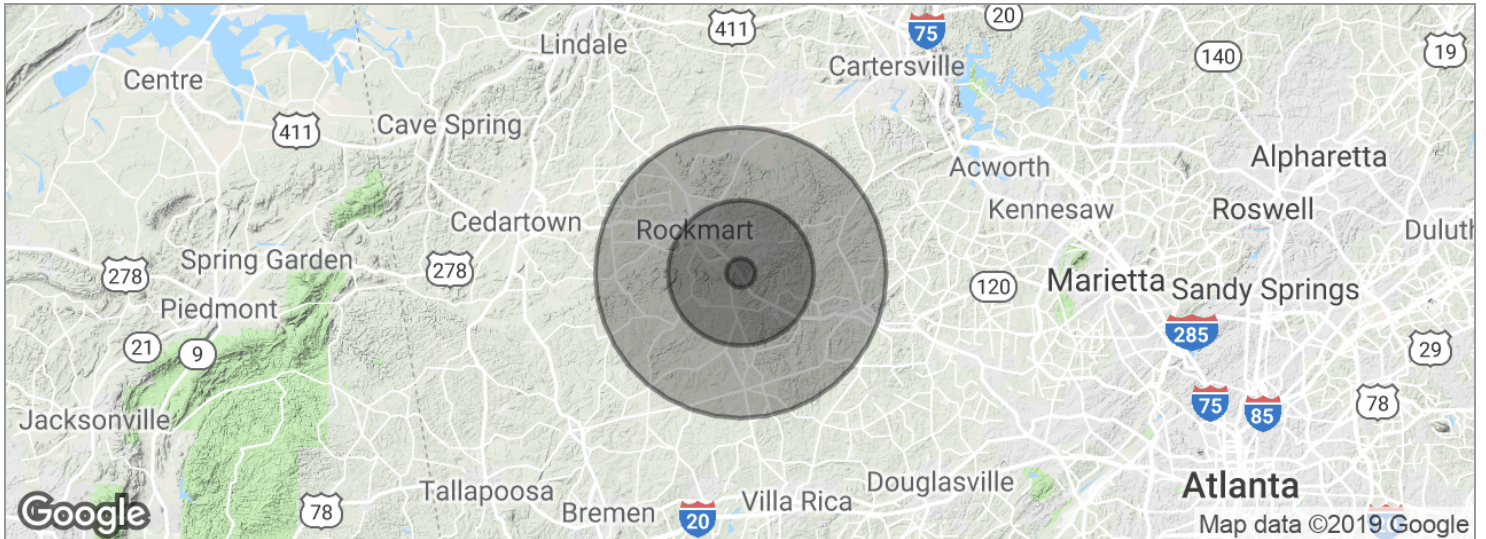
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## 3374 NATHAN DEAN PARKWAY

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	526	10,645	45,734
Median age	35.6	34.5	34.9
Median age (male)	29.2	30.4	32.2
Median age (Female)	40.7	38.2	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	199	3,929	16,590
# of persons per HH	2.6	2.7	2.8
Average HH income	\$45,971	\$52,121	\$55,891
Average house value	\$131,041	\$152,897	\$160,466

\* 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](mailto:mike@garrettlandbrokers.com)  
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