

LAND FOR SALE

FANTASTIC HOME OR INVESTMENT OPPORTUNITY

335 Tanner Farm Dr, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE: \$179,900

LOT SIZE: 0.46 Acres

ZONING: Res

PROPERTY OVERVIEW

Beautiful split foyer home in Rockmart perfect for a home or investor. Home features hardwood floors, family room with fireplace, large breakfast area, nice size kitchen with stained cabinets and full set of appliances. Master Suite with hardwood floors and Master Bath with large vanity, garden tub and separate shower. 2 additional bedrooms and a full bath. Finished Bonus Room could be a 4th bedroom. Unfinished basement has tons of potential and is ready to customize to your specifications. Entertain on your back deck and enjoy privacy with your wooded backyard.

PROPERTY HIGHLIGHTS

- 3 Bedrooms, 2 Baths
- Finished Bonus Room Could Be 4th Bedroom
- Wooded Half Acre Lot for Privacy
- Convenient to Downtown Rockmart
- Near Main Retail, Dining Corridor on Nathan Dean Parkway

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

MIKE GARRETT
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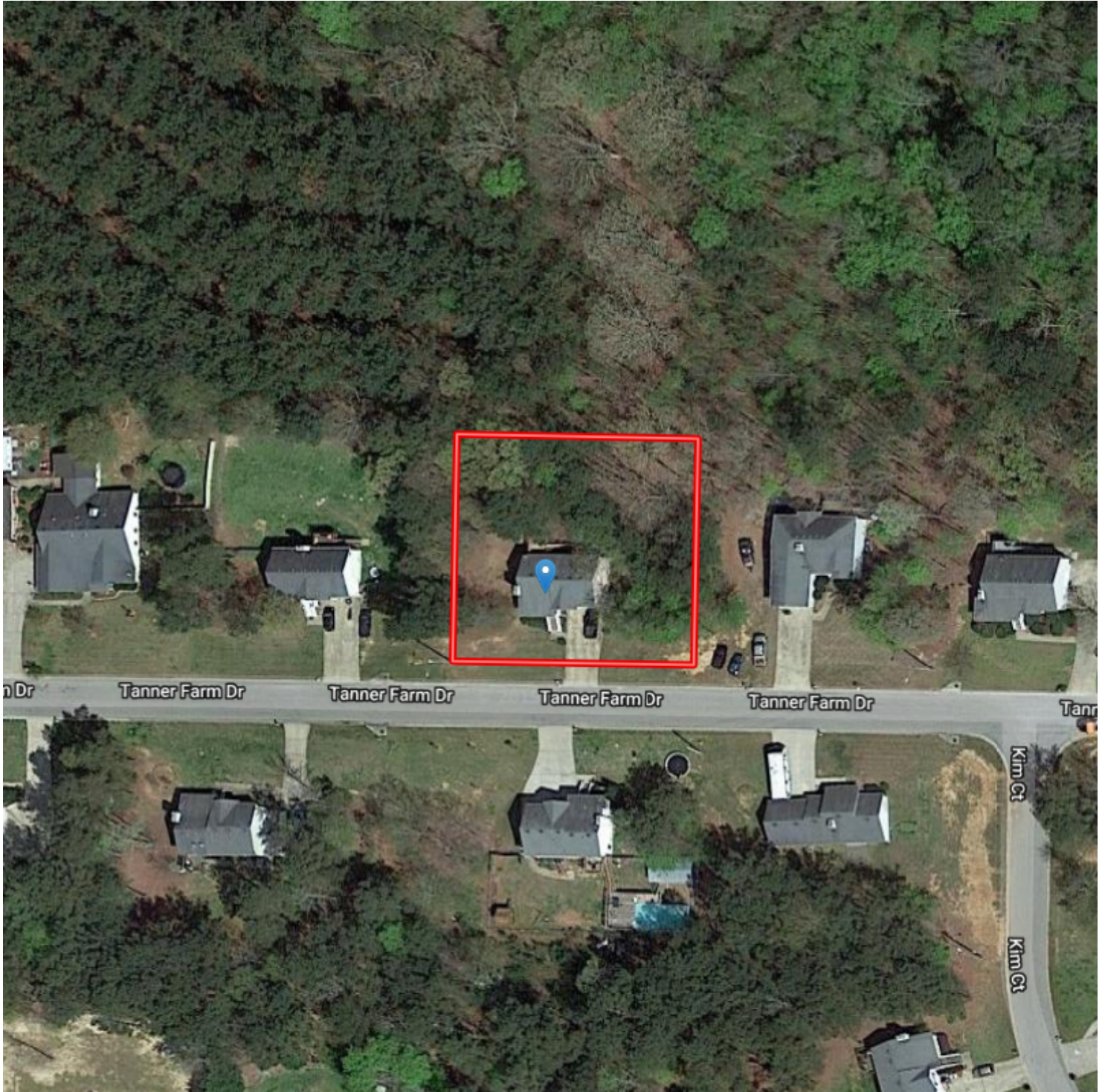
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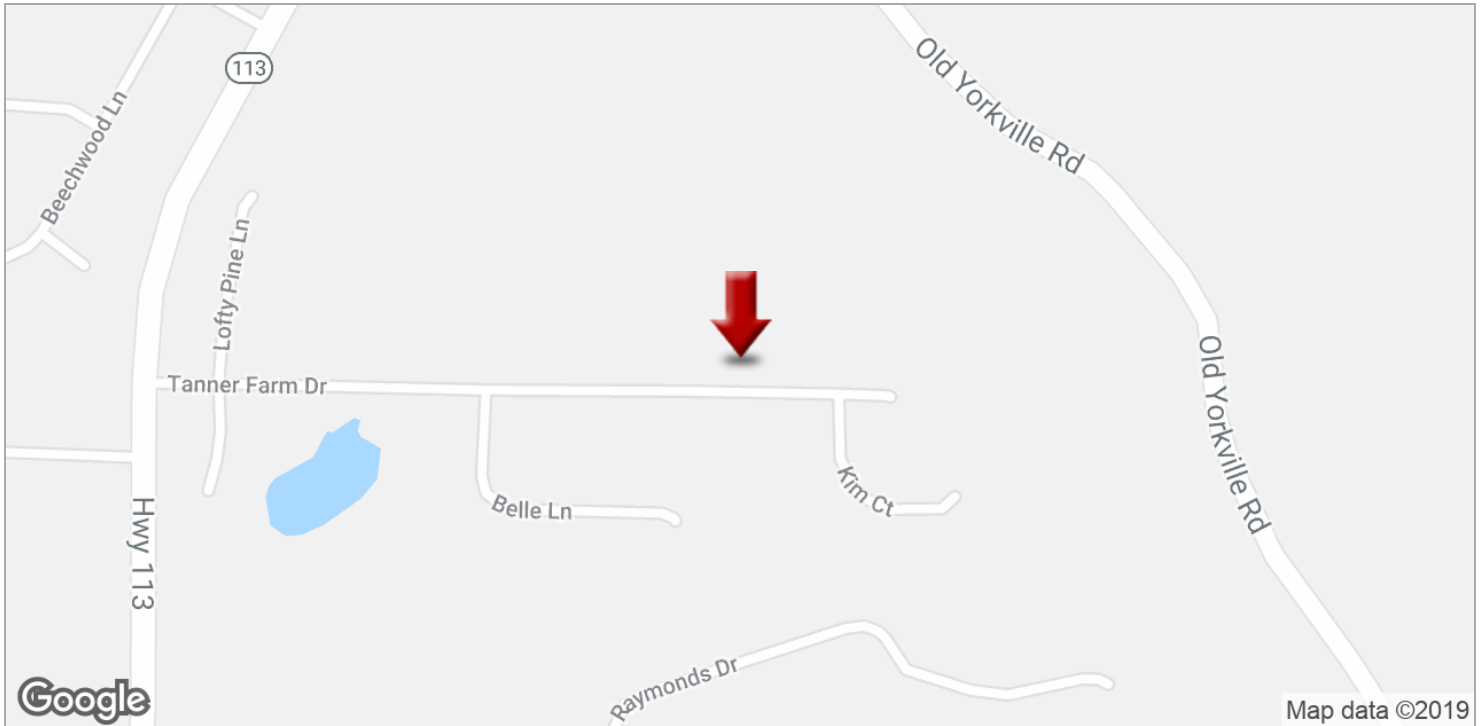
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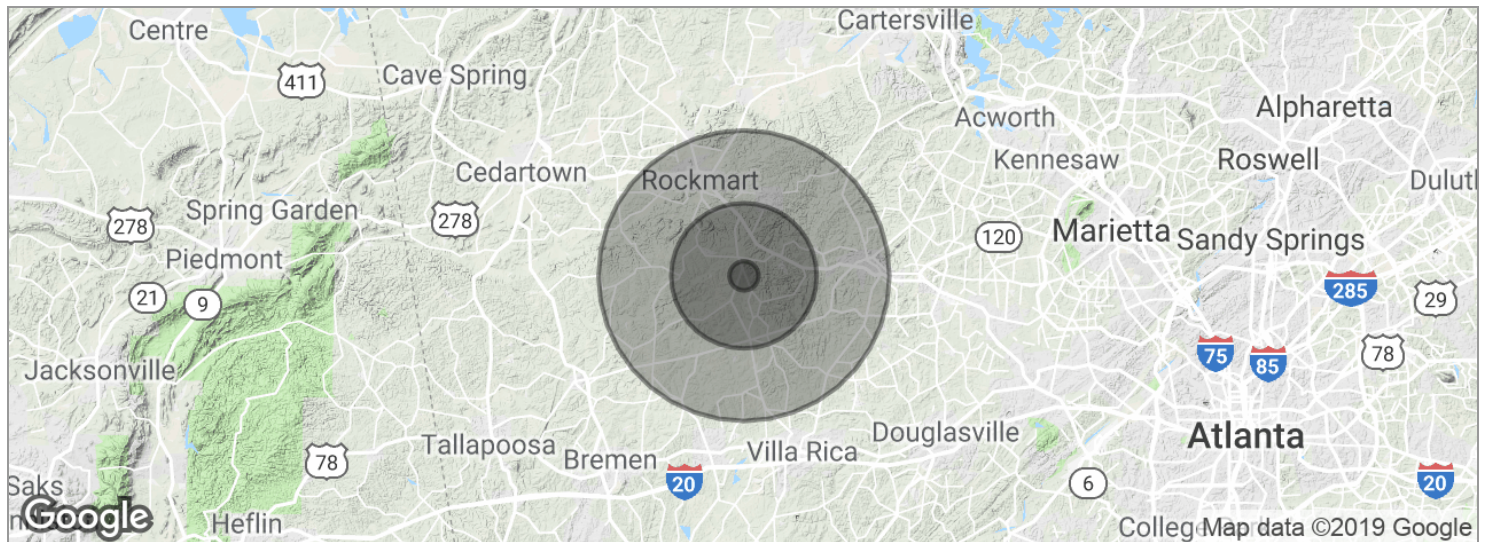
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	438	10,973	53,883
Median age	33.2	33.6	34.6
Median age (male)	31.6	31.1	32.2
Median age (Female)	35.5	36.4	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	159	4,018	19,436
# of persons per HH	2.8	2.7	2.8
Average HH income	\$58,182	\$55,670	\$55,804
Average house value	\$167,245	\$161,427	\$155,628

* 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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