

780 ACRES OF INCOME PRODUCING PROPERTY

1291 Braswell Road, Rockmart, Georgia 30153, ROCKMART, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$8,900,000
LOT SIZE:	780 Acres
YEAR BUILT:	2001
BUILDING SIZE:	10,357 SF
ZONING:	AG
MARKET:	North West GA
SUBMARKET:	Atlanta
PRICE / SF:	\$859.32

PROPERTY OVERVIEW

Income producing resort style living on 780 acres just outside of Atlanta in thriving Rockmart, GA. An onsite Luxury resort style home for overnight guests or conferences with a poolside oasis overlooking a pristine lake with bridge and gazebo is at the center of this beautiful acreage. A fully equipped Event Center with commercial kitchen and rooms for small or large events along with dressing areas and restrooms perfect for weddings, business events, dinner parties and more. A manager's home and barn is ready for horses with room to pasture with lakes and a stream and set up trails through the property for horseback riding. There's even room for hunting deer and turkey during the proper season or a small petting zoo. There's also room for additional cabins or homes to round out the complete resort or master planned community. The possibilities are endless for this awesome property. Make this amazing property a destination that everyone will use!

PROPERTY HIGHLIGHTS

- Income Producing Property
- Exquisite 10,357 SF Luxury Home with 7 BR/7 BA/2 HBA
- Poolside Oasis Overlooks 1 of the Pristine Lakes with Gazebo
- Fully Equipped Event Center
- A Manager's Home and Barn
- Endless Possibilities Are Available on this Property

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

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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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HOSPITALITY FOR SALE

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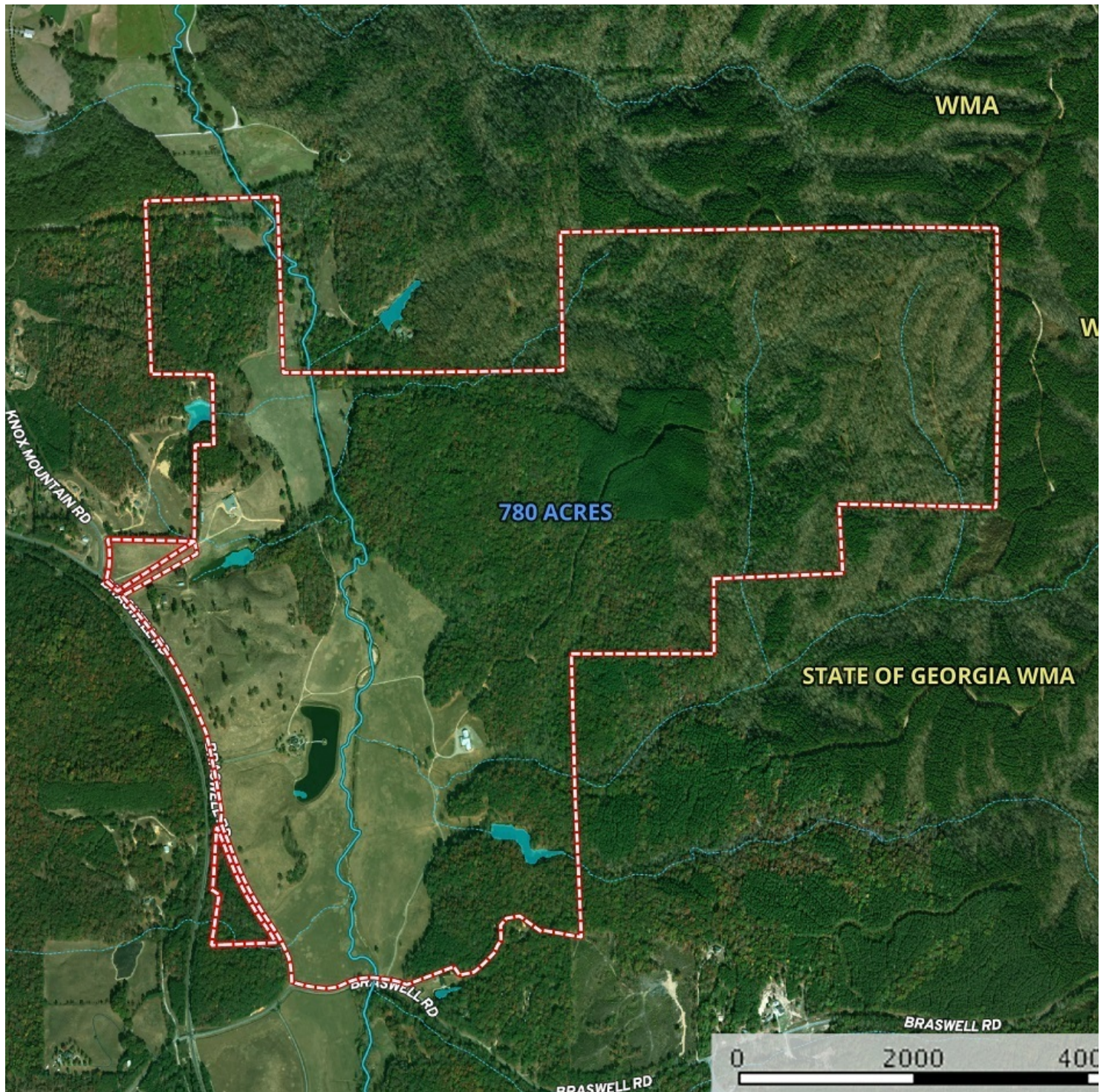
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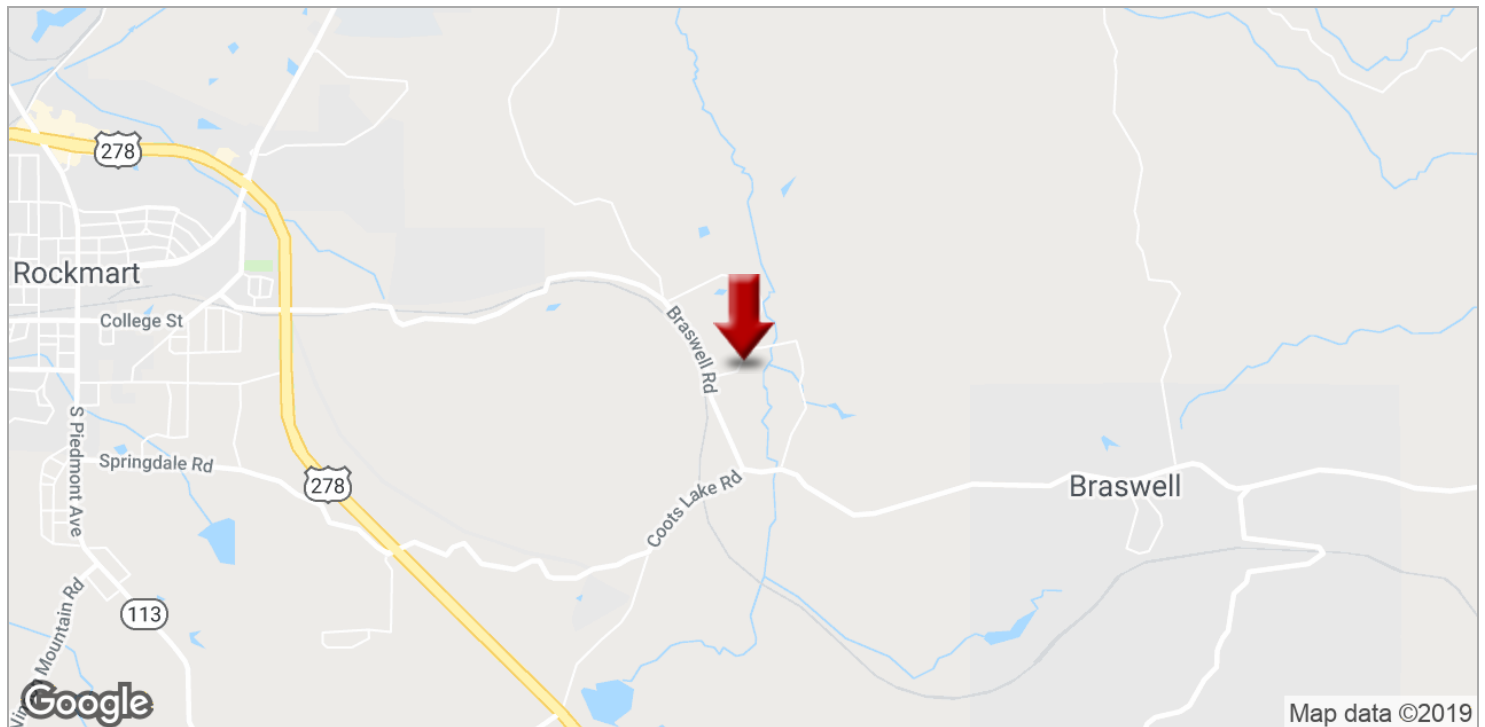
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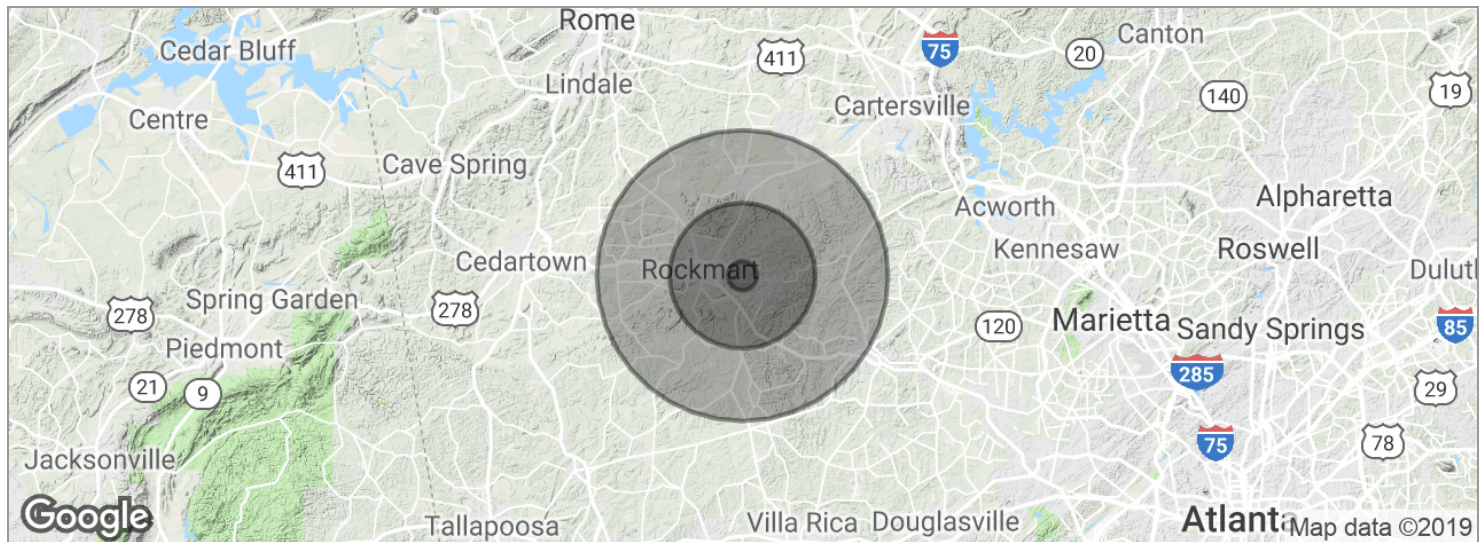
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	425	9,939	42,816
Median age	34.7	35.1	35.2
Median age (male)	29.1	30.4	32.5
Median age (Female)	39.1	39.2	37.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	153	3,640	15,346
# of persons per HH	2.8	2.7	2.8
Average HH income	\$45,257	\$50,094	\$56,446
Average house value	\$121,295	\$146,339	\$163,402

* 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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