

LAND FOR SALE

75 ACRES WITH EASY ACCESSIBILITY

323 Coots Lake Road, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$460,000
LOT SIZE:	75 Acres
ZONING:	AG
MARKET:	NW Georgia
SUBMARKET:	Rockmart

PROPERTY OVERVIEW

75+- Scenic Acres with abundant road frontage on Coots Lake Road and Springdale Road. Rolling pasture with wooded ridges and a small lake. Multiple potential home sites with incredible views. Minutes to Hwy 278, shopping, dining, Silver Comet Trail and Coot's Lake Beach.

PROPERTY HIGHLIGHTS

- Open land with wooded ridges and small lake
- Dual Road Frontage
- Convenient to Hwy 278, schools, shopping and Silver Comet Trail
- Ready for residential development or farm

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

MIKE GARRETT
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O: 678.540.4300
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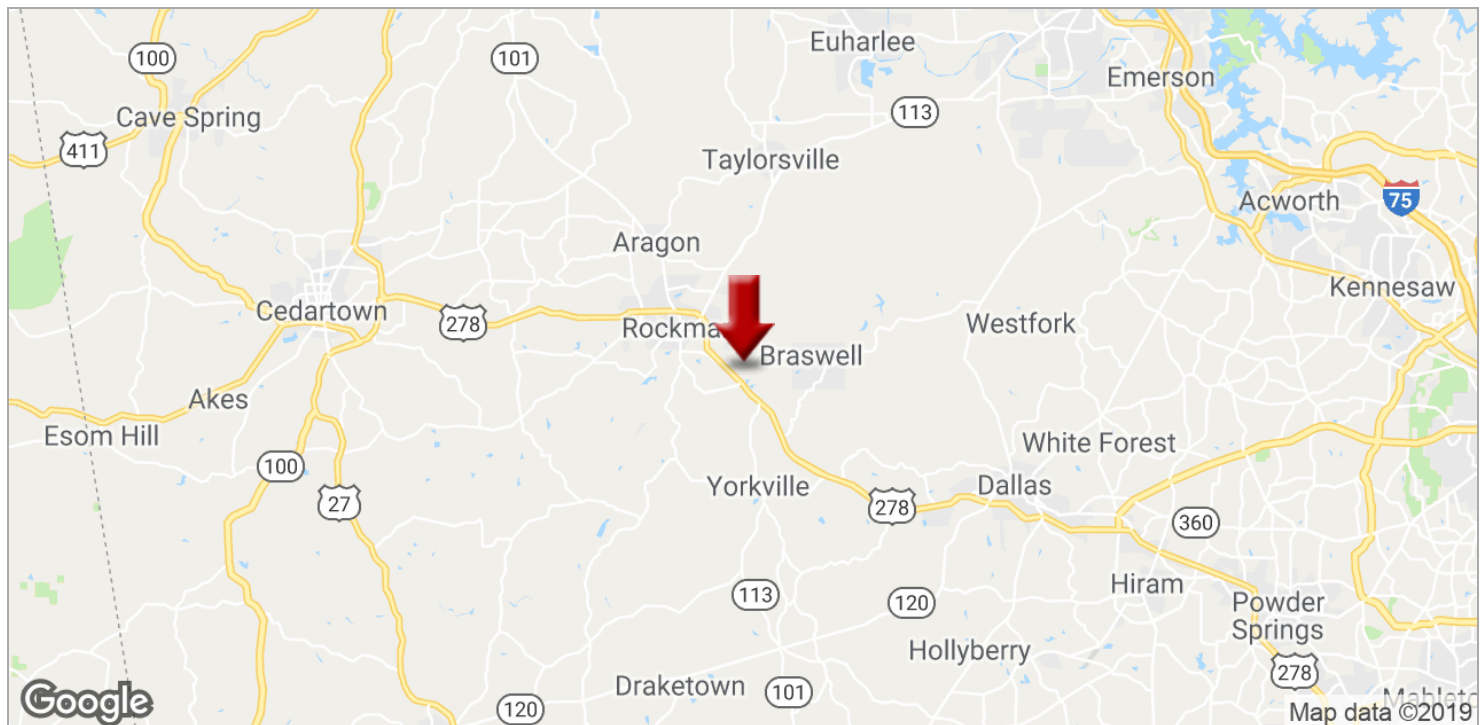
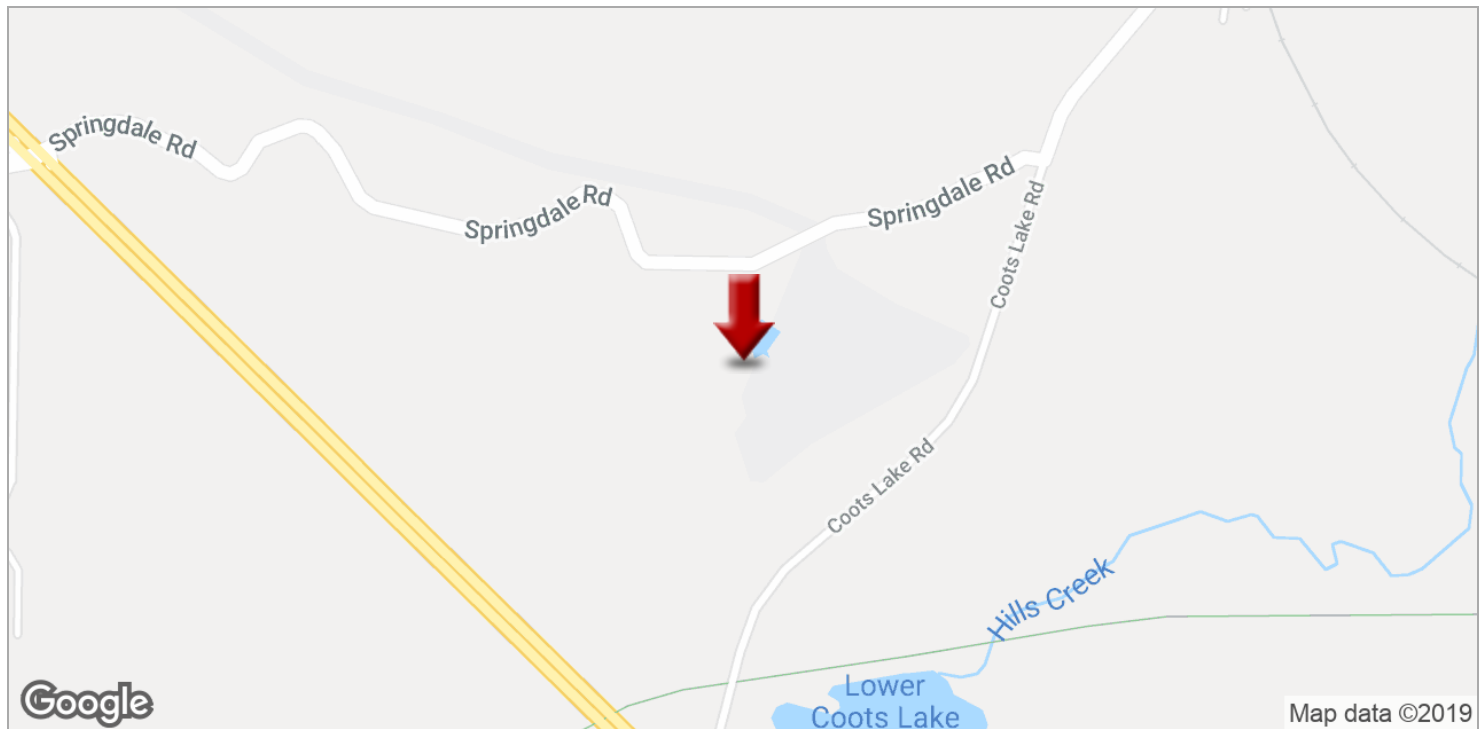
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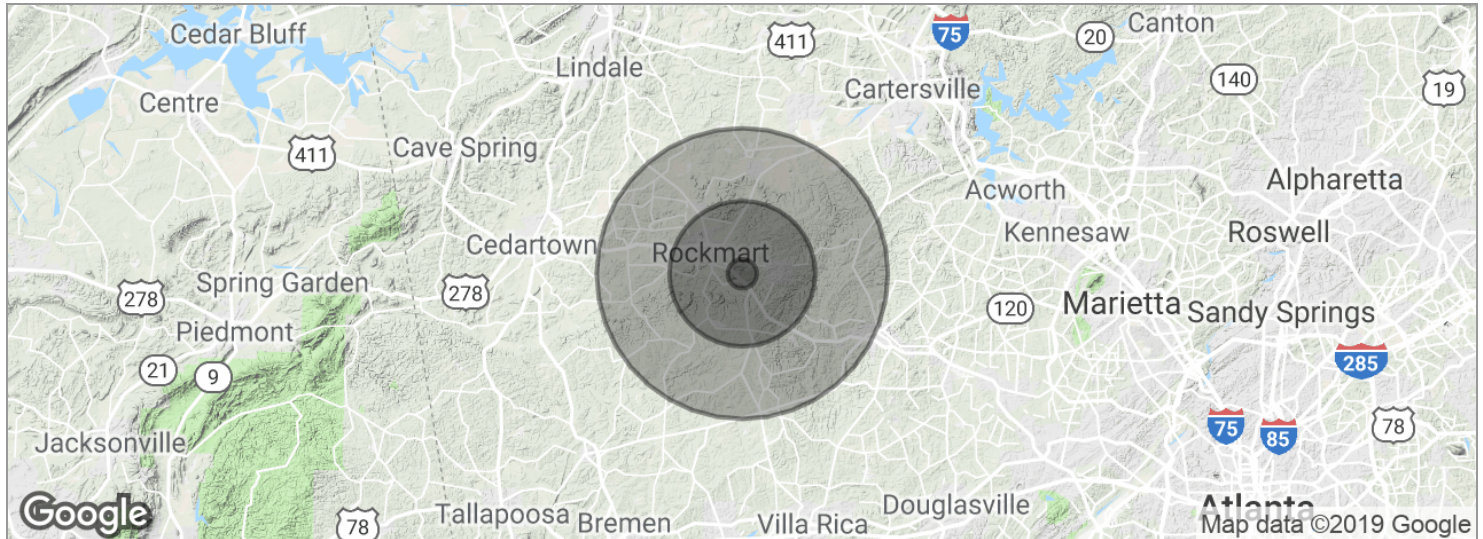
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	549	10,779	41,830
Median age	36.1	35.3	35.3
Median age (male)	28.7	30.7	32.5
Median age (Female)	41.8	39.4	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	211	3,994	15,099
# of persons per HH	2.6	2.7	2.8
Average HH income	\$43,230	\$50,306	\$55,378
Average house value	\$121,673	\$145,654	\$161,552

** 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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