

## LAND FOR SALE

# 97 ACRES ALONG SILVER COMET TRAIL

Coots Lake Road At Silver Comet Trail, Rockmart, GA 30153



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$149,900
<b>LOT SIZE:</b>	97 Acres
<b>ZONING:</b>	AG
<b>MARKET:</b>	NW GA
<b>SUBMARKET:</b>	Rockmart

### PROPERTY OVERVIEW

Property is mostly mixed timber with a stream running through a portion of the property. It borders the Silver Comet Trail to the north. No utilities or current public access. Minutes to shopping, dining, recreation and schools in Rockmart. Possible conservation easement. See map link.

### PROPERTY HIGHLIGHTS

- 97 Acres Hardwood Trees and Creek
- Easy Access to Hwy 278
- Minutes to Rockmart for all amenities
- Borders Silver Comet Trail
- Possible Conservation Easement

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

**MIKE GARRETT**  
Associate, ALC  
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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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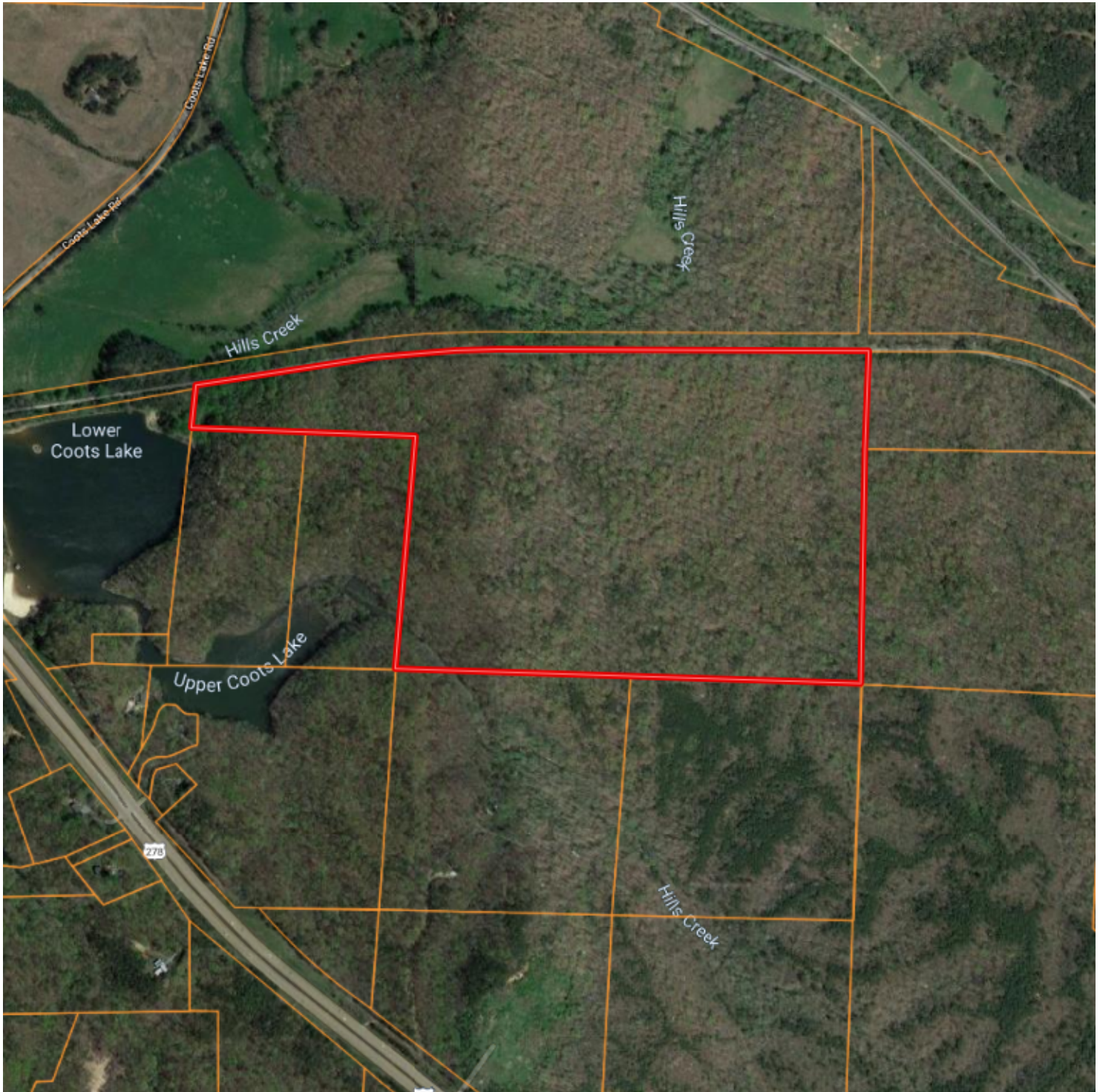
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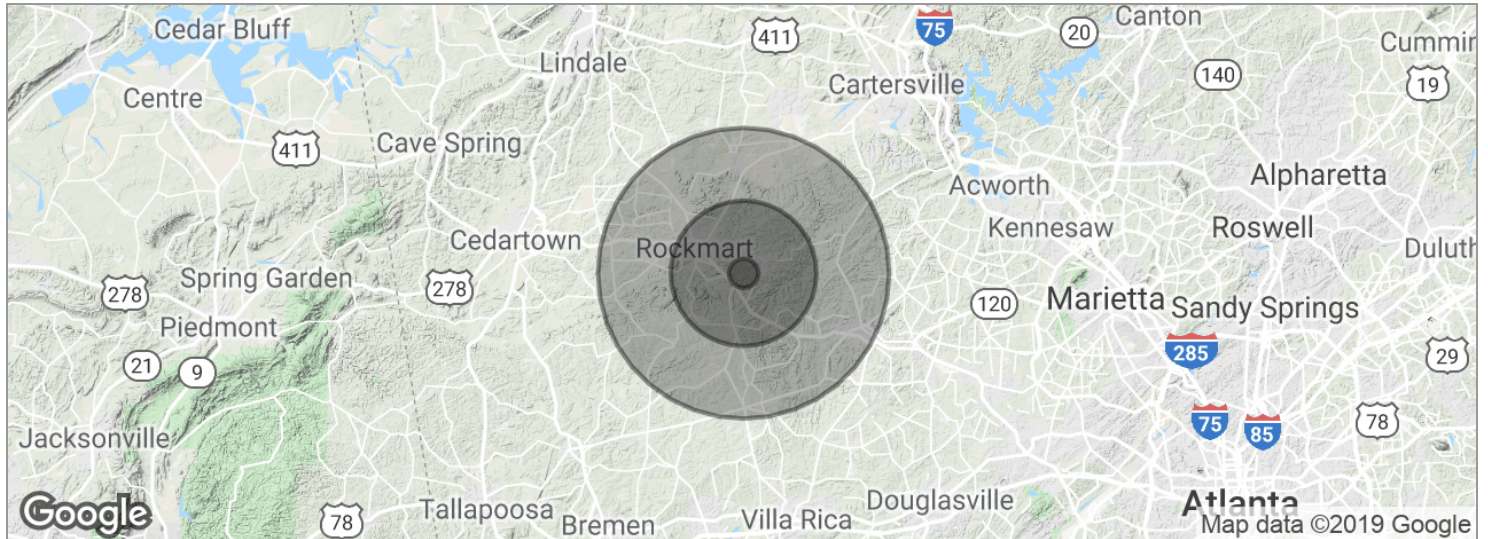
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	534	10,084	45,342
Median age	36.0	34.7	34.9
Median age (male)	28.8	30.3	32.2
Median age (Female)	41.6	38.6	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	204	3,708	16,319
# of persons per HH	2.6	2.7	2.8
Average HH income	\$43,492	\$51,366	\$56,456
Average house value	\$121,800	\$151,283	\$161,996

\* 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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