

LAND FOR SALE

7 ACRES ON JOE FRANK HARRIS PARKWAY

4597 Joe Frank Harris Parkway, Adairsville, GA 30103



OFFERING SUMMARY

SALE PRICE:	\$350,000
LOT SIZE:	7 Acres
ZONING:	A-1, GC
MARKET:	Bartow County
SUBMARKET:	Adairsville

PROPERTY OVERVIEW

7 acres on Joe Frank Harris Parkway located between Cartersville and Adairsville. Mixed use potential with retail on the road frontage and development on the wooded rear acreage. 840+/- feet of road frontage with excellent visibility. Property includes a 1,740 +/- square foot masonry/siding building currently being used as retail shop with plenty of parking area. The store and 1 acre is zoned commercial, the remaining 6 acres are zoned AG.

PROPERTY HIGHLIGHTS

- High Visibility
- 7 Acres with 840+- feet of road frontage on Joe Frank Harris Parkway
- 1740 +- Sq Ft masonry/siding building
- Level to sloping wooded rear acreage

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

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

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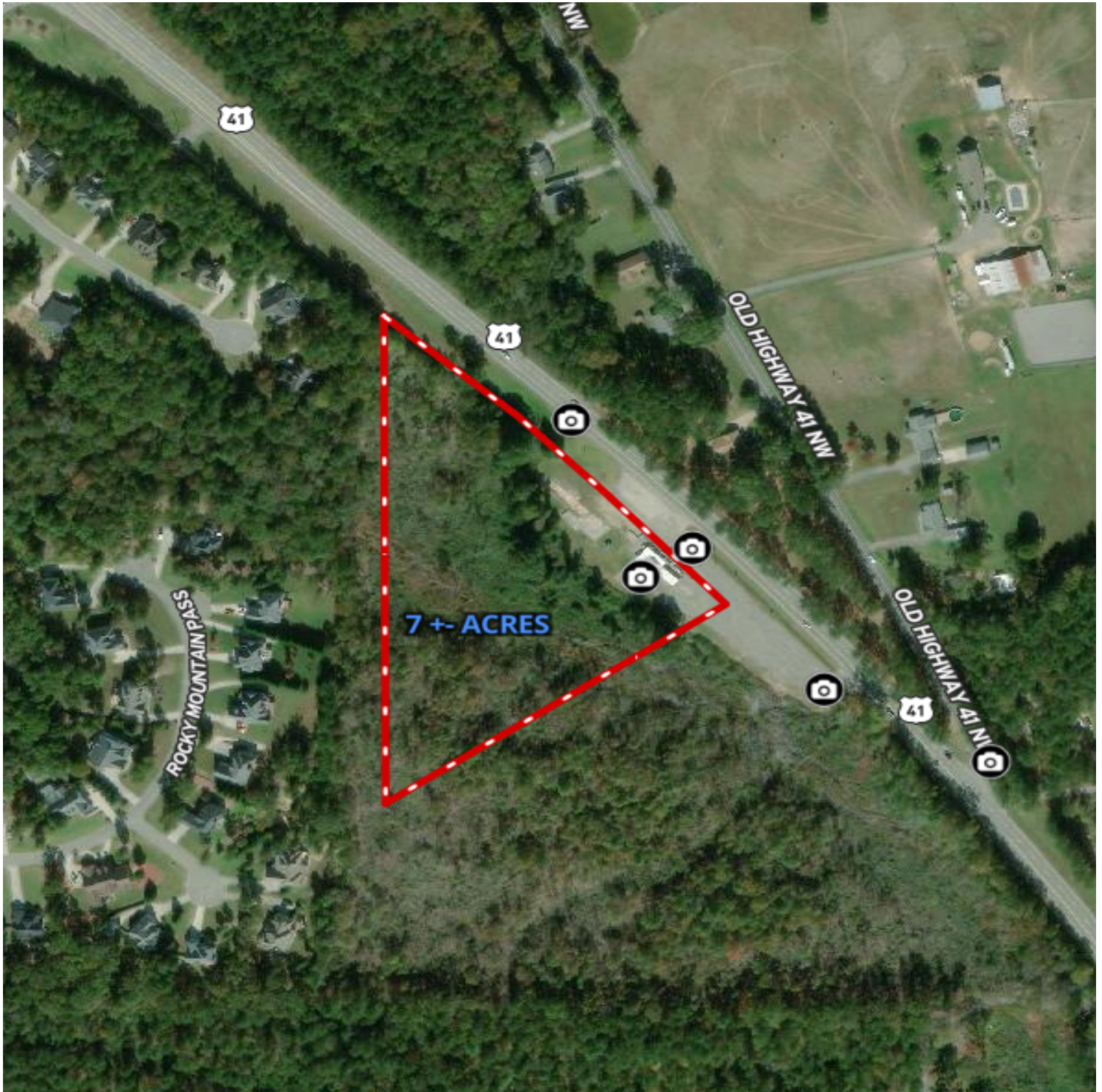
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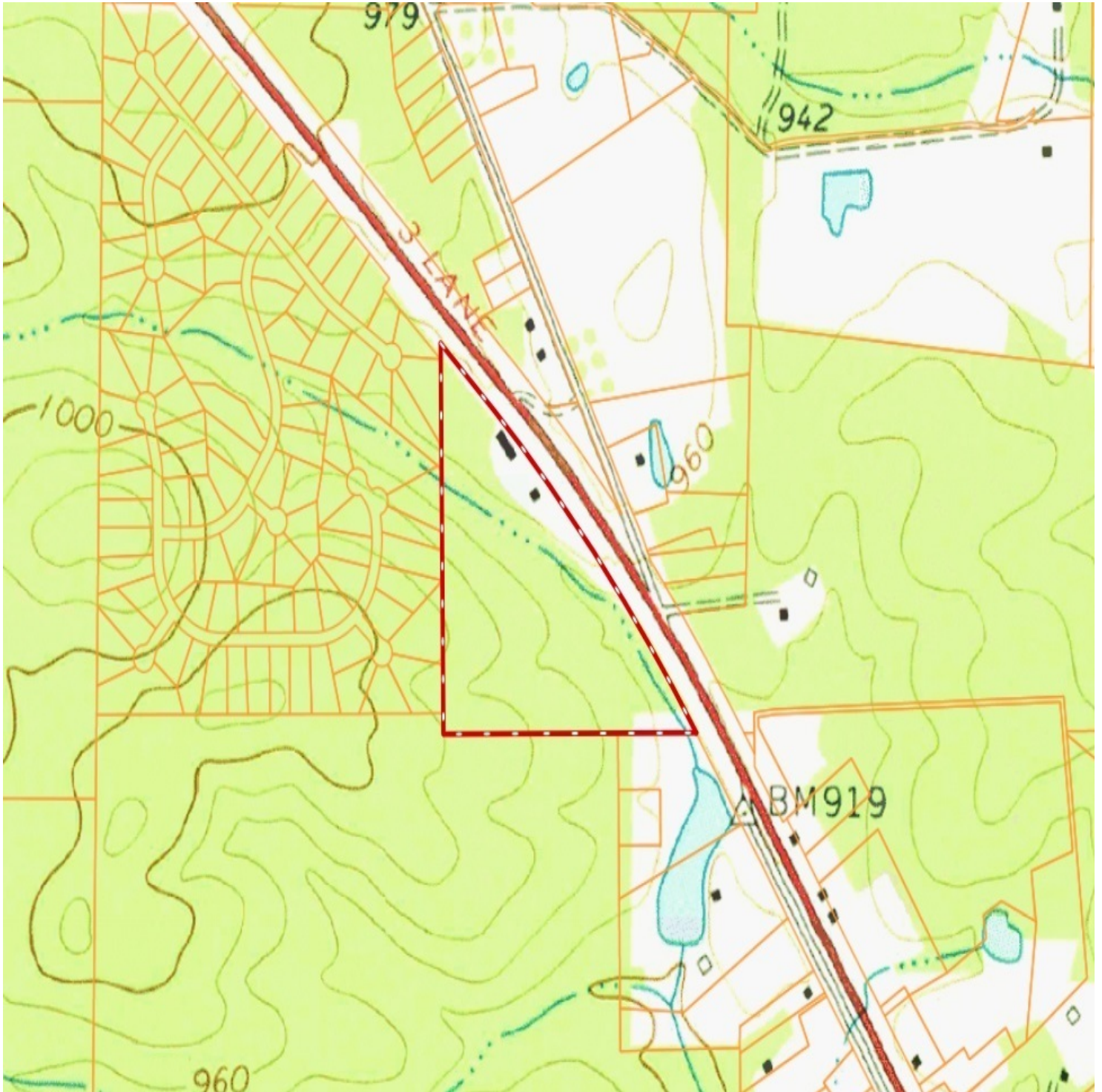
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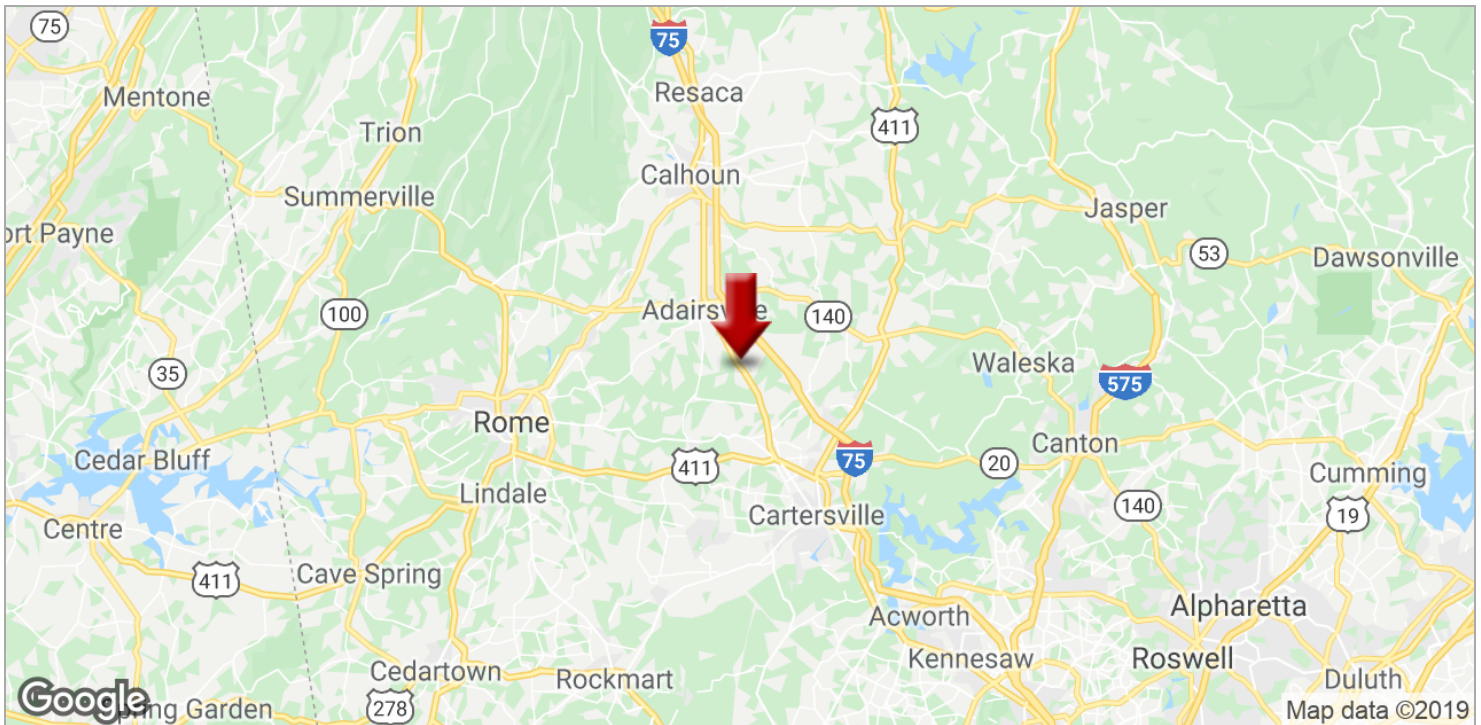
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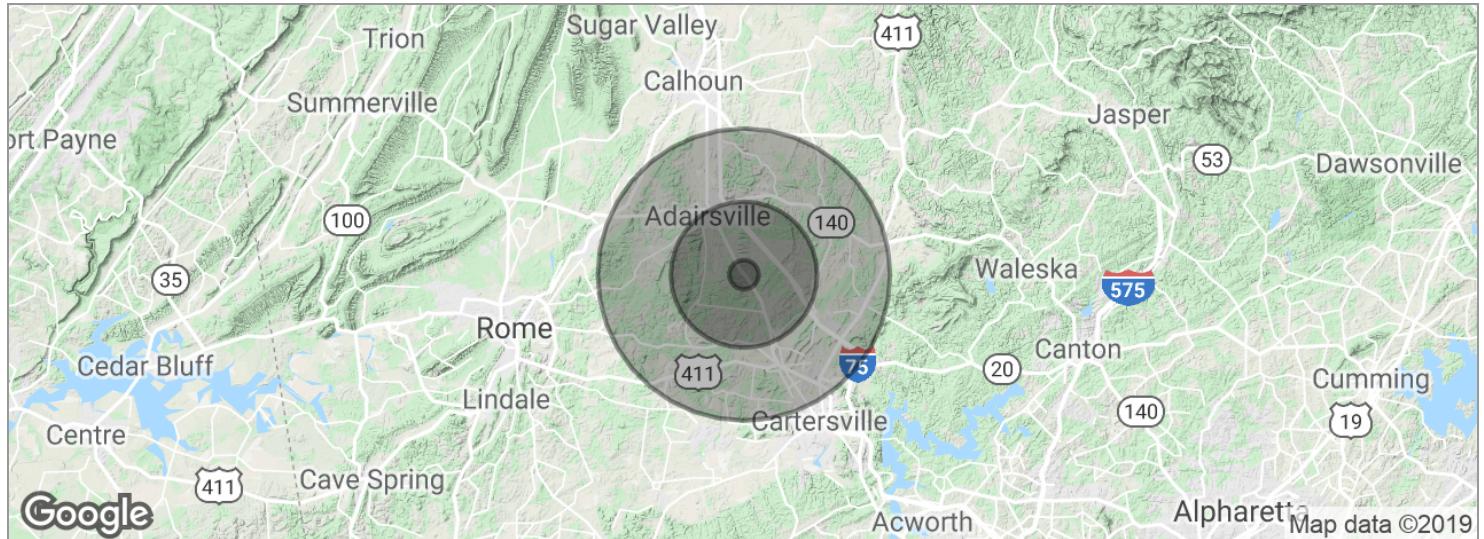
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	482	11,302	65,048
Median age	33.3	33.5	34.3
Median age (male)	33.4	33.2	33.9
Median age (Female)	33.0	33.5	34.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	159	3,701	22,300
# of persons per HH	3.0	3.1	2.9
Average HH income	\$56,549	\$58,661	\$57,307
Average house value	\$147,840	\$152,475	\$161,801

* 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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