

LAND FOR SALE

59.6 ACRES OF PRIME INDUSTRIAL LAND

0 McDaniel Station Road, Calhoun, GA 30701



OFFERING SUMMARY

SALE PRICE:	\$2,086,000
LOT SIZE:	59.65 Acres
ZONING:	AG
MARKET:	NW GA
SUBMARKET:	Calhoun

PROPERTY OVERVIEW

Owner is offering the 59.6 acres
Build to suit for Industrial and Commercial uses
Acreage joins Industrial complex which includes Shaw & Aladdin Industries
Good access off of exit 312 from I-75
Possible rail access with 2800 +- frontage
Frontage along Oothkalooga Creek

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

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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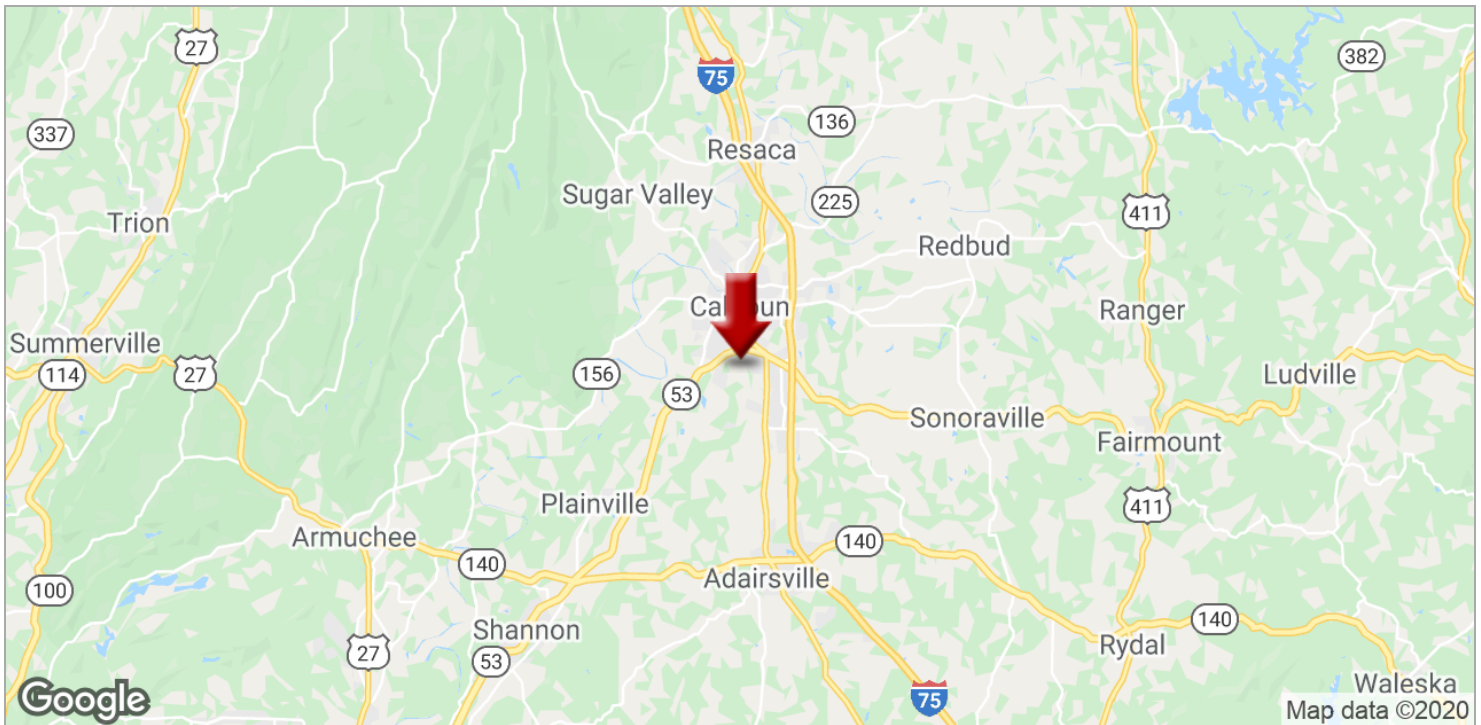
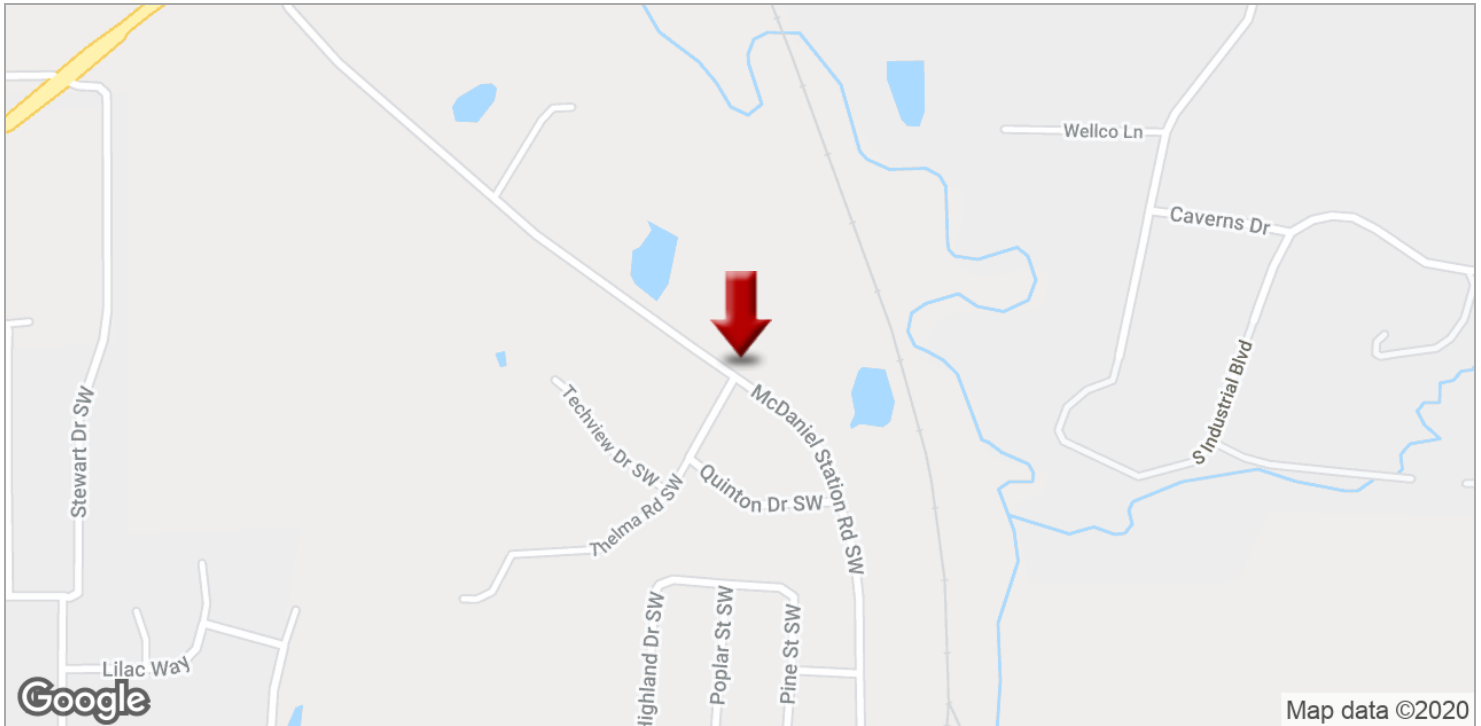
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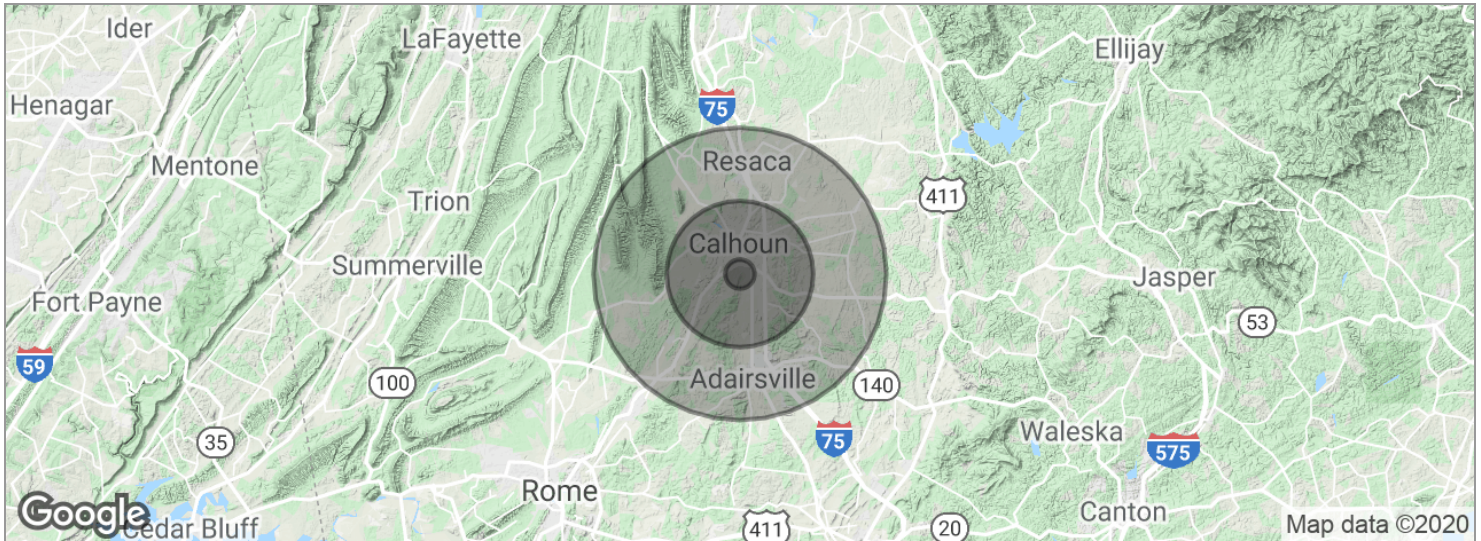
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,448	26,044	59,286
Median age	31.5	34.5	35.0
Median age (male)	30.2	33.3	33.6
Median age (Female)	34.4	36.7	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	493	9,379	21,013
# of persons per HH	2.9	2.8	2.8
Average HH income	\$42,928	\$47,541	\$49,478
Average house value	\$182,418	\$160,830	\$158,561

* Demographic data derived from 2010 US Census

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CALHOUN, GA

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PRESENTED BY:

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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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