

LAND FOR SALE

20 ACRES BETHLEHEM ROAD

Bethlehem Road, Rockmart , GA 30153



OFFERING SUMMARY

SALE PRICE:	\$89,000
LOT SIZE:	20 Acres
ZONING:	AG
MARKET:	NW GA
SUBMARKET:	Rockmart

PROPERTY OVERVIEW

Private wooded 20 Acres with easy rolling topo and perfect private home sites. Good access with a private gravel road. Public water and power ends at adjacent property but we understand these just need extending to the 20 acres. Trees are mostly hardwood with some native longleaf pines noted. Lots of wildlife. Minutes from cities of Rockmart and Cedartown. 2019 Property Taxes of \$546.

PROPERTY HIGHLIGHTS

- Private wooded acres with easy topo
- Perfect Private Home Sites
- Good Access with a Private Gravel Road
- Public Water and Power Ends at Adjacent Property but Can be Extended
- Hardwoods and Native Long Leaf Pines with Lots of Wildlife
- Minutes From the Cities of Rockmart and Cedartown.

KW COMMERCIAL
3375 Dallas Highway, Suite 100
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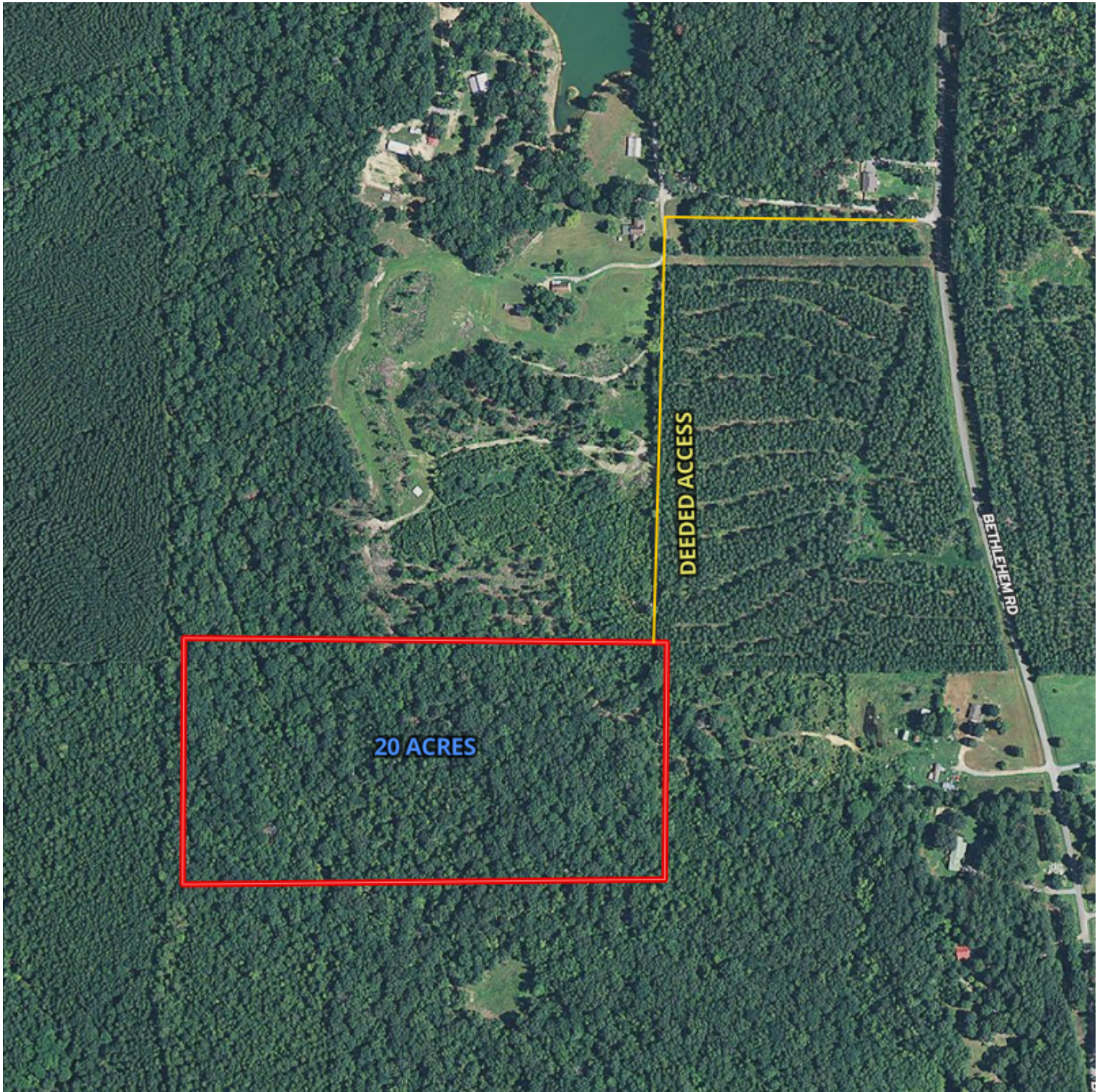
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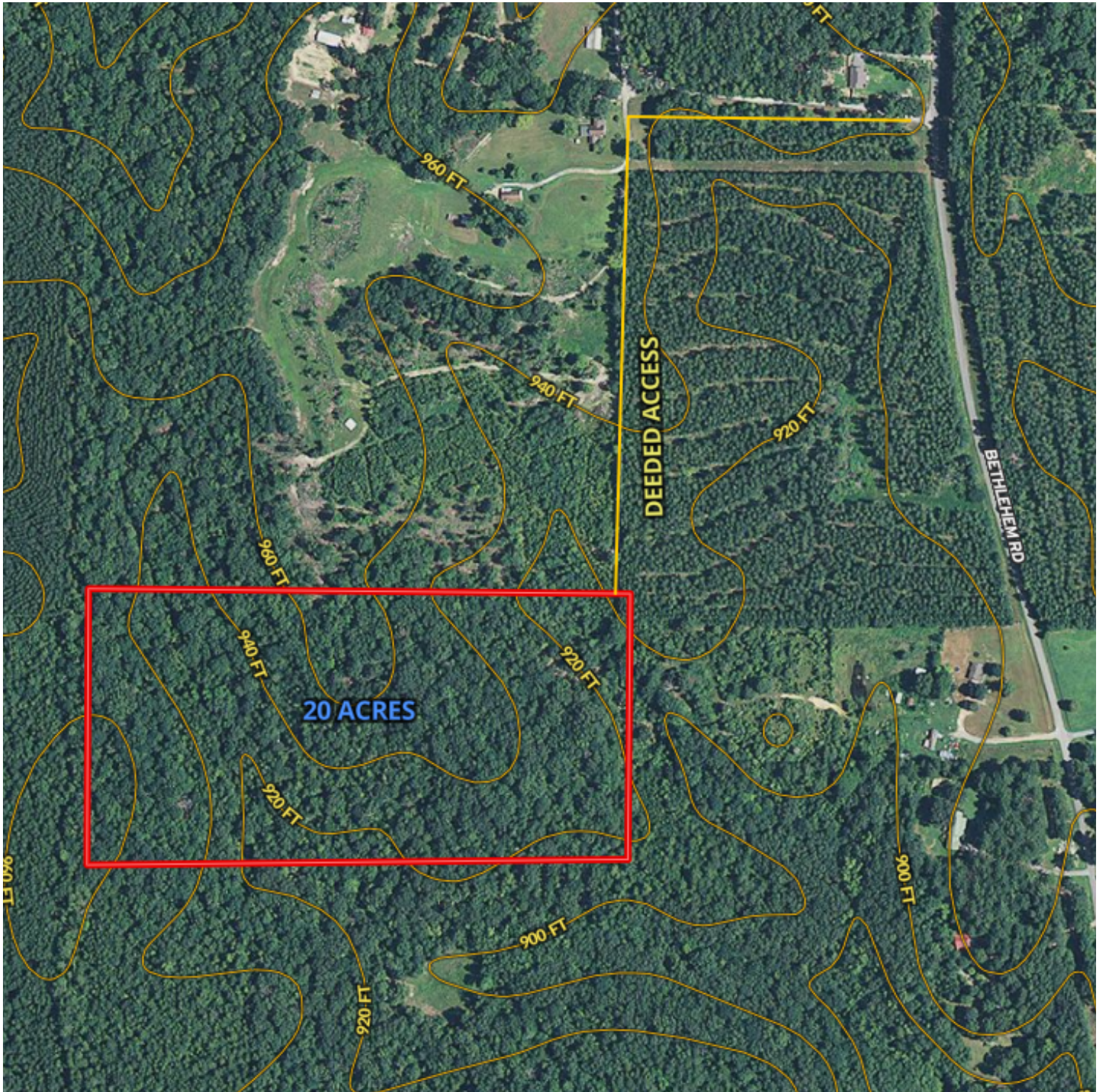
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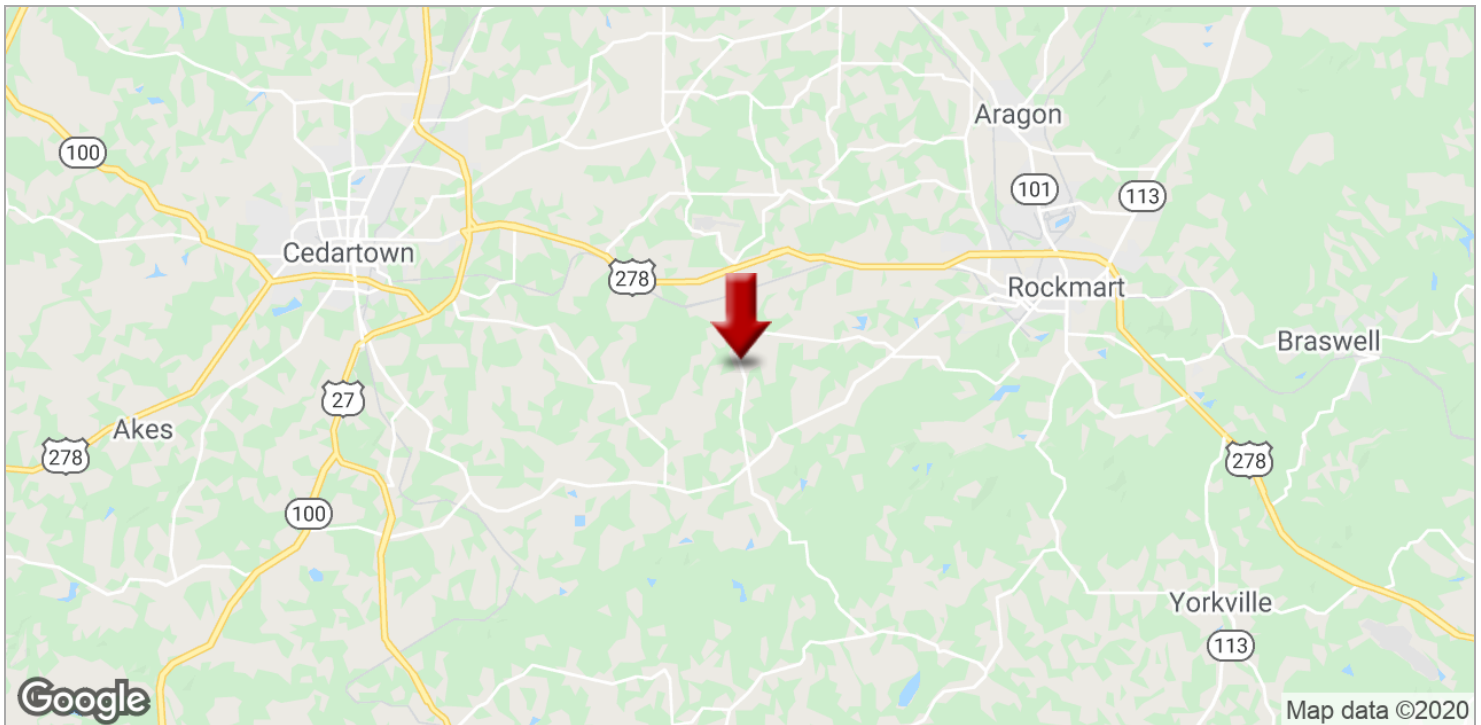
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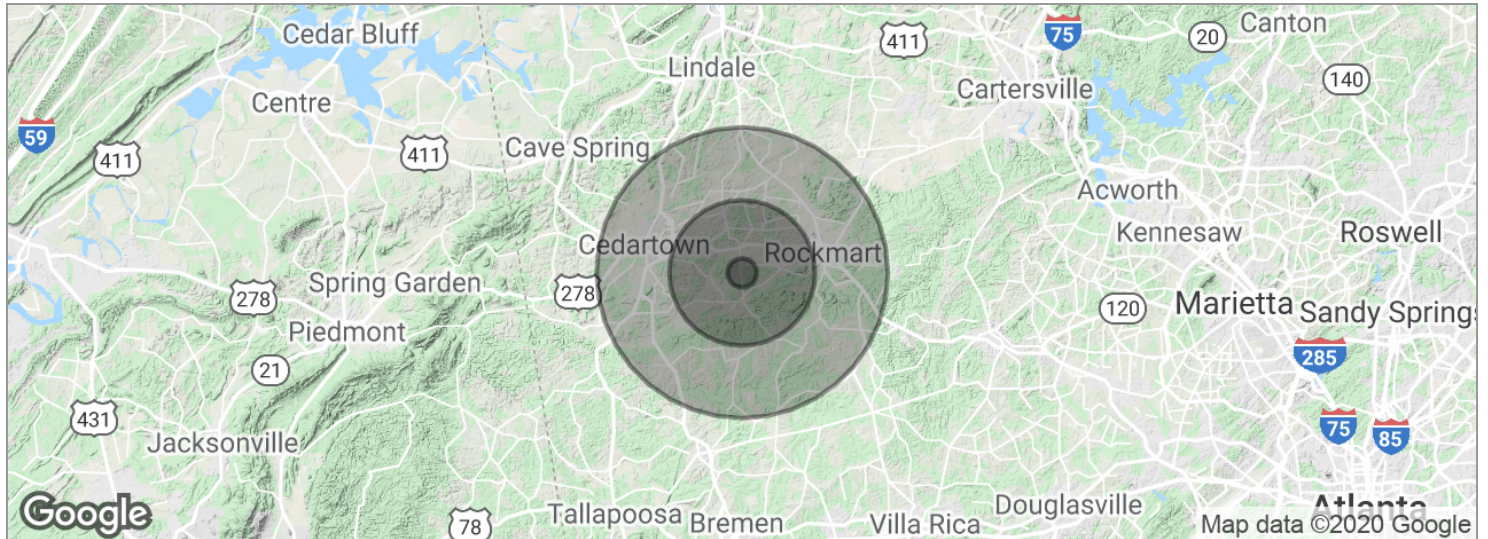
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	680	13,141	43,991
Median age	36.6	38.1	37.3
Median age (male)	36.0	36.4	35.0
Median age (Female)	38.5	40.1	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	225	4,688	15,728
# of persons per HH	3.0	2.8	2.8
Average HH income	\$47,889	\$50,196	\$49,885
Average house value	\$140,202	\$146,667	\$146,267

* 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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ROCKMART , GA

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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