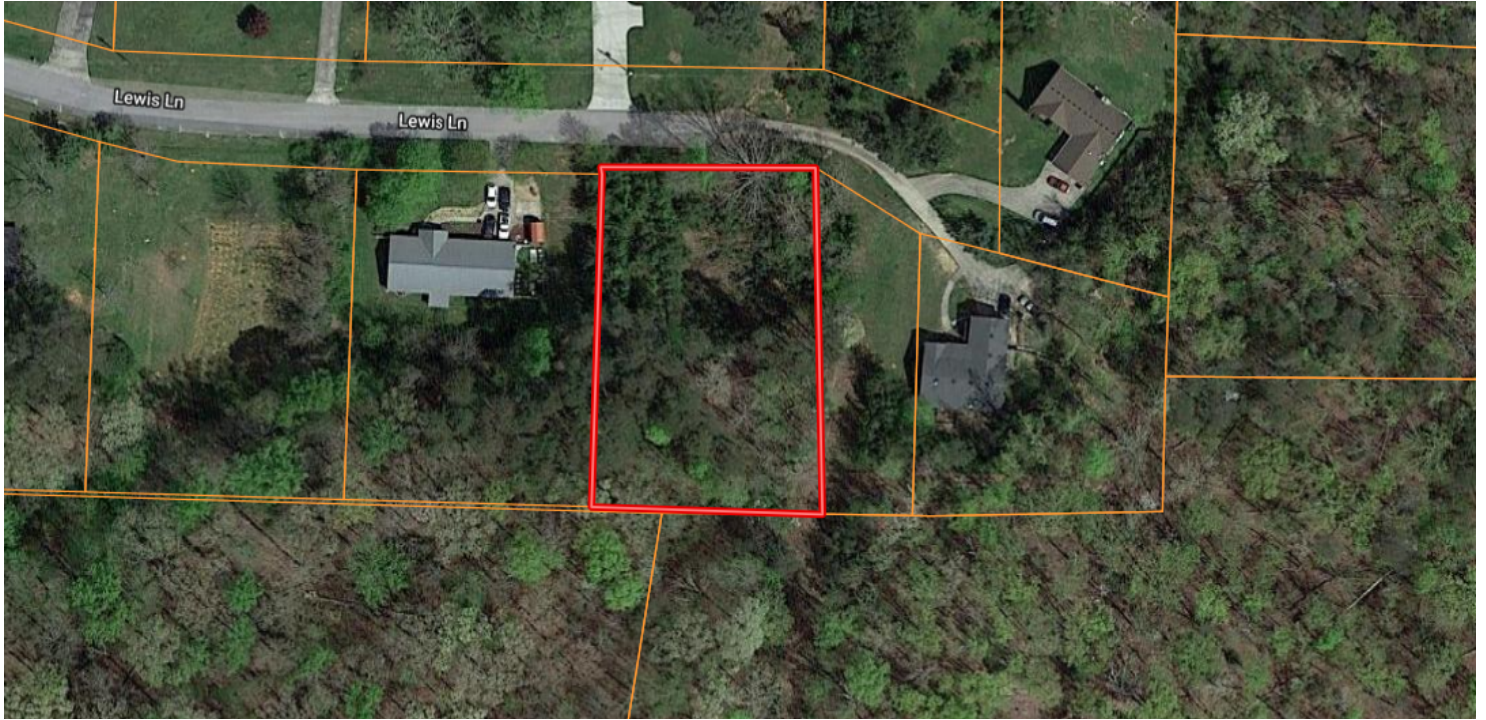


LAND FOR SALE

PRIVATE WOODED LOT READY TO BUILD

0 Lewis Lane, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$19,900
LOT SIZE:	0.58 Acres
ZONING:	R4
MARKET:	NW GA
SUBMARKET:	Rockmart

PROPERTY OVERVIEW

One-Half Acre +- Wooded Lot ready to build your home. Located in a quiet neighborhood and minutes to WalMart Supercenter and the main retail, dining and recreation corridor and downtown Rockmart. Only a short distance to Cartersville, Hwy 41 and I-75 for ease of access to Atlanta. Rome and Cedartown are also nearby.

PROPERTY HIGHLIGHTS

- Convenient to Cartersville, Rome and Cedartown
- Minutes to Downtown Rockmart, Retail, Dining and More
- Wooded Private 0.58 Lot Ready to Build

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

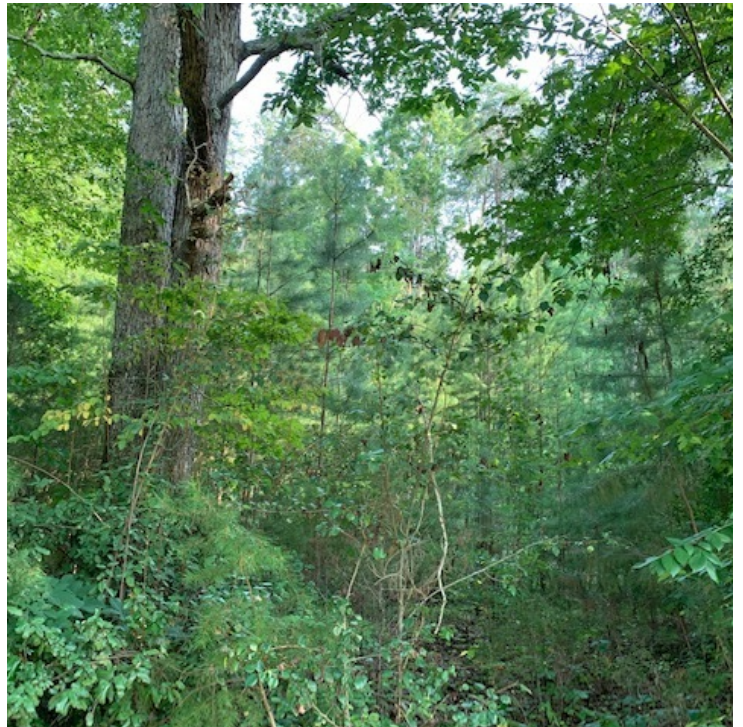
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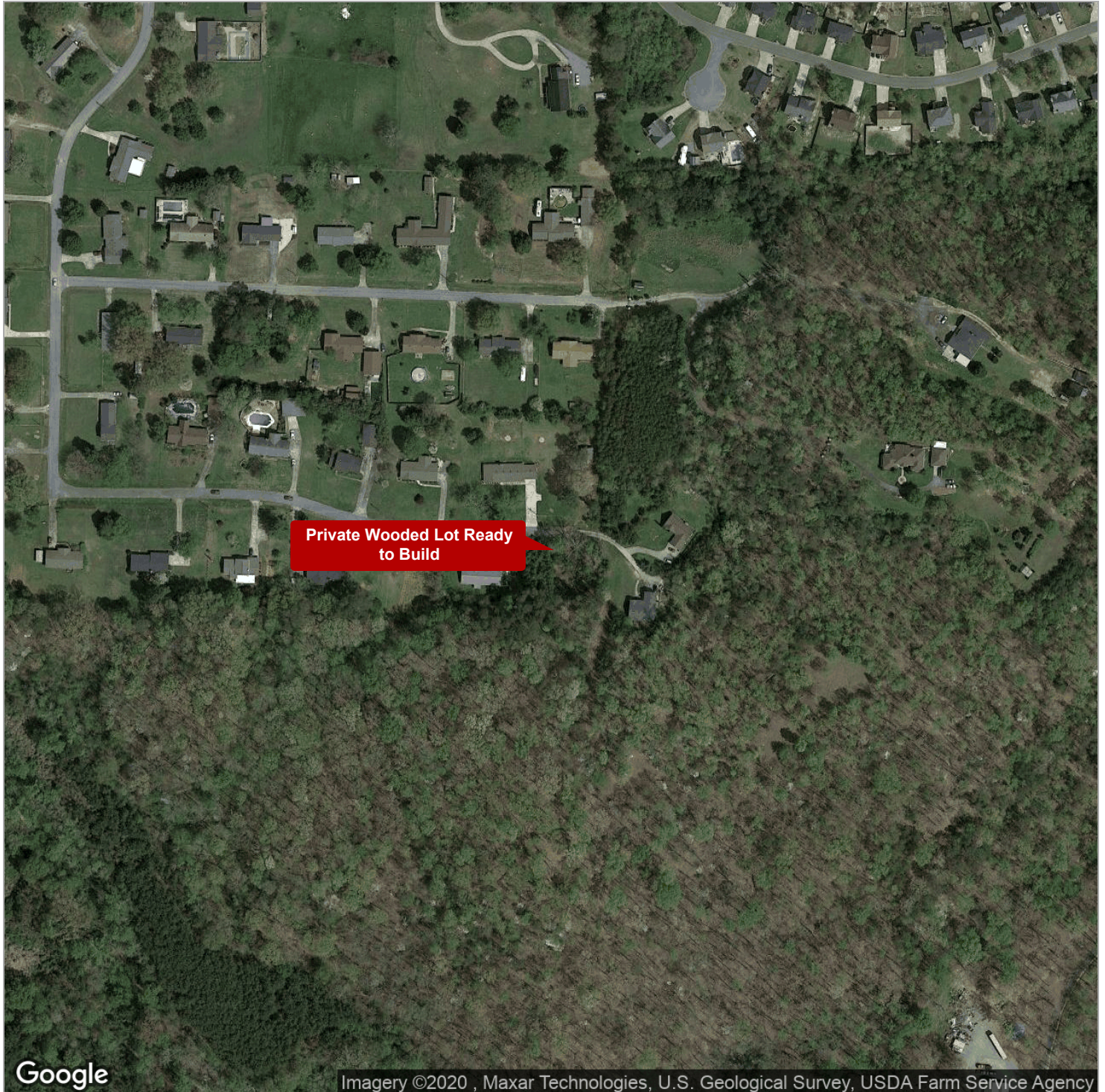
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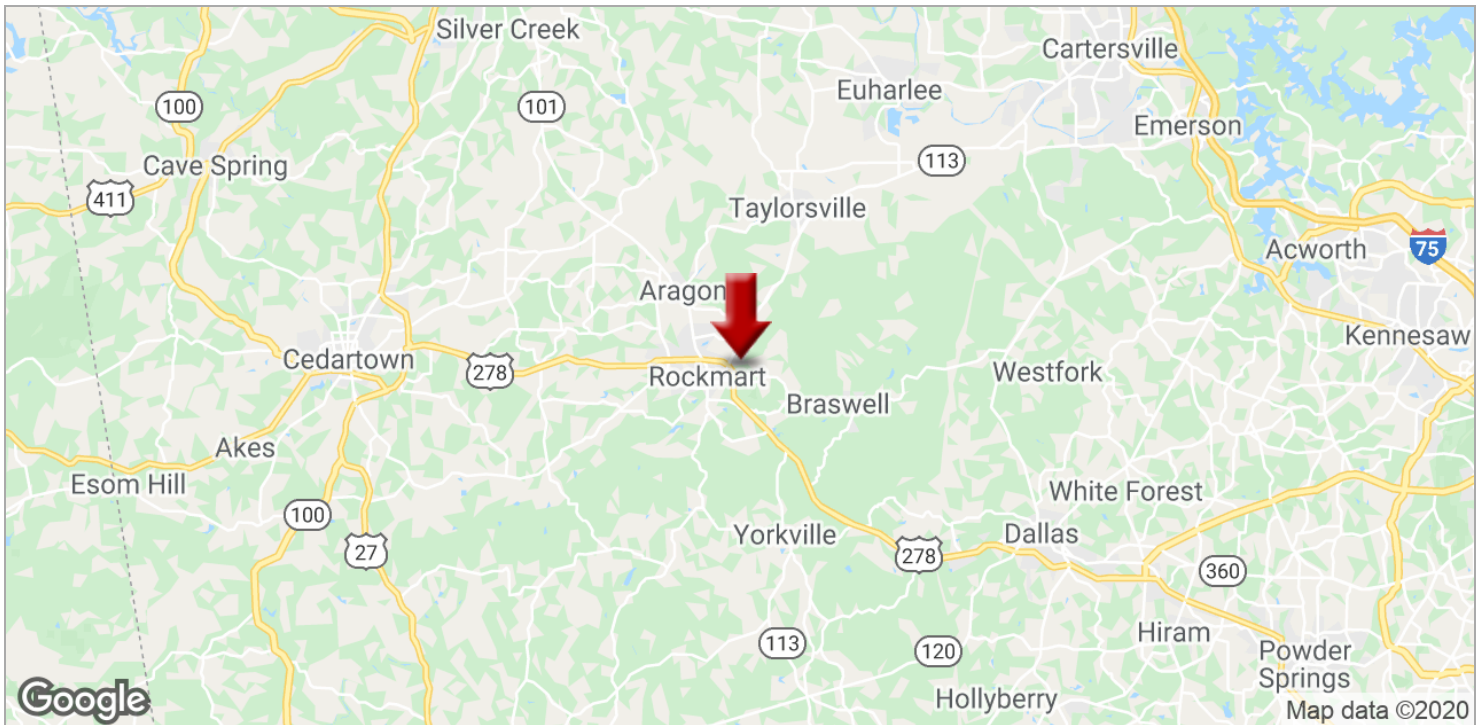
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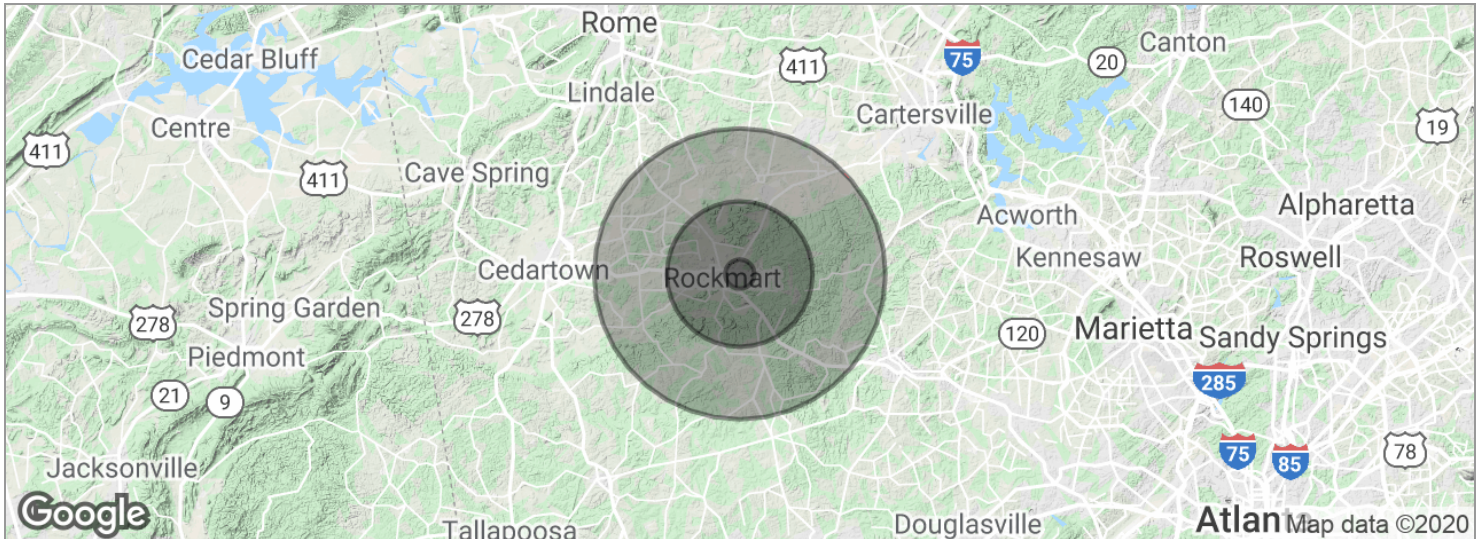
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	547	10,697	39,804
Median age	36.2	36.0	36.0
Median age (male)	28.8	31.1	33.1
Median age (Female)	41.9	40.0	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	210	3,943	14,199
# of persons per HH	2.6	2.7	2.8
Average HH income	\$43,354	\$48,882	\$55,606
Average house value	\$121,130	\$137,996	\$160,828

* 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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