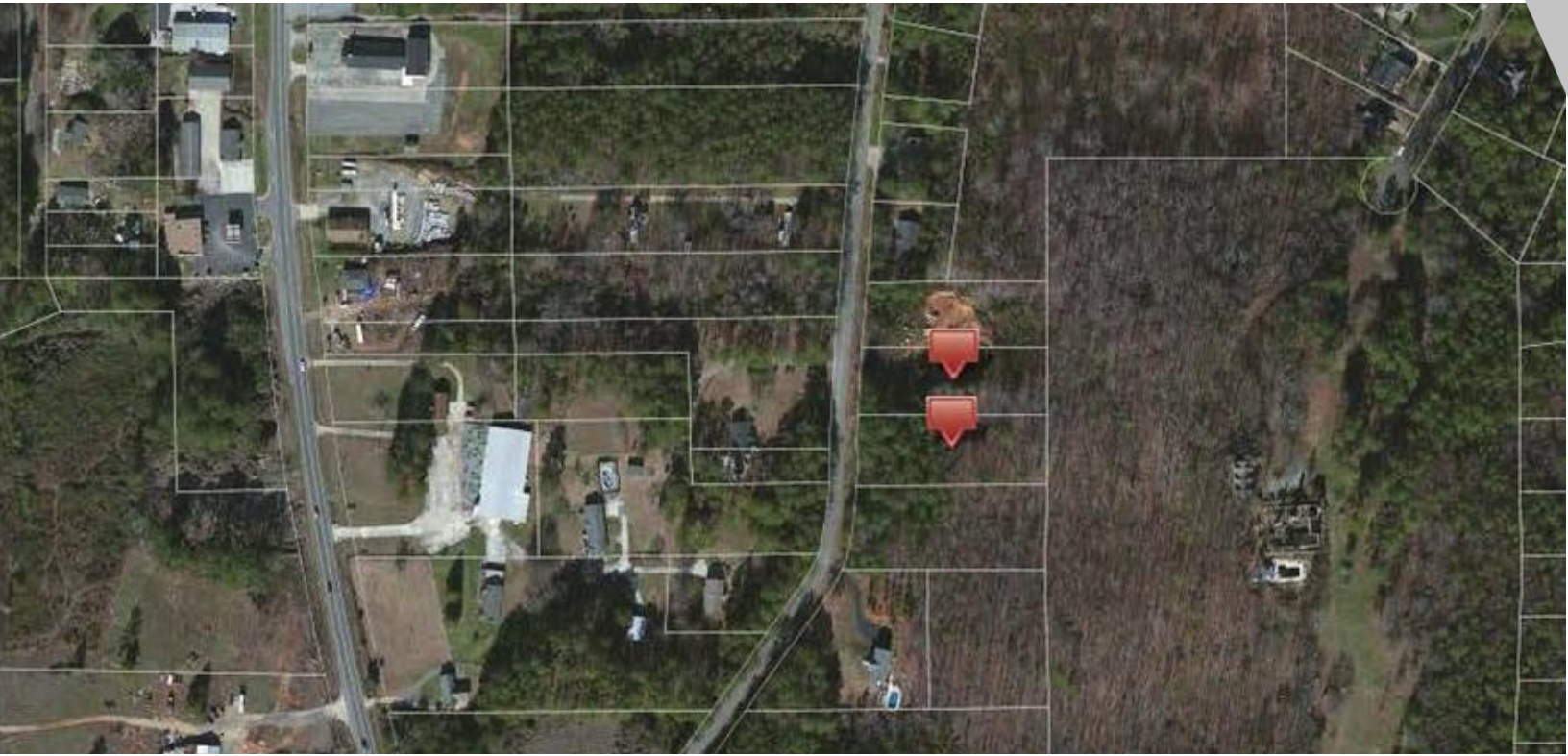


## LAND FOR SALE

# LOTS 37 & 38 CHATEAU DRIVE

Chateau Drive, Rome, GA 30161



**SALE PRICE:** \$42,500

**LOT SIZE:** 1.6 Acres

**APN #:** J15Z 217, J15Z 218

**ZONING:** Multi-family

### PROPERTY OVERVIEW

1.6 Acres Zoned Multi-Family up to 14 units per acre. Conveniently located near Retail, WalMart, Tractor Supply and the Main Corridor to Rome, GA in Floyd County. Sewer & water located at property, multi-family zoning, ready to build a multi-family unit.

### PROPERTY FEATURES

- 1.6 Acres
- Convenient Location
- Near Major Thoroughfare Between Rome and Cartersville
- Retail Nearby

**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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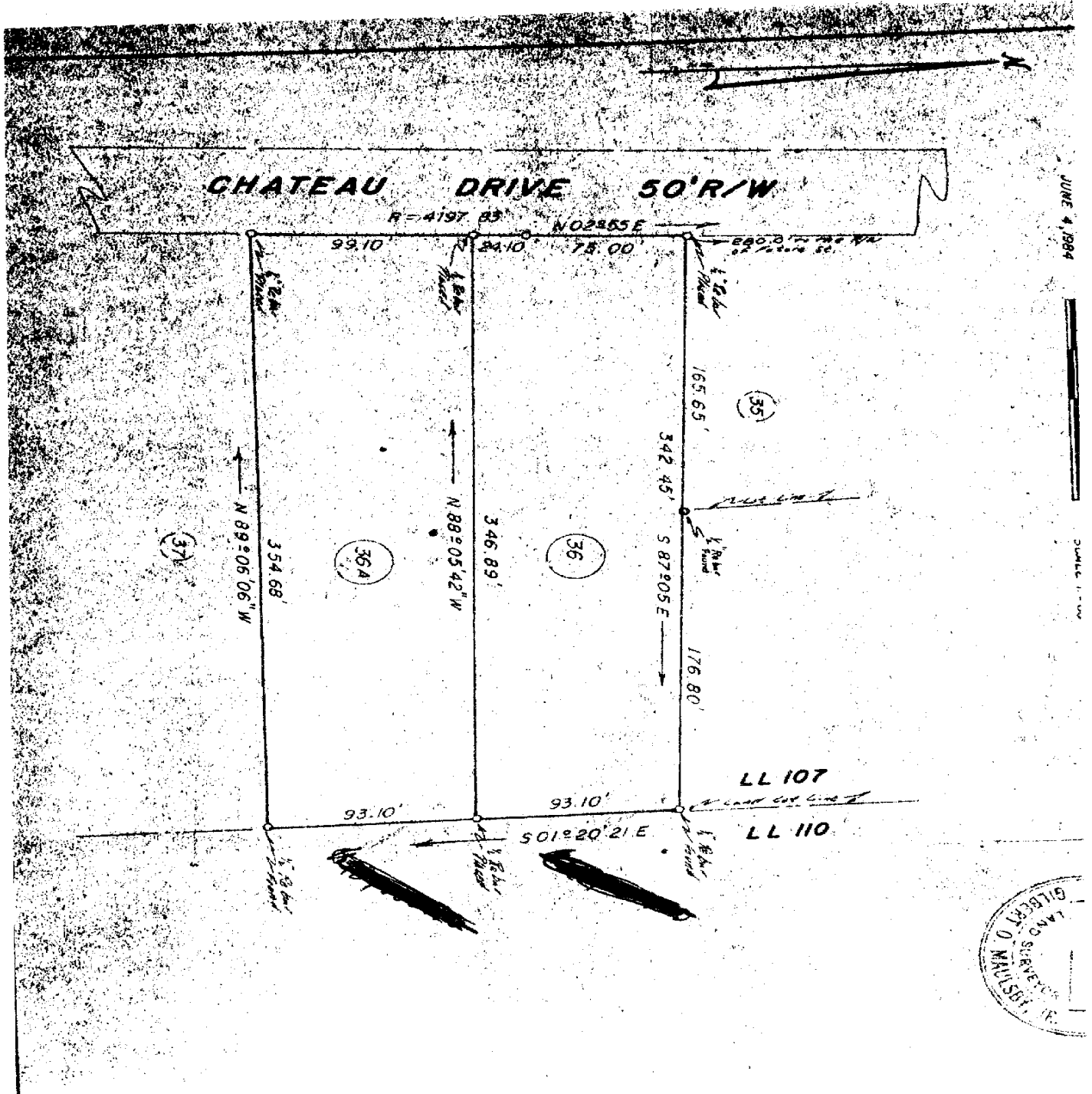
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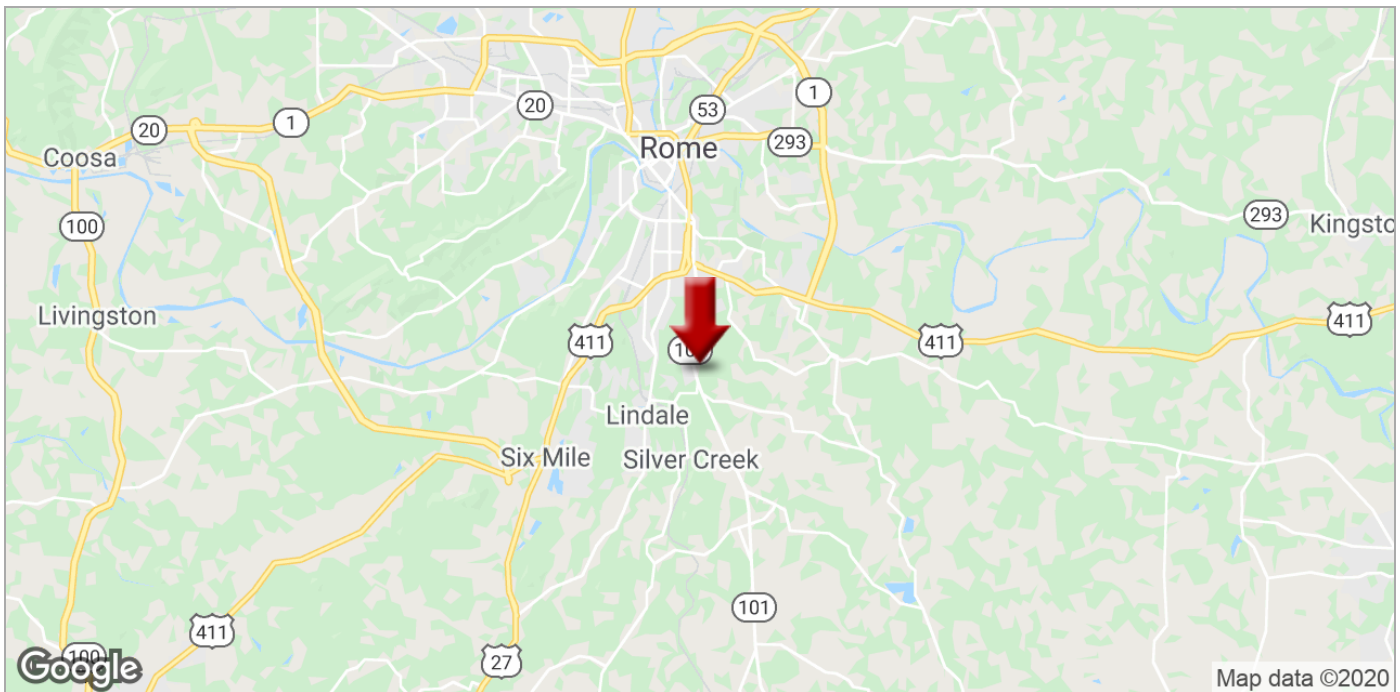
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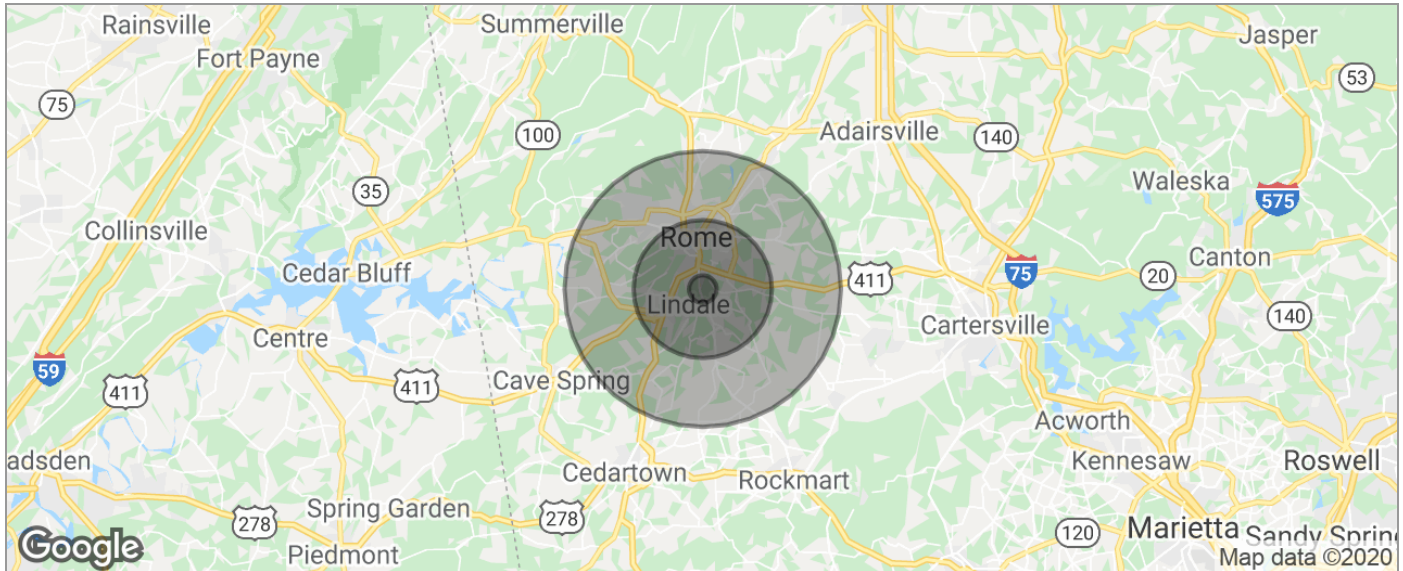
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# LOTS 37 & 38 CHATEAU DRIVE

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,271	35,408	96,419
MEDIAN AGE	37.7	37.3	37.0
MEDIAN AGE (MALE)	37.3	35.9	35.8
MEDIAN AGE (FEMALE)	38.1	39.9	38.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	472	13,229	35,450
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$52,991	\$51,477	\$53,629
AVERAGE HOUSE VALUE	\$148,771	\$151,143	\$150,006
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.4%	69.4%	75.8%
% BLACK	6.8%	24.2%	17.0%
% ASIAN	1.4%	0.8%	1.4%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	1.8%	3.3%	3.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.0%	9.5%	10.5%

\* Demographic data derived from 2010 US Census

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	1 MILE	5 MILES	10 MILES
Total households	472	13,229	35,450
Total persons per hh	2.7	2.7	2.7
Average hh income	\$52,991	\$51,477	\$53,629
Average house value	\$148,771	\$151,143	\$150,006

	1 MILE	5 MILES	10 MILES
Total population	1,271	35,408	96,419
Median age	37.7	37.3	37.0
Median age (male)	37.3	35.9	35.8
Median age (female)	38.1	39.9	38.7

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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  
KW Commercial Northwest  
162 West Main Street, Suite 104  
Cartersville, GA 30120  
Cell: 770-846-7702  
Direct: 770-607-7400  
Fax: 770-607-7401  
Email: [mikegarrett@kw.com](mailto:mikegarrett@kw.com)

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