

2.32 ACRES WITH A VARIETY OF USES

332 Cassville Road, Cartersville, GA 30120



OFFERING SUMMARY

SALE PRICE:	\$268,000
LOT SIZE:	2.32 Acres
ZONING:	GC
MARKET:	NW GA
SUBMARKET:	Cartersville

PROPERTY OVERVIEW

2.32 Acres Zoned GC and ready for a variety of commercial uses. Property is level and backs up to the Seaboard RR line. There is a small structure on the property that most likely would be torn down. The property was a mobile home park before zoning changed to GC. The electrical and other utilities appear to be in place from the mobile home park. Sewer manhole on site. Great opportunity for Development.

PROPERTY HIGHLIGHTS

- General Commercial Zoning for a Variety of Uses
- High Traffic Count of 11,300
- 225 Feet of Road Frontage and 602 Feet of Railroad Frontage
- All Utilities Appear to Be in Place from a Former Mobile Home Park.
- Sewer Manhole on Site.

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3375 Dallas Highway, Suite 100
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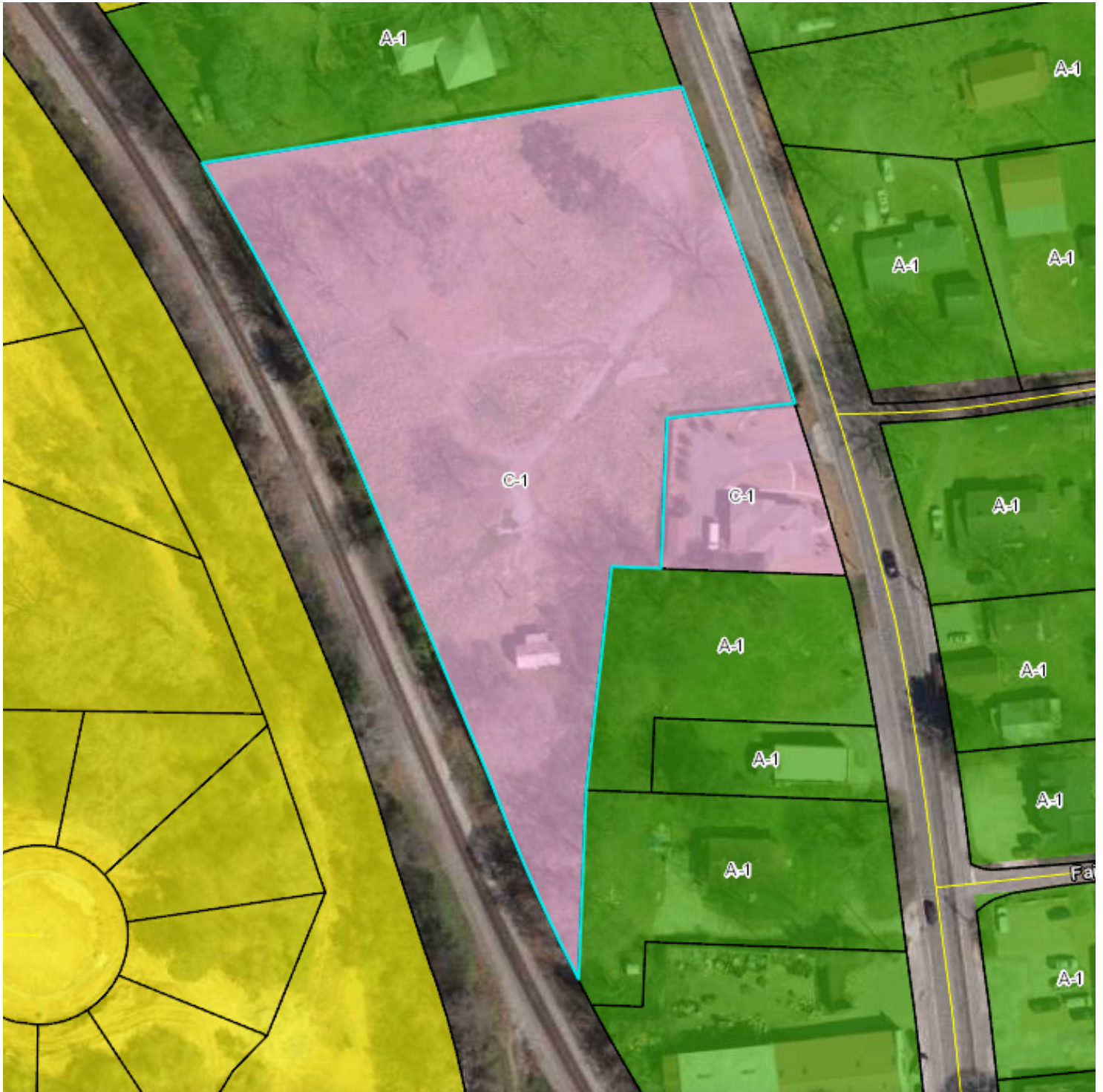
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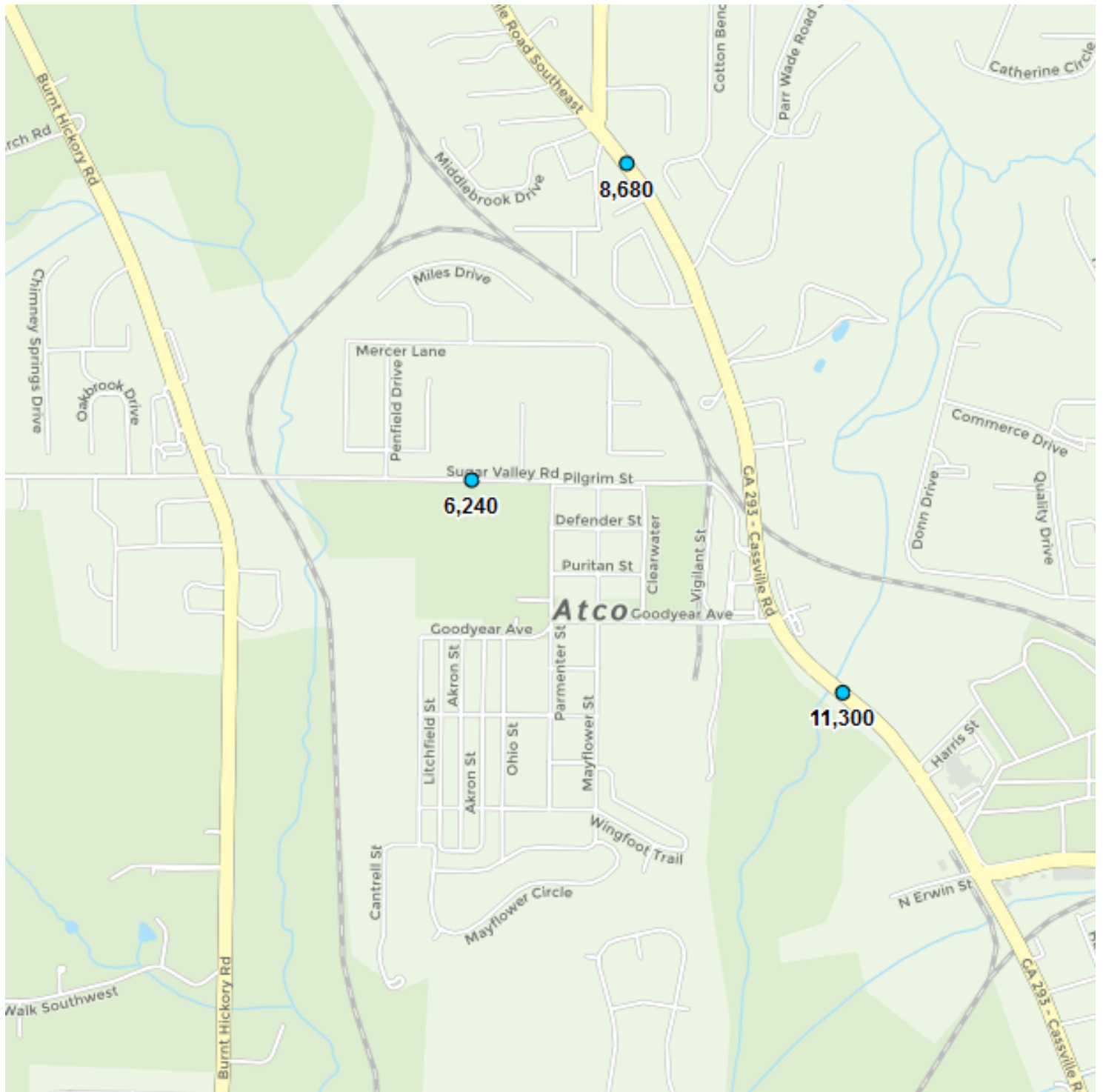
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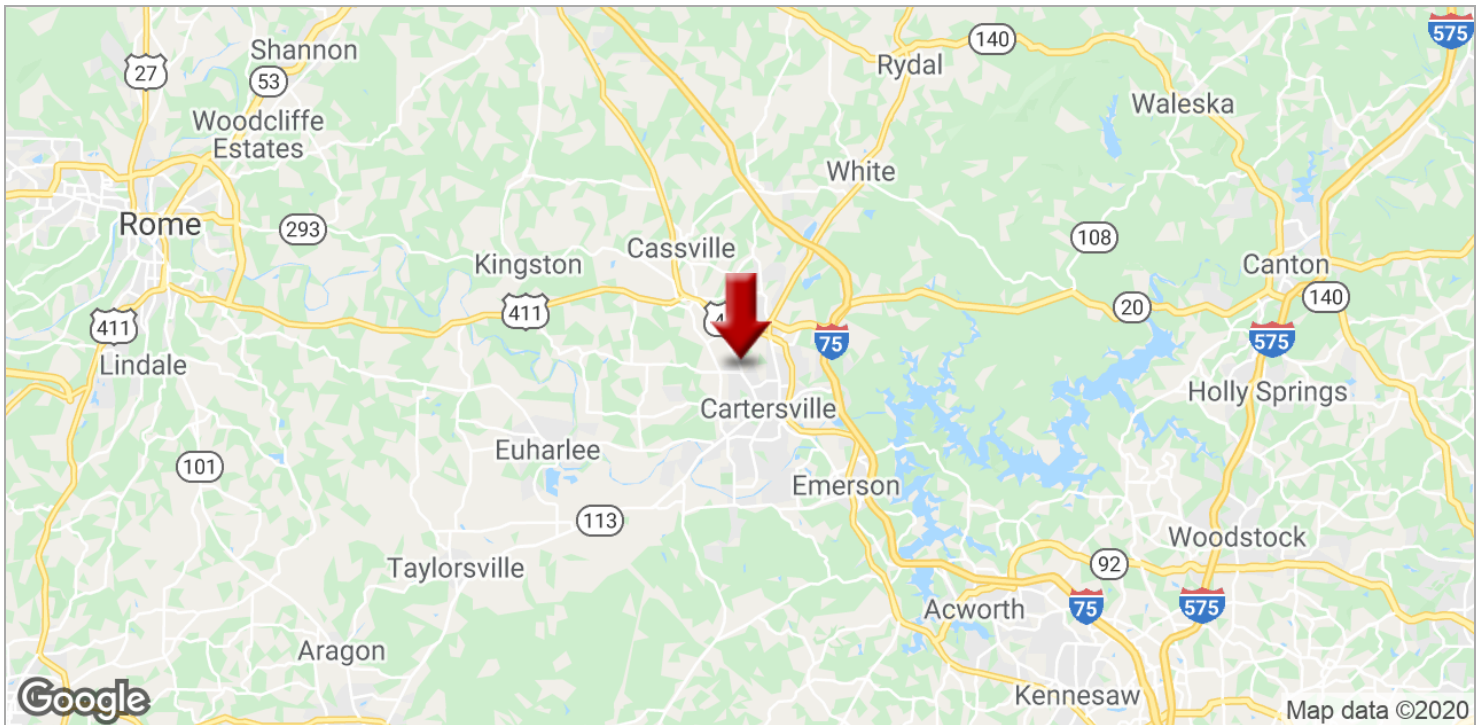
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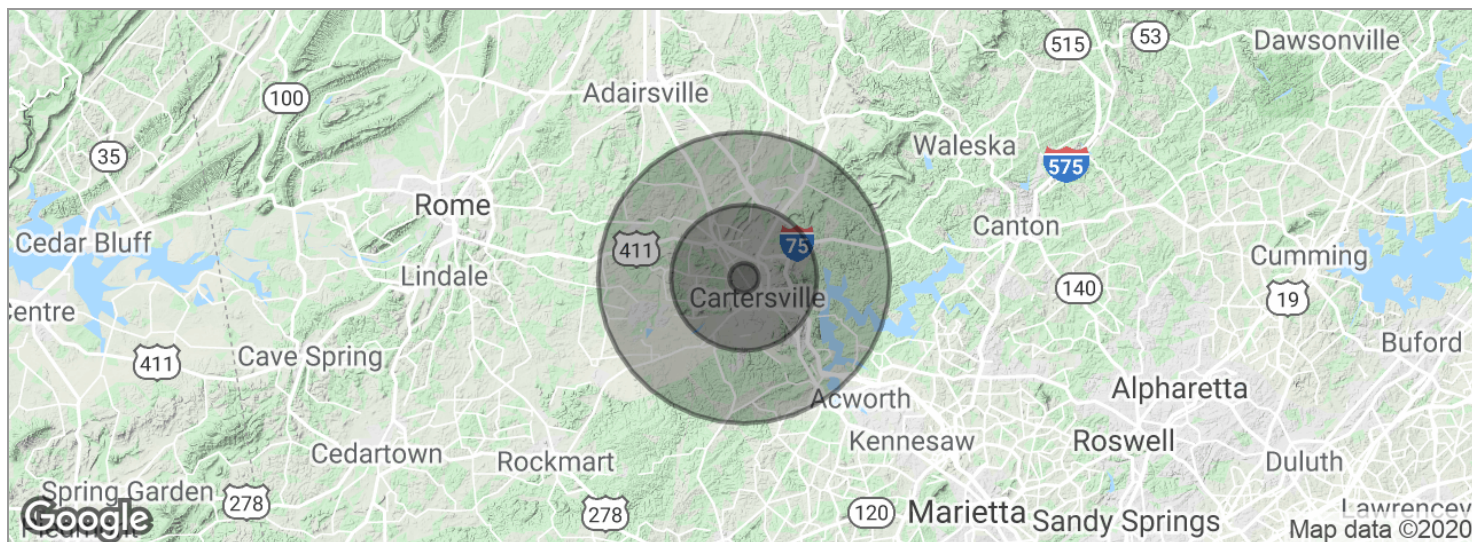
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,564	45,251	90,806
Median age	35.9	36.1	36.4
Median age (male)	36.5	35.3	35.7
Median age (Female)	35.0	36.2	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	911	16,668	32,366
# of persons per HH	2.8	2.7	2.8
Average HH income	\$61,676	\$60,434	\$64,417
Average house value	\$170,433	\$160,202	\$171,574

* 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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CARTERSVILLE, GA

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PRESENTED BY:

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