

LAND FOR SALE

432 COOTS LAKE ROAD

432 Coots Lake Road, Rockmart, GA 30153



OFFERING SUMMARY

SALE PRICE:	\$45,000
LOT SIZE:	3.48 Acres
ZONING:	Residential
MARKET:	NW GA
SUBMARKET:	Rockmart

PROPERTY OVERVIEW

3.48+- wooded acres close to Hwy 278 and Silver Comet Trailhead. Rolling, hilly tracts that are heavily wooded. Great for home sites or recreational. Close to Paulding County at the bottom of Braswell Mountain. Minutes from Walmart and other retail in Rockmart. The 3.48 acres fronts Coots Lake Rd. It's between #478 & #540 Coots Lake Rd.

PROPERTY HIGHLIGHTS

- 3.48+- acres close to Coots Lake Silver Comet Trailhead
- Great for a Home Site
- Good Amount of Road Frontage
- Minutes from shopping area in Rockmart
- Near Paulding County

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

MIKE GARRETT
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C: 770.846.7702
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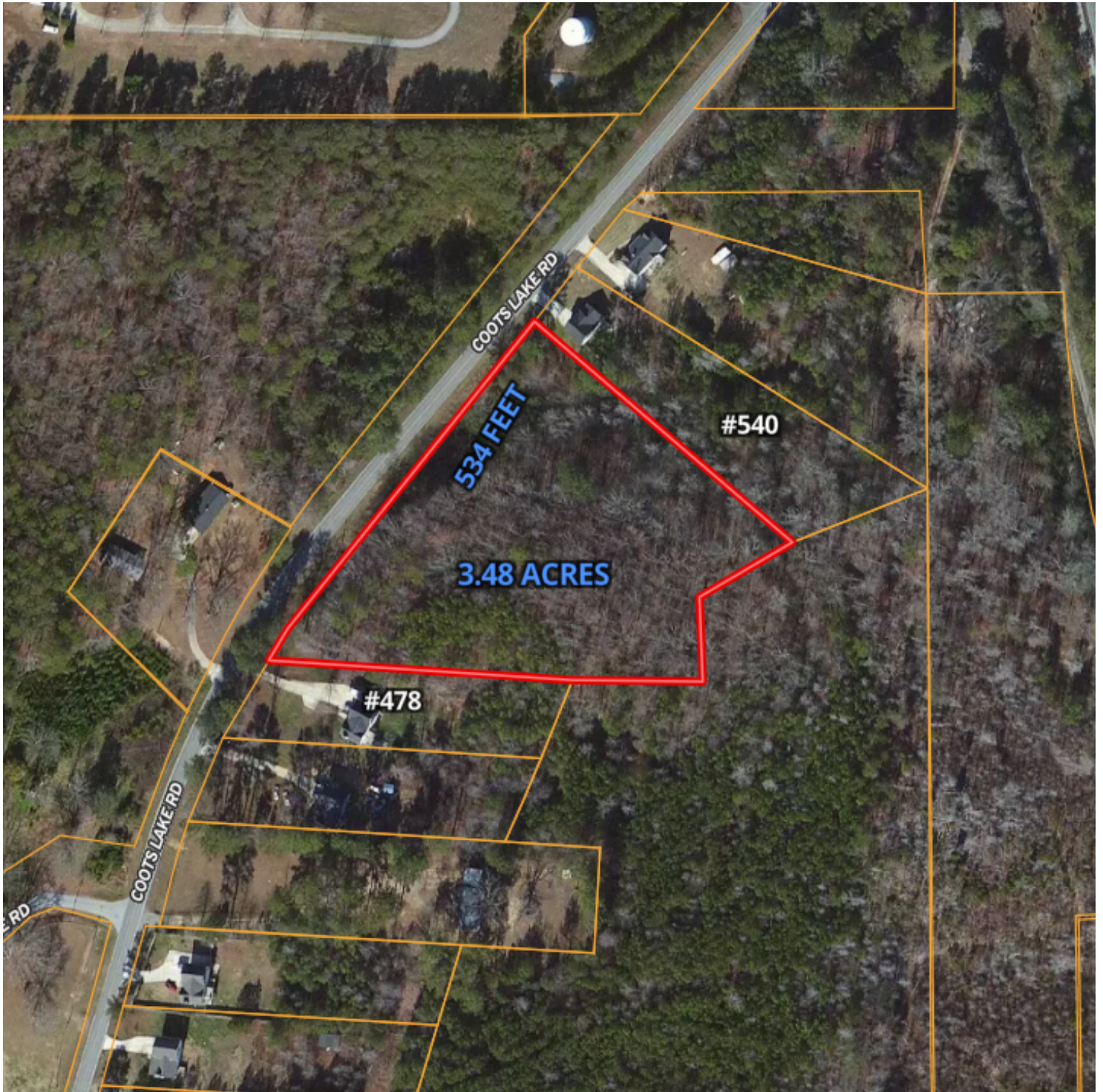
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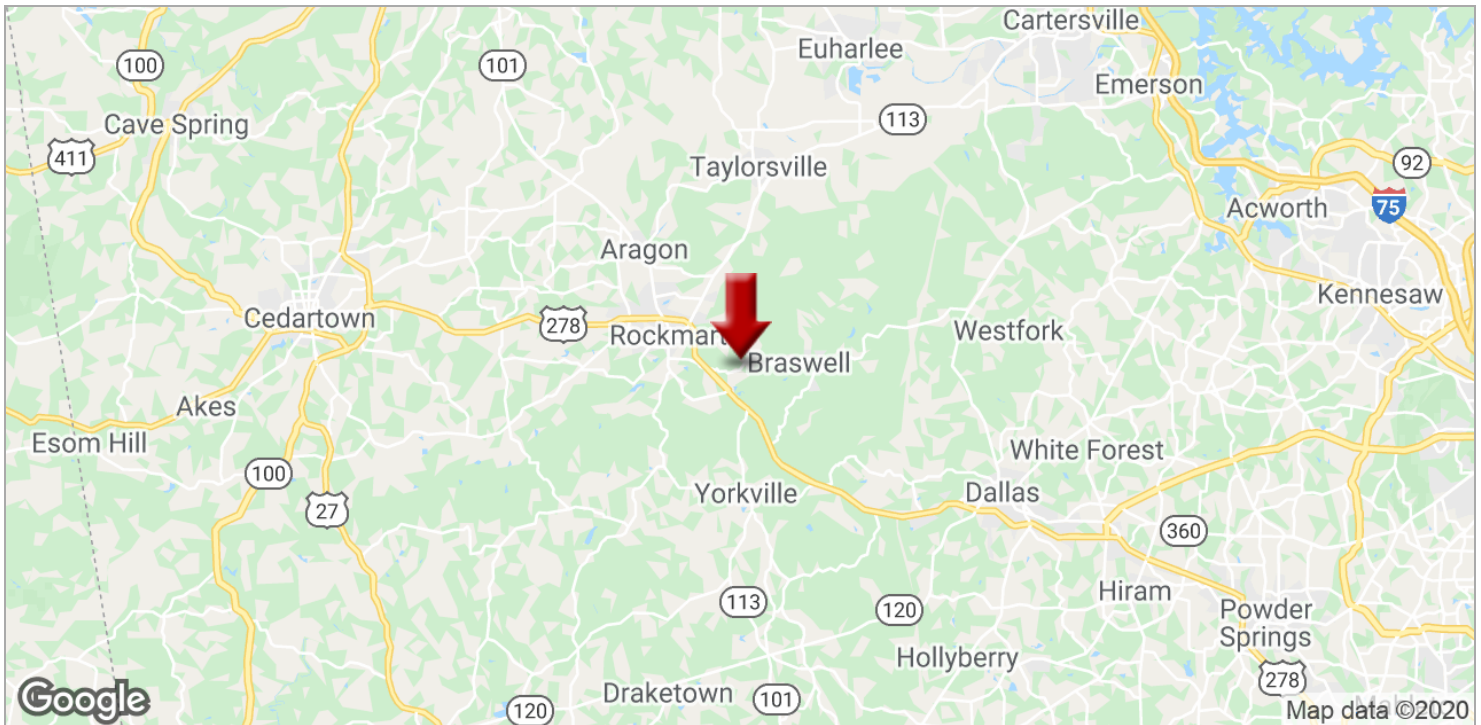
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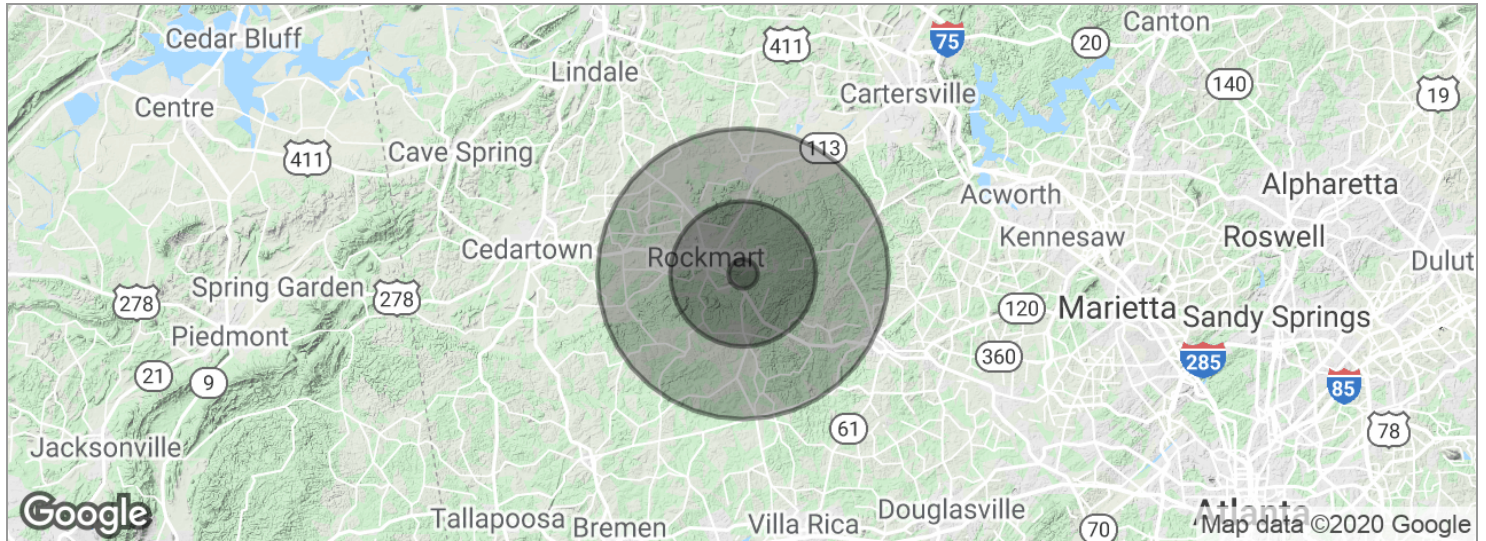
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	523	10,432	42,561
Median age	35.9	35.2	35.2
Median age (male)	28.8	30.6	32.5
Median age (Female)	41.4	39.2	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	198	3,849	15,354
# of persons per HH	2.6	2.7	2.8
Average HH income	\$43,786	\$50,345	\$55,806
Average house value	\$121,593	\$146,593	\$162,340

* 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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PRESENTED BY:

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