

LAND FOR SALE

HOTEL SITE IN ROCKMART GA

Highway 113 / Carlton Drive / Hwy 278, Rockmart, GA 30153



SALE PRICE: \$449,000

LOT SIZE: 3.52 Acres

APN #: 060A028 , See Survey For Total Acreage

ZONING: C2 Neighborhood Commercial

MARKET: Polk County

SUB MARKET: NW GA

TRAFFIC COUNT: 9,430 / 19,000

PROPERTY OVERVIEW

3.52 acres located at the main retail intersection in Rockmart at Highway 278 & Hwy 113. All utilities available. Property is zoned C-2 Neighborhood Commercial in the City of Rockmart. The area is in need of additional hotel rooms which current zoning includes.

FMLS #6819593 MLS #8902404

PROPERTY FEATURES

- Sewer on site
- Great Retail Location Zoned C-2
- Conveniently Located Across from the WalMart Supercenter and Near Hospitality, Restaurants and Medical

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

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
info@garrettlandbrokers.com
GA #339795

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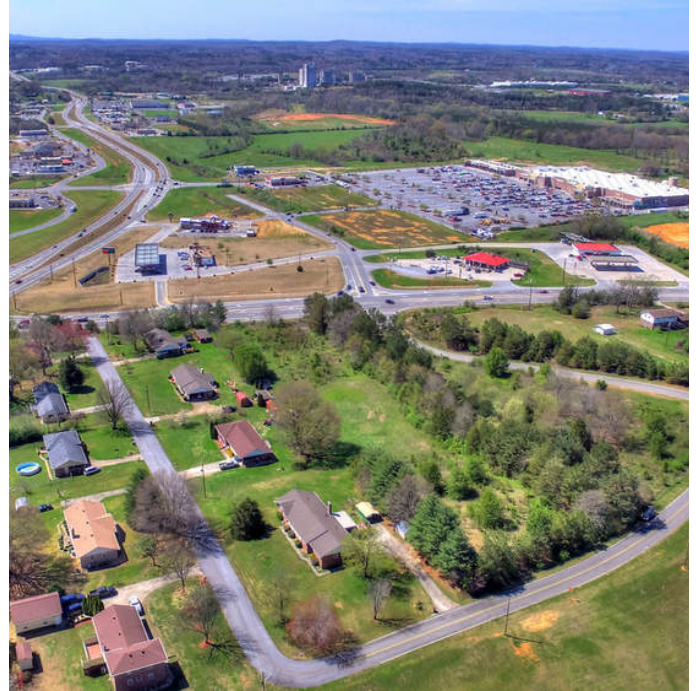
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orgia, 3.52 AC +/-



info@garrettlandbrokers.com 708 Highway 293 Emerson, Ga. 30137

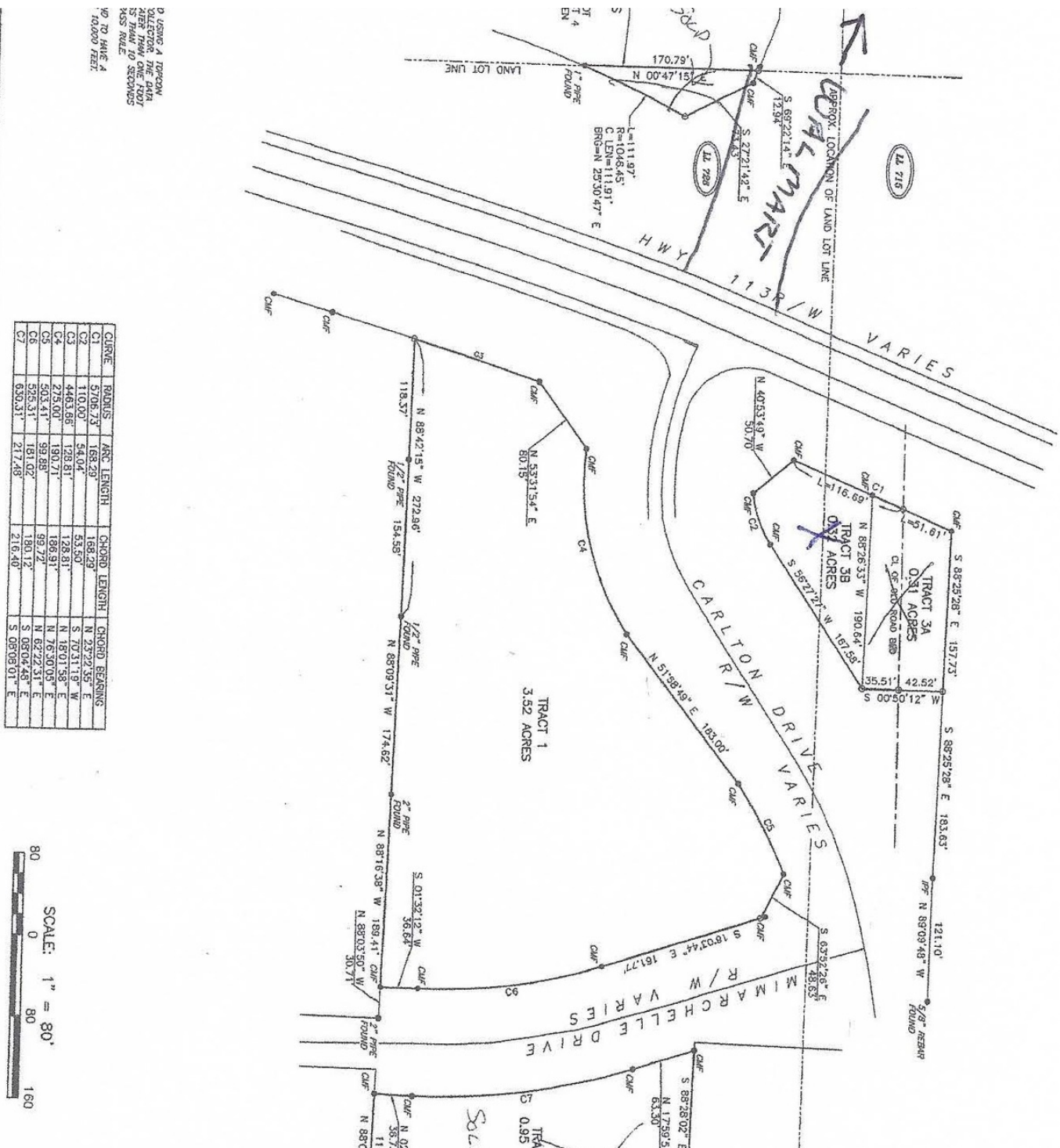


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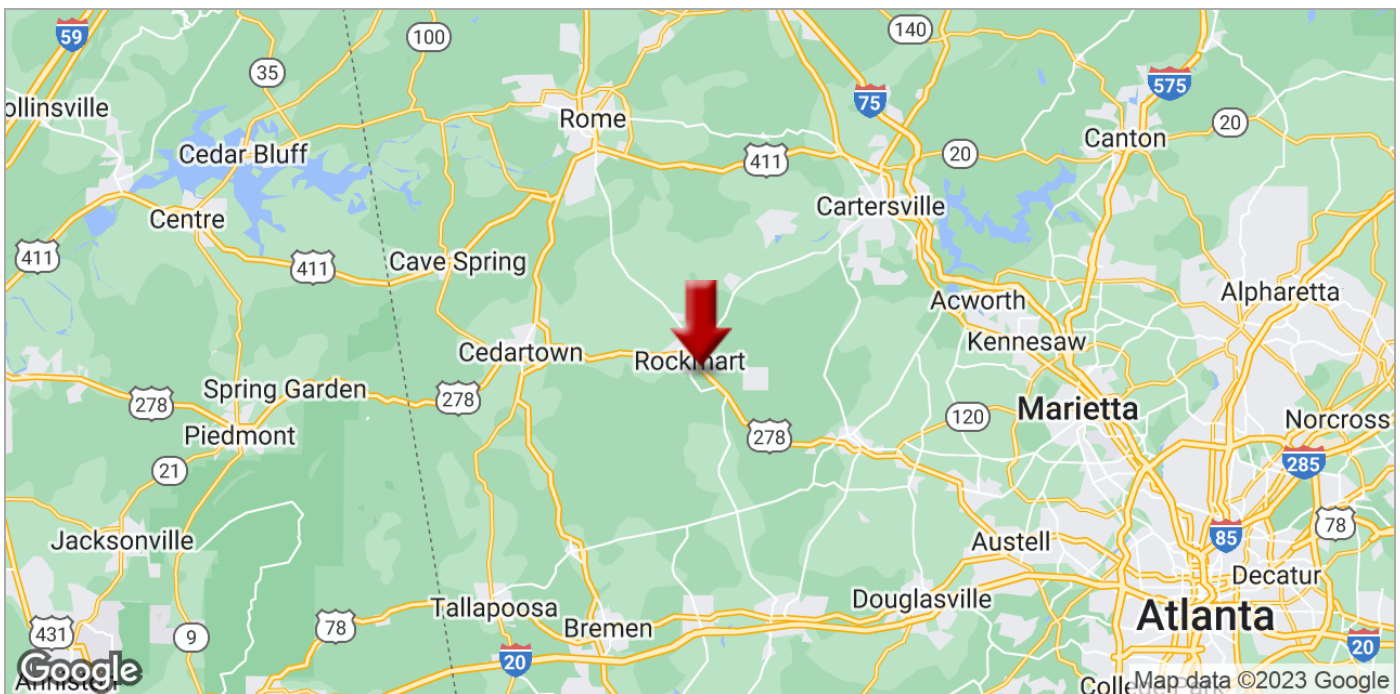
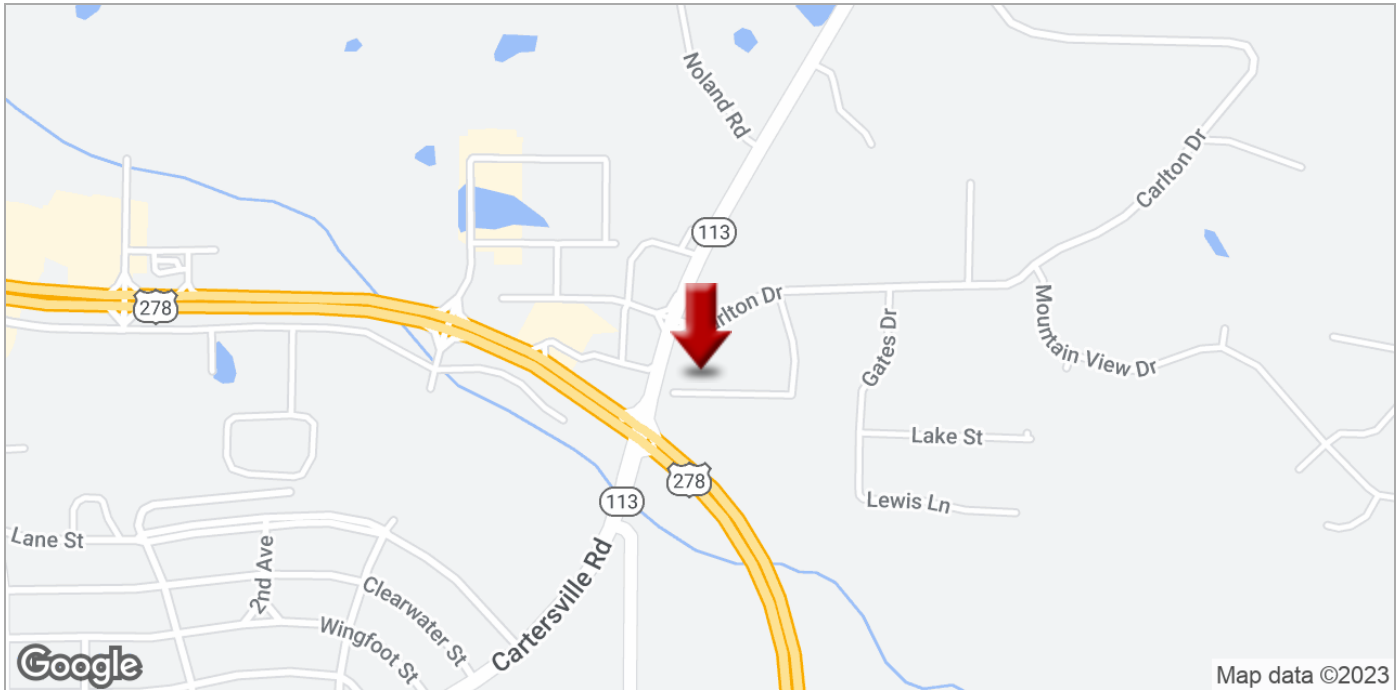
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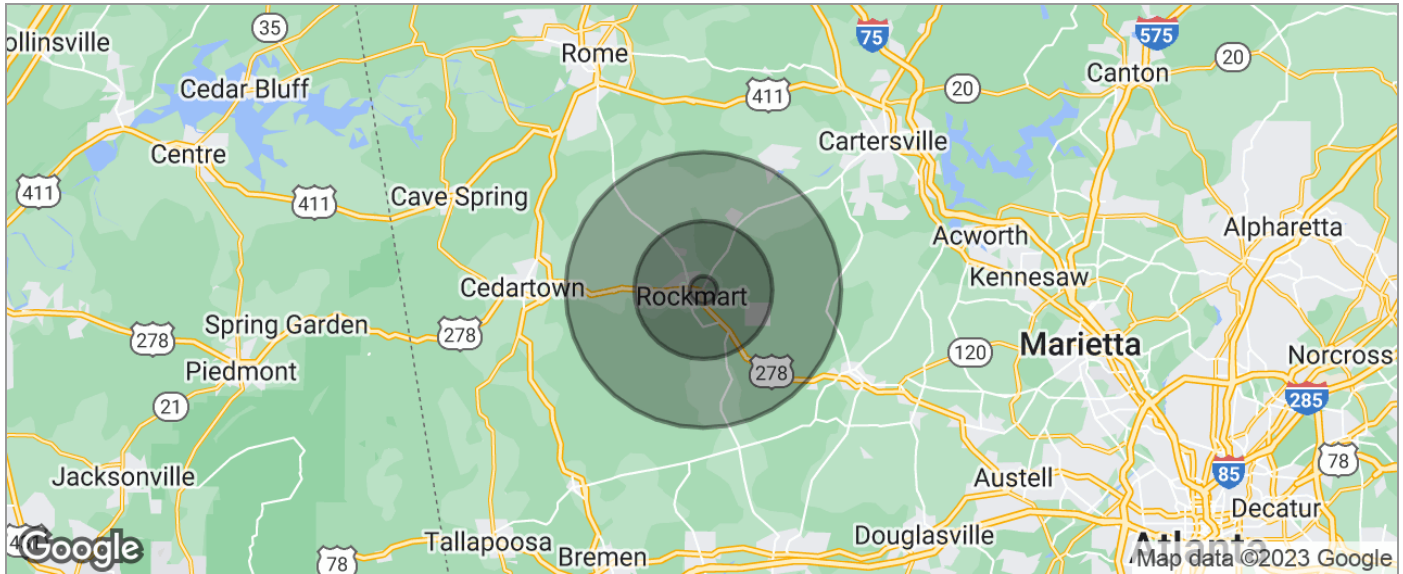
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	549	10,788	39,819
MEDIAN AGE	36.1	36.2	36.2
MEDIAN AGE (MALE)	28.7	31.3	33.3
MEDIAN AGE (FEMALE)	41.8	40.2	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	211	3,983	14,181
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$43,230	\$48,746	\$55,492
AVERAGE HOUSE VALUE	\$121,673	\$136,664	\$159,925
RACE	1 MILE	5 MILES	10 MILES
% WHITE	79.4%	82.6%	85.1%
% BLACK	18.9%	14.8%	11.8%
% ASIAN	0.9%	1.2%	0.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.0%	0.2%	0.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.0%	0.8%	2.4%

* Demographic data derived from 2020 ACS - US Census

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	1 MILE	5 MILES	10 MILES
Total households	211	3,983	14,181
Total persons per hh	2.6	2.7	2.8
Average hh income	\$43,230	\$48,746	\$55,492
Average house value	\$121,673	\$136,664	\$159,925

	1 MILE	5 MILES	10 MILES
Total population	549	10,788	39,819
Median age	36.1	36.2	36.2
Median age (male)	28.7	31.3	33.3
Median age (female)	41.8	40.2	38.9

** Demographic data derived from 2020 ACS - 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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