

LAND FOR SALE

57 AC ON NATHAN DEAN PARKWAY

0 Nathan Dean Parkway, Rockmart, GA 30153



SALE PRICE: \$2,529,000.00

PRICE PER ACRE: \$45,000.00

LOT SIZE: 56.2 Acres

APN #: 060A011

ZONING: AG

MARKET: NW Georgia

SUB MARKET: Rockmart

CROSS STREETS: Peacock Ln, Noland Rd, Felton Dr

TRAFFIC COUNT: 19,000

PROPERTY OVERVIEW

This +-57 AC property is perfect for retail, office, medical, multi family or industrial uses. All are possible uses in Rockmart. The owners will consider sub dividing.

PROPERTY FEATURES

- +-56 AC with 1,386 frontage on Nathan Dean Parkway (US 278) with curb cut available
- Situated next to a Walmart Super Center
- Four road frontage for easy access
- Sewer, water and storm retention in place
- Owners will consider subdividing as little as one acre
- Convenient to Marietta, Rome, Cedartown, Villa Rica, Carrollton and eastern Alabama

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3375 Dallas Highway, Suite 100
Marietta, GA 30064

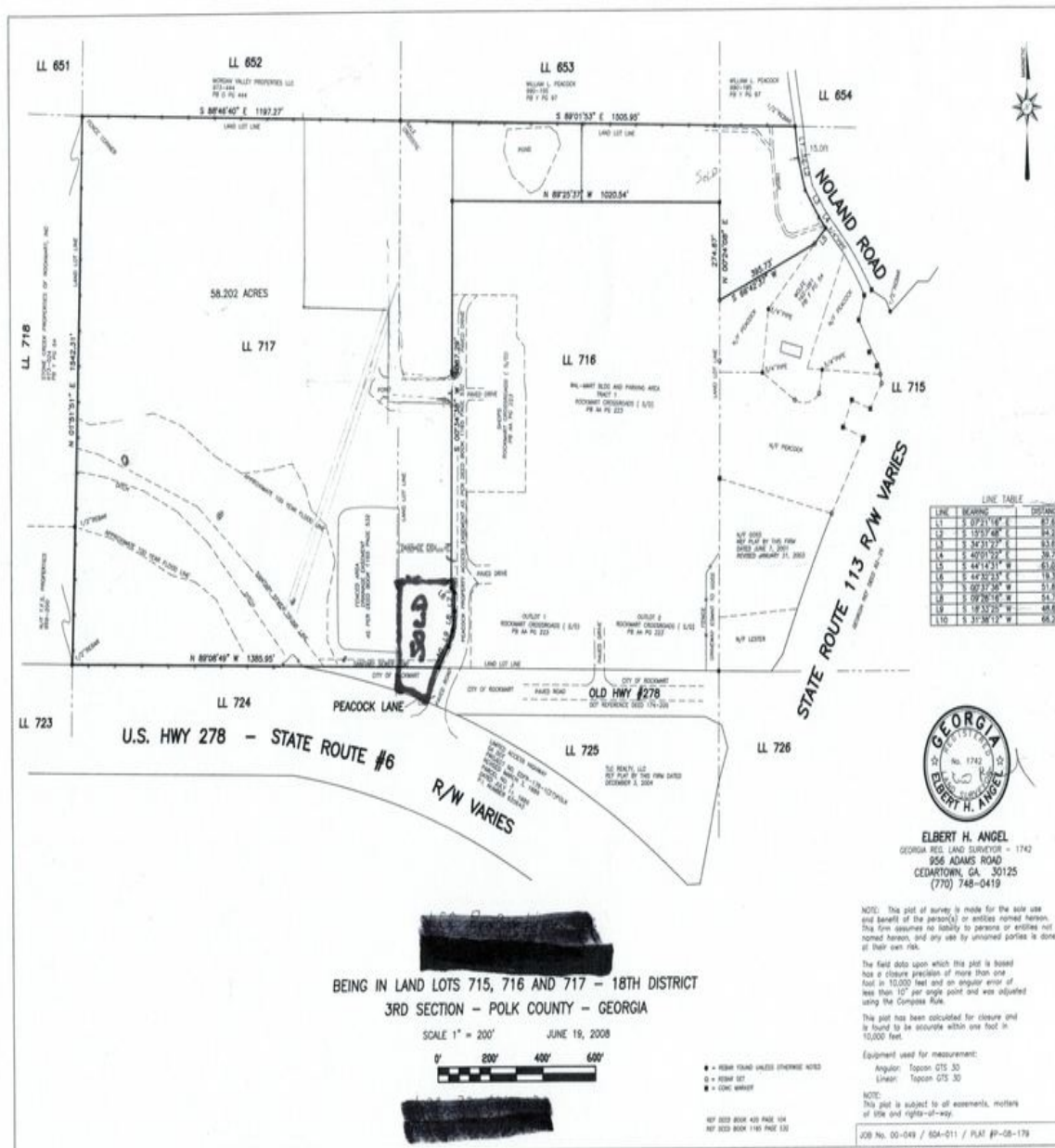
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ROCKMART, GEORGIA
Major Retail Aerial

NextSite

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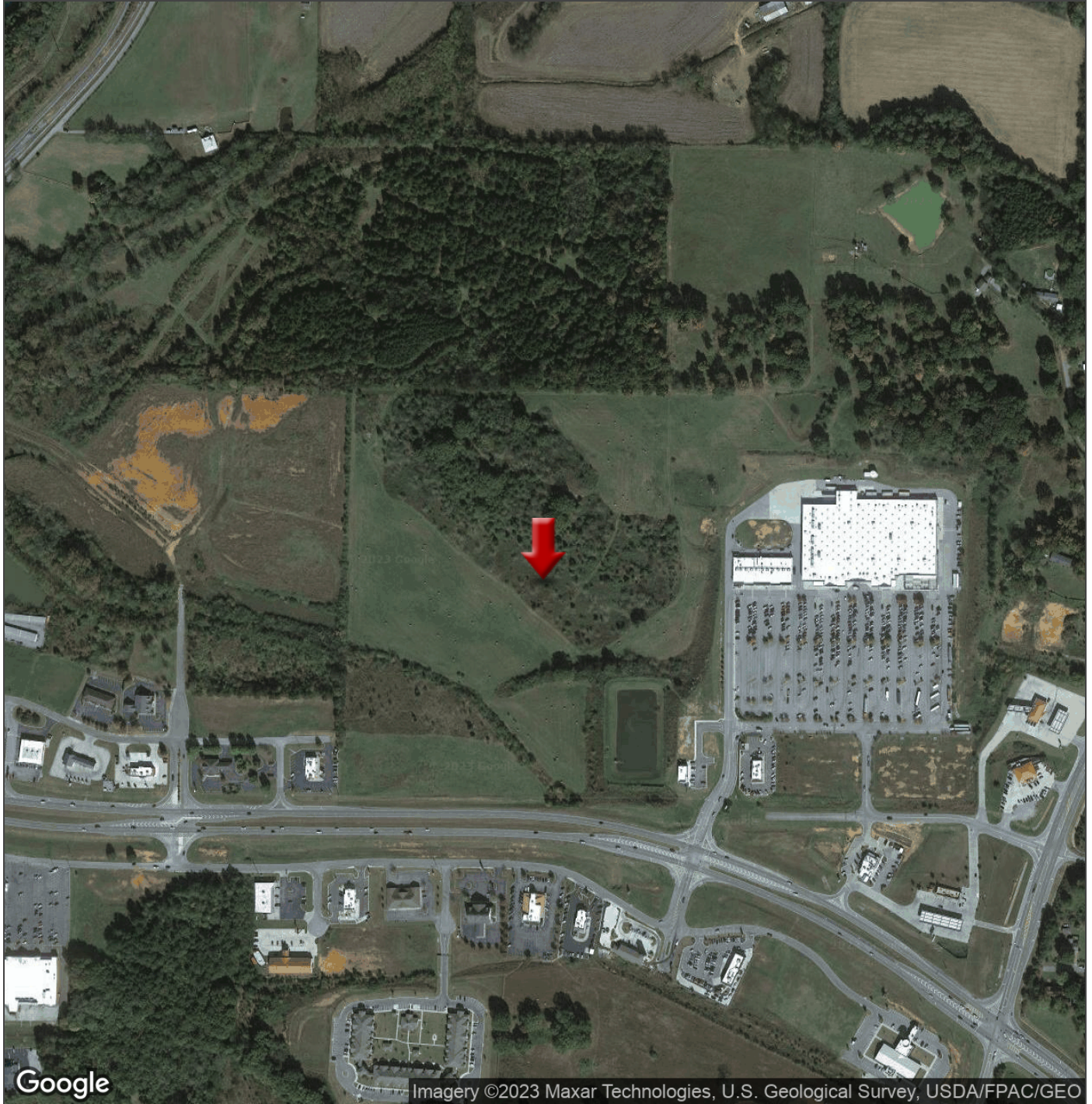
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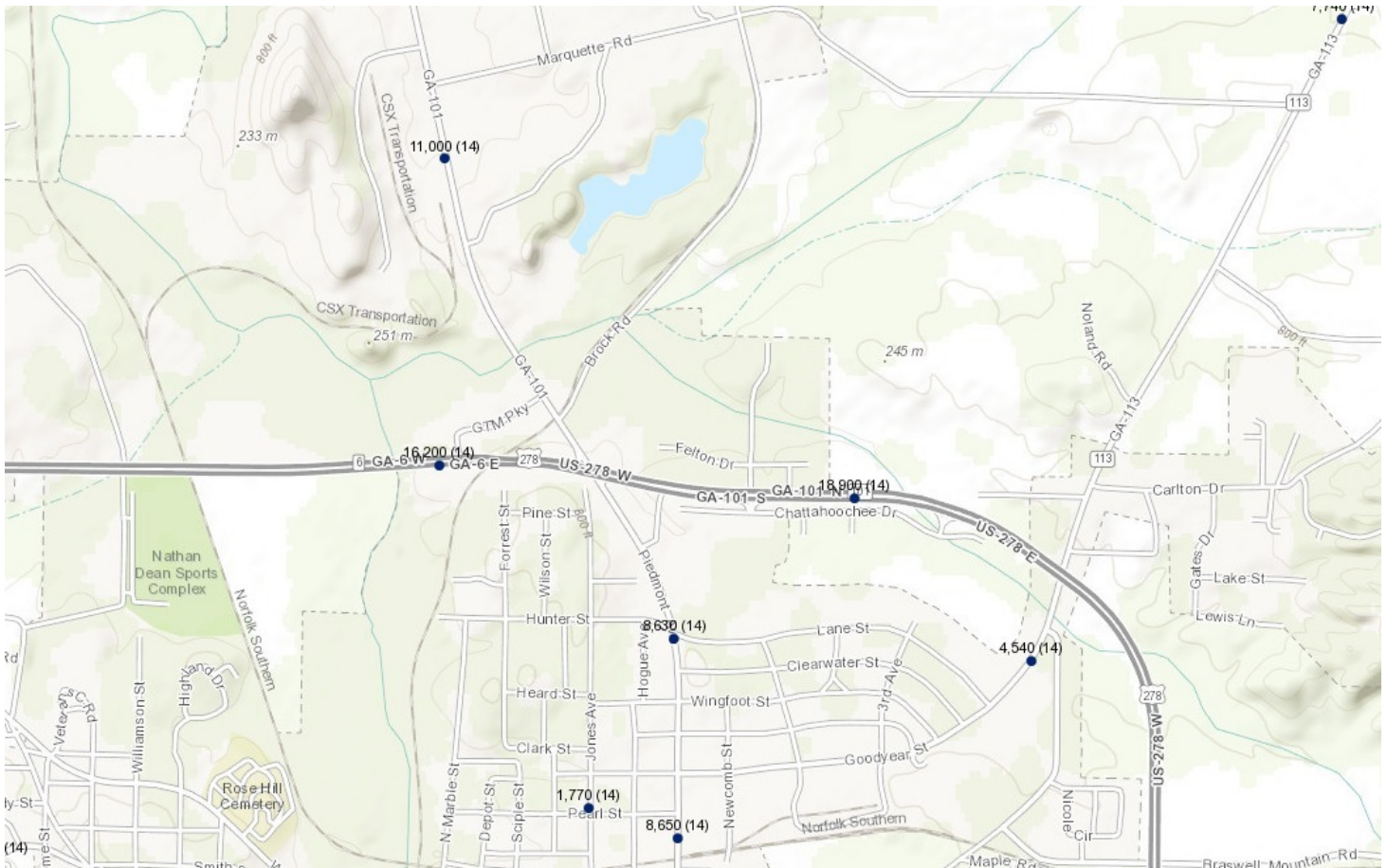
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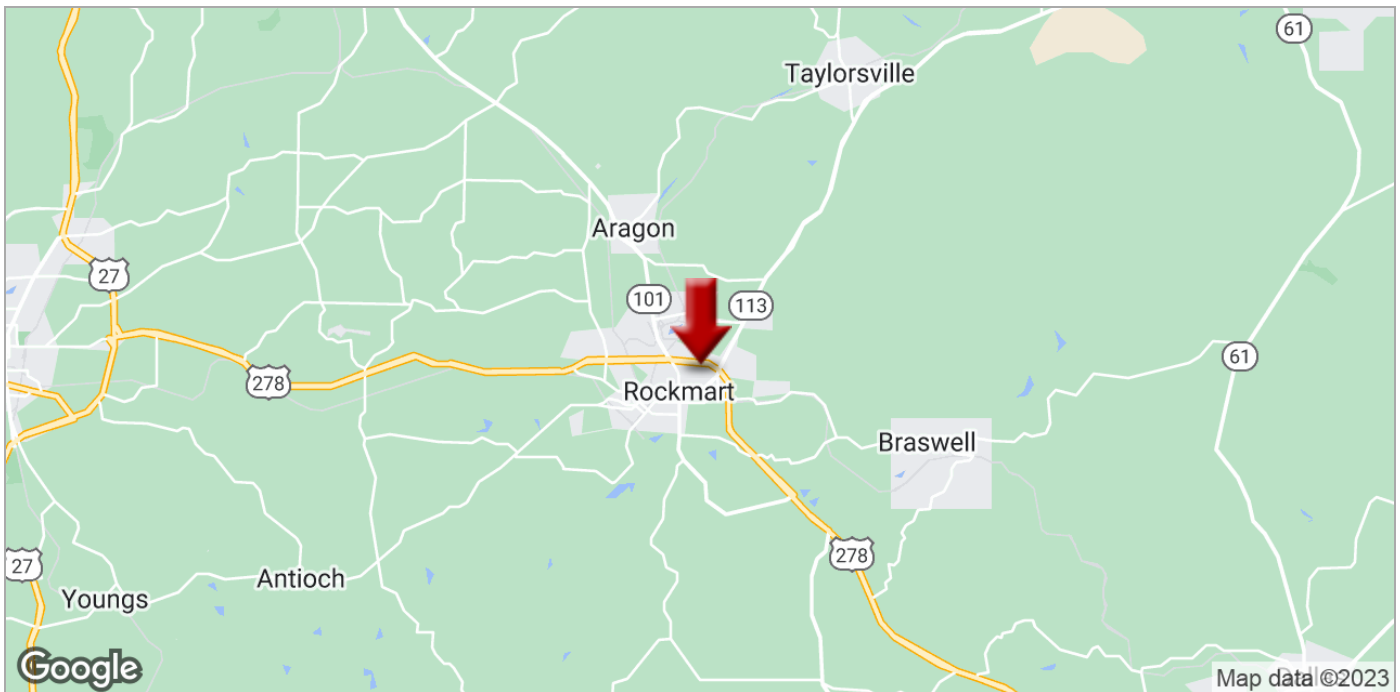
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Report

Demographics Report (10 mile radius around Lat: 34.01202 Long: -85.02032)



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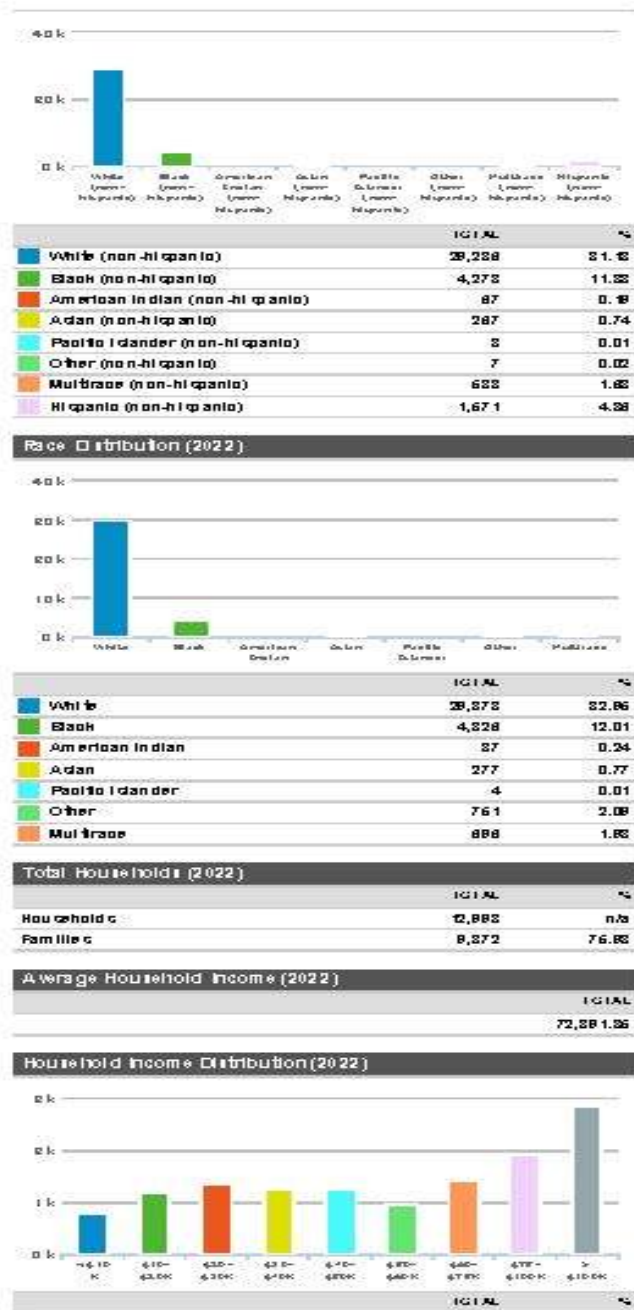
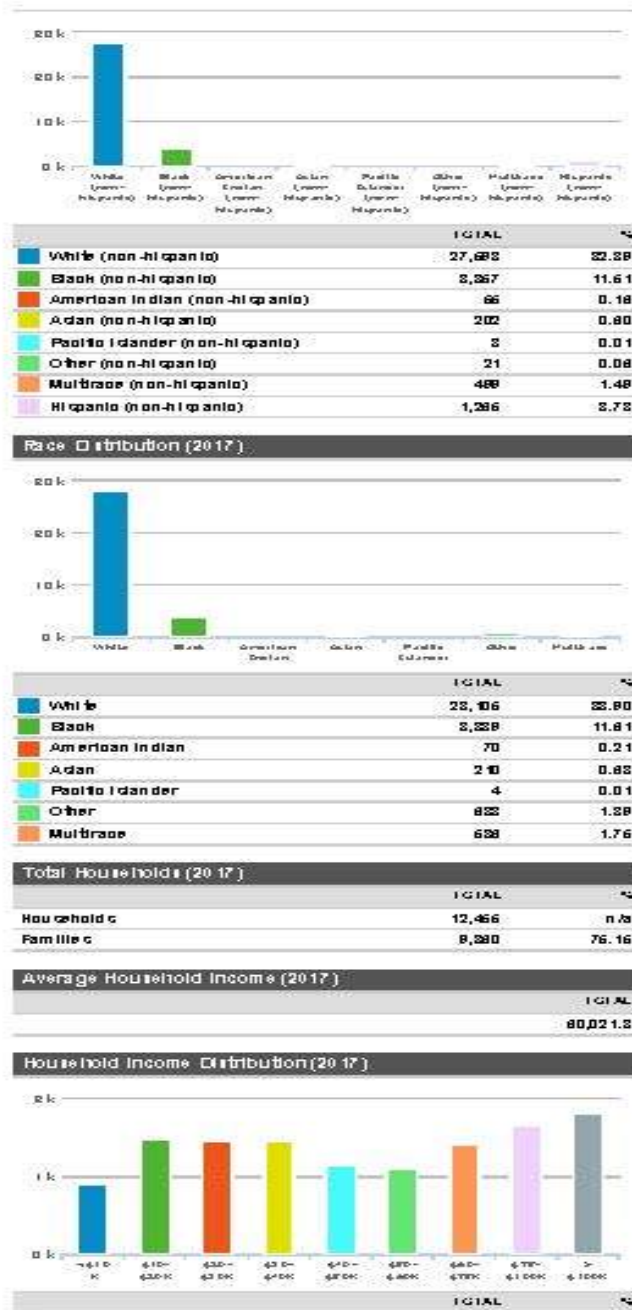
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< \$10 K	806	7.27
\$10-\$20 K	1,420	11.22
\$20-\$30 K	1,447	11.82
\$30-\$40 K	1,467	11.70
\$40-\$50 K	1,167	9.28
\$50-\$60 K	1,102	8.80
\$60-\$75 K	1,402	11.28
\$75-\$100K	1,872	15.42
> \$100K	1,327	10.87

Labor Force Status (2017)



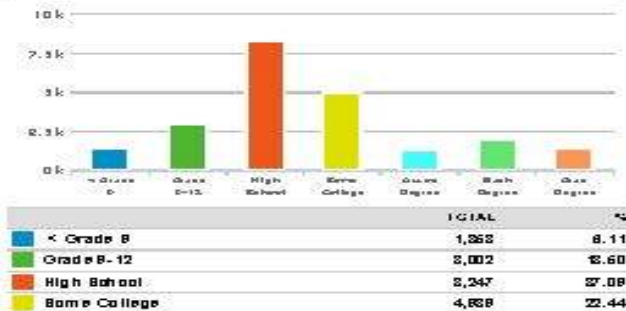
	TOTAL	%
Labor Force	16,833	n/a
Employed	16,283	96.86
Unemployed	806	3.73
In Armed Forces	42	n/a
Not in Labor Force	10,164	n/a

Total Number of Housing (2017)



	TOTAL	%
Total Dwellings	12,462	n/a
Owner-Occupied Dwellings	9,398	75.48
Renter-Occupied Dwellings	3,068	24.64
Housing Units Occupied	12,466	92.66

Education Attainment (2017)



< \$10 K	734	8.08
\$10-\$20 K	1,202	8.26
\$20-\$30 K	1,261	10.40
\$30-\$40 K	1,270	9.77
\$40-\$50 K	1,264	8.86
\$50-\$60 K	871	7.47
\$60-\$75 K	1,407	10.22
\$75-\$100K	1,804	14.86
> \$100K	2,260	21.82

Labor Force Status (2022)



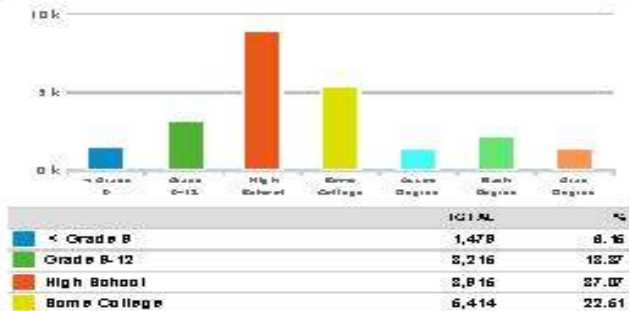
	TOTAL	%
Labor Force	17,323	n/a
Employed	16,841	96.88
Unemployed	861	3.76
In Armed Forces	48	n/a
Not in Labor Force	11,024	n/a

Total Number of Housing (2022)



	TOTAL	%
Total Dwellings	12,842	n/a
Owner-Occupied Dwellings	9,300	76.48
Renter-Occupied Dwellings	3,192	24.67
Housing Units Occupied	12,882	92.69

Education Attainment (2022)



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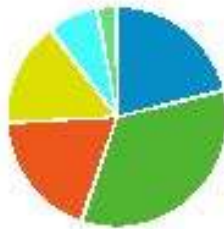
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Assoc Degree	1,288	6.33
Bach Degree	1,871	9.38
Grad Degree	1,371	6.17

Size of Household (2017)



Assoc Degree	1,411	6.37
Bach Degree	2,166	9.88
Grad Degree	1,463	6.68

Size of Household (2022)



	TOTAL	%
1 Person	2,686	20.34
2 Person	4,178	32.63
3 Person	2,303	18.63
4 Person	1,806	14.30
5 Person	802	6.26
6+ Person	380	2.98

	TOTAL	%
1 Person	2,818	20.13
2 Person	4,200	32.33
3 Person	2,608	19.31
4 Person	2,028	15.06
5 Person	876	6.60
6+ Person	327	2.53

Source: Applied Geographic Solutions, 2017

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KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of assets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

EDUCATION

1975 BS Business - Alaska Methodist University
CCIM Candidate

MEMBERSHIPS & ASSOCIATIONS

CCIM
Association of Georgia Real Estate Exchangers
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ROCKMART, GA

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PRESENTED BY:

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