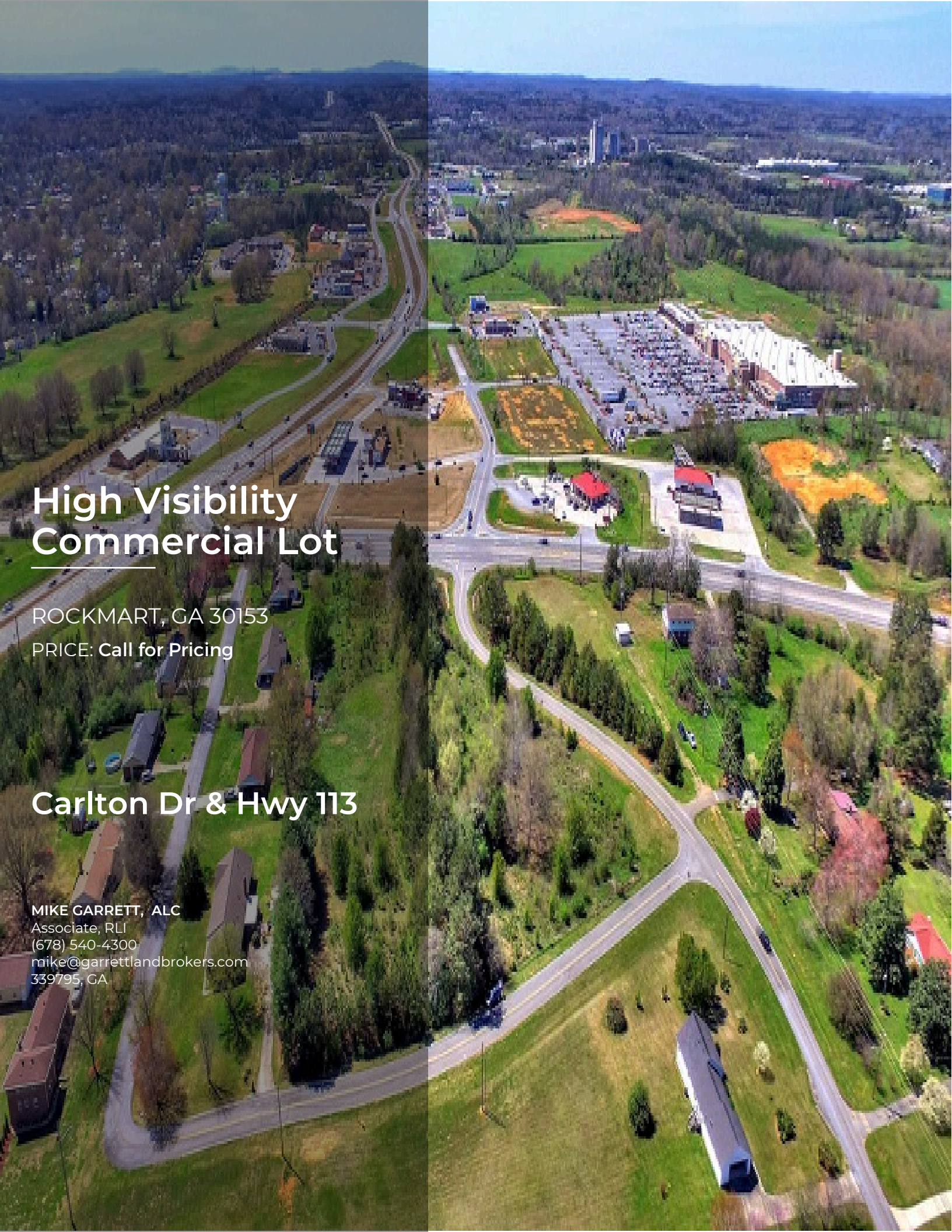

High Visibility Commercial Lot

ROCKMART, GA 30153

PRICE: **Call for Pricing**

Carlton Dr & Hwy 113

MIKE GARRETT, ALC
Associate, RLI
(678) 540-4300
mike@garrettlandbrokers.com
339795, GA

High Visibility Commercial Lot

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. Owner will build to suit. Conveniently located across from the WalMart Supercenter and near hospitality, restaurants and medical. Sewer manhole on property. **VPD of 22,700 per Georgia DOT.**

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PROPERTY PHOTOS

Carlton Dr & Hwy 113
0 Carlton Drive | Rockmart, GA 30153

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AERIAL

Carlton Dr & Hwy 113
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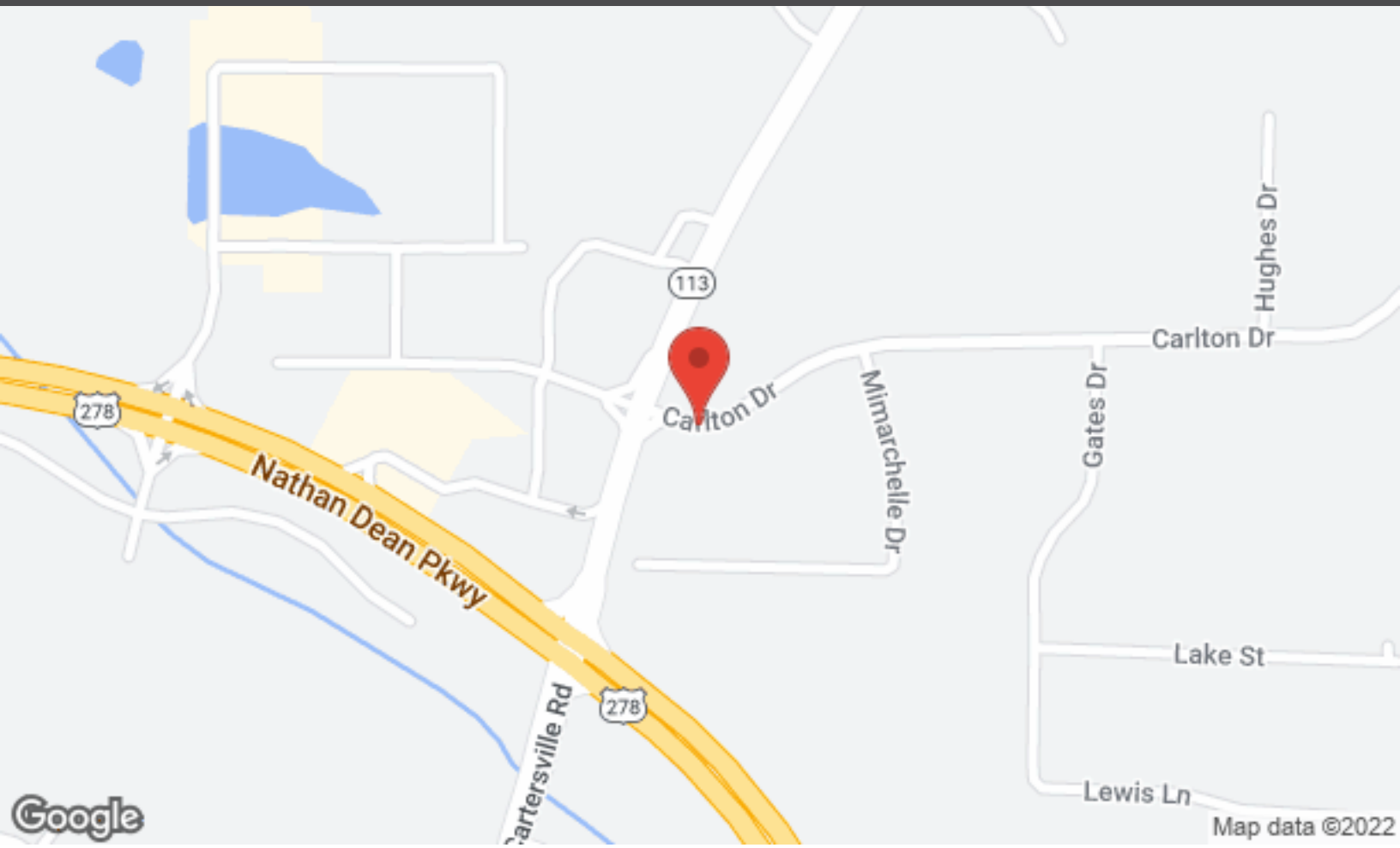
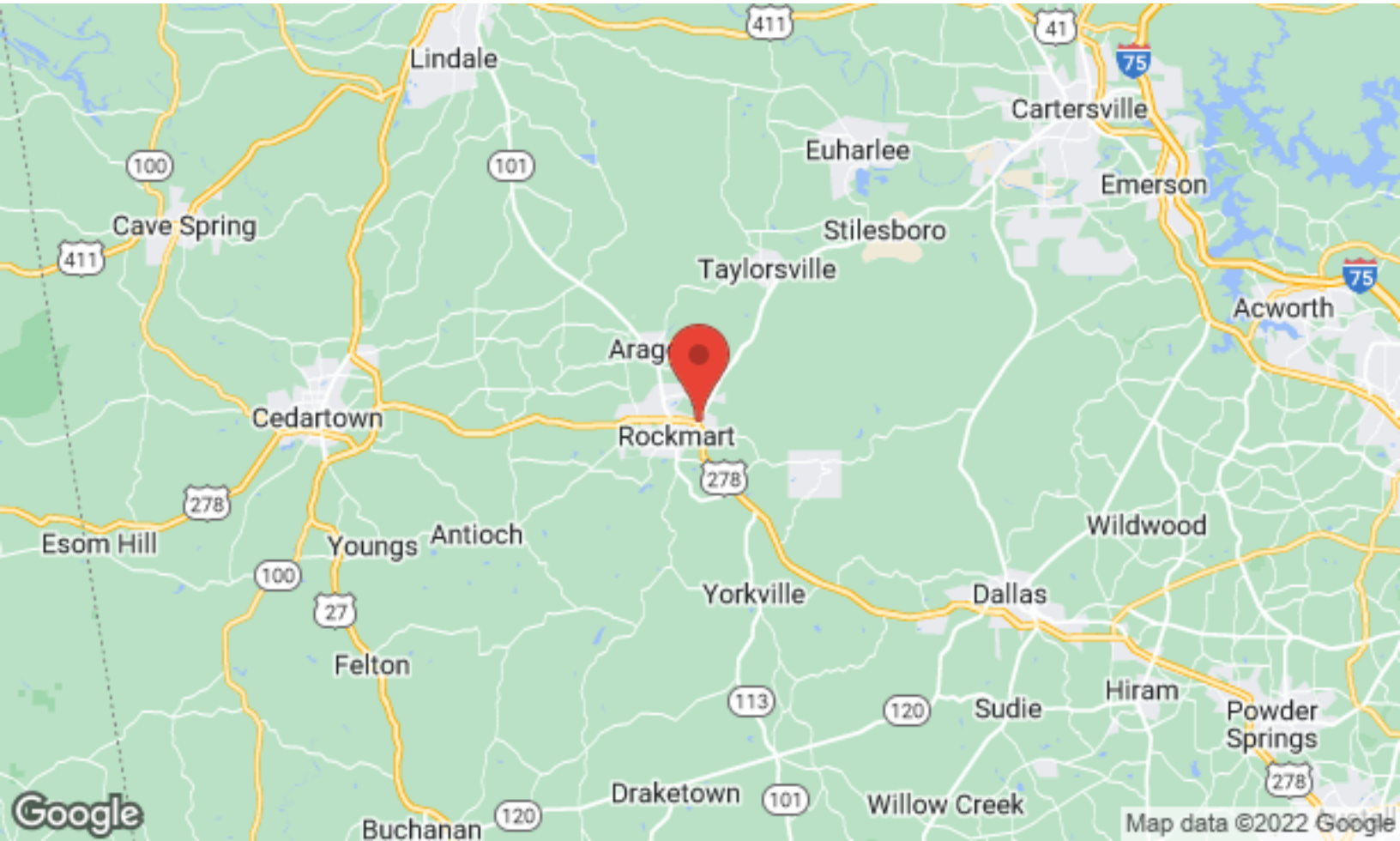
LOCATION MAPS

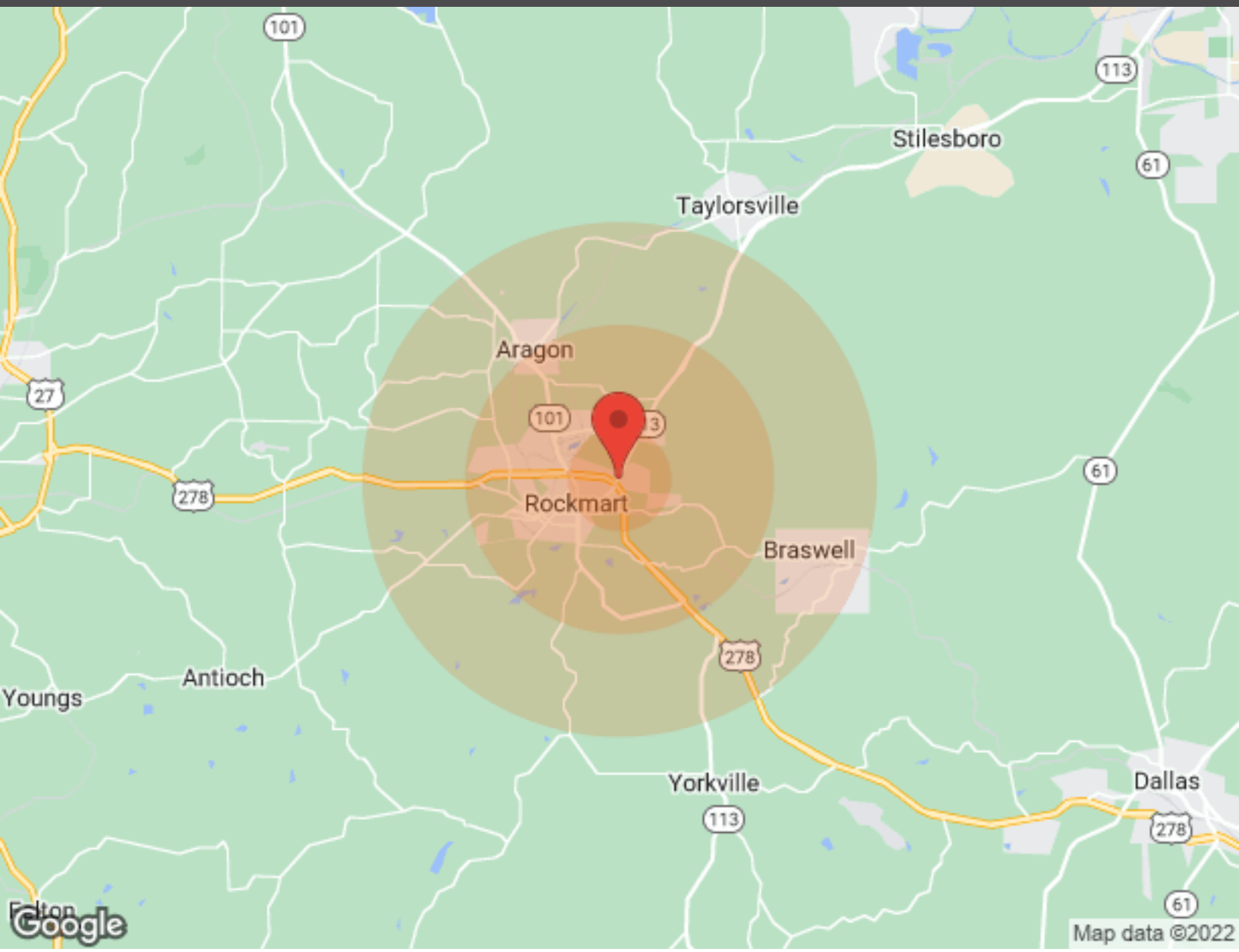
Carlton Dr & Hwy 113
0 Carlton Drive | Rockmart, GA 30153





DEMOGRAPHICS

Carlton Dr & Hwy 113
0 Carlton Drive | Rockmart, GA 30153



Population	1 Mile	3 Miles	5 Miles
Male	969	2,229	5,671
Female	1,122	2,582	6,124
Total Population	2,091	4,811	11,795

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	516	1,191	2,816
Ages 15-24	283	666	1,645
Ages 55-64	237	516	1,352
Ages 65+	270	610	1,569

Race	1 Mile	3 Miles	5 Miles
White	1,740	3,805	9,873
Black	290	848	1,569
Am In/AK Nat	N/A	N/A	1
Hawaiian	N/A	N/A	N/A
Hispanic	65	117	299
Multi-Racial	122	290	672

Income	1 Mile	3 Miles	5 Miles
Median	$34,668	$42,113	$41,352
< $15,000	154	384	966
$15,000-$24,999	189	303	525
$25,000-$34,999	83	258	659
$35,000-$49,999	83	181	701
$50,000-$74,999	217	409	783
$75,000-$99,999	74	122	358
$10,0000-$149,999	12	101	312
$150,000-$199,999	N/A	41	62
> $200,000	N/A	72	90

Housing	1 Mile	3 Miles	5 Miles
Total Units	970	2,365	5,417
Occupied	860	2,049	4,789
Owner Occupied	496	1,099	3,053
Renter Occupied	364	950	1,736
Vacant	110	316	628

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What is an ALC?

- An **Accredited Land Consultant (ALC)** is certified by the REALTORS® Land Institute, an affiliate of the National Association of REALTORS®, as part of an elite group of the most accomplished, most experienced, and highest performing land real estate experts across the country.
- The **ALC Designation** is a sign of integrity, expertise, and experience as a land real estate professional.

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mike@garrettlandbrokers.com

Why Use an ALC?

- **Expertise**
  - ALCs are required to complete 104 ALC Credit Hours of LANDU Education courses. RLI's Land University (LANDU) is an unparalleled land real estate education program that offers top-notch educational courses and webinars for land professionals. Land is a unique real estate specialty that requires the kind of specialized professional education which can only be found at LANDU.
- **Experience**
  - ALCs are required to show a proven track record of success in the field by meeting strict volume requirements that ensure an agent is experienced in land transactions.
- **Connections**
  - ALCs are part of a national network of land professionals that bring value to their clients by sharing expertise and connecting their clients with properties.
- **Integrity**
  - ALCs must adhere to the ALC Code of Conduct and ALCs are all members of the National Association of REALTORS® which requires their members to adhere to a strict Code of Ethics.

REALTORS® LAND INSTITUTE

ALC

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OFFERING MEMORANDUM

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, ALC
Garrett Land Brokers
119 Felton Drive
Rockmart, GA 30153
Direct: 678-540-4300
Email: info@garrettlandbrokers.com
www.GarrettLandBrokers.com

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial
does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:
Mike Garrett, Associate, ALC
Garrett Land Brokers
O: 678-540-4300
C: 770-846-7702
info@garrettlandbrokers.com

Associated with:
KW Signature Partners
3375 Dallas Highway, Suite 100
Marietta, GA 30064

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