

## LAND FOR SALE

# 2 ACRES ON HWY 411 IN ROME, GA

0 Hwy 411 / Hillindale Drive, Rome, GA 30161



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$99,900
<b>LOT SIZE:</b>	2 Acres
<b>ZONING:</b>	Res

### PROPERTY OVERVIEW

2 acre corner lot with 250 +- feet of road frontage on Hwy 411 located between Rome and Cartersville. Perfect for industrial, office, warehouse with retail, hotels, restaurants a short distance away. Property is located 1 mile from East Rome Walmart and East Rome Bypass and 12-15 miles from Shaw Industries and Highway 41. Traffic Count of 17,800 VPD.

### PROPERTY HIGHLIGHTS

- 2 Acre Corner Lot on Hwy 411 and Hillindale Drive
- Located Conveniently Between Rome and Cartersville
- Great Location for Industrial, Office, Warehouse
- Property is Located 1 Mile from East Rome WalMart and East Rome Bypass and 12-15 Miles from Shaw Industries and Hwy 41.

**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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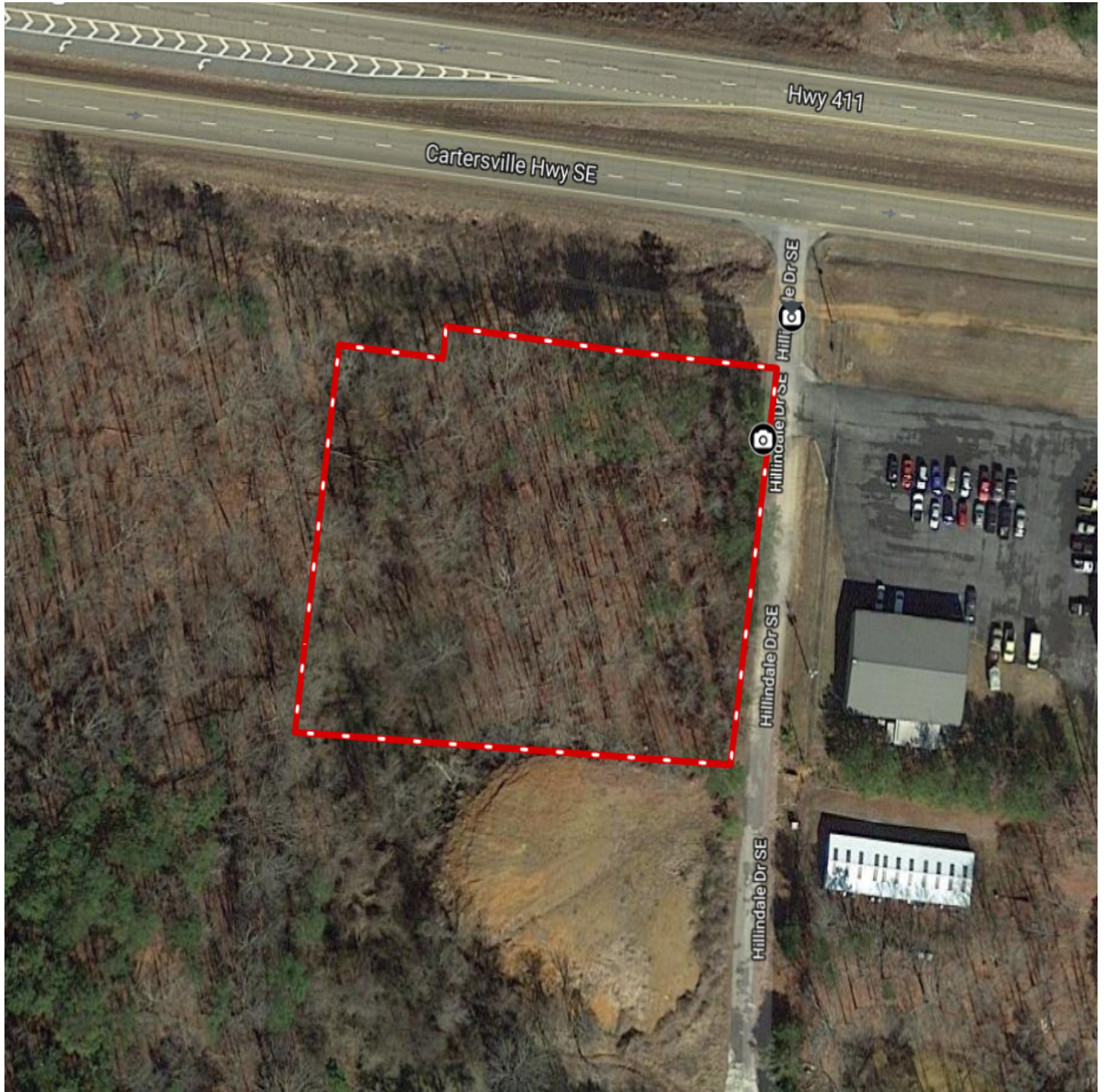
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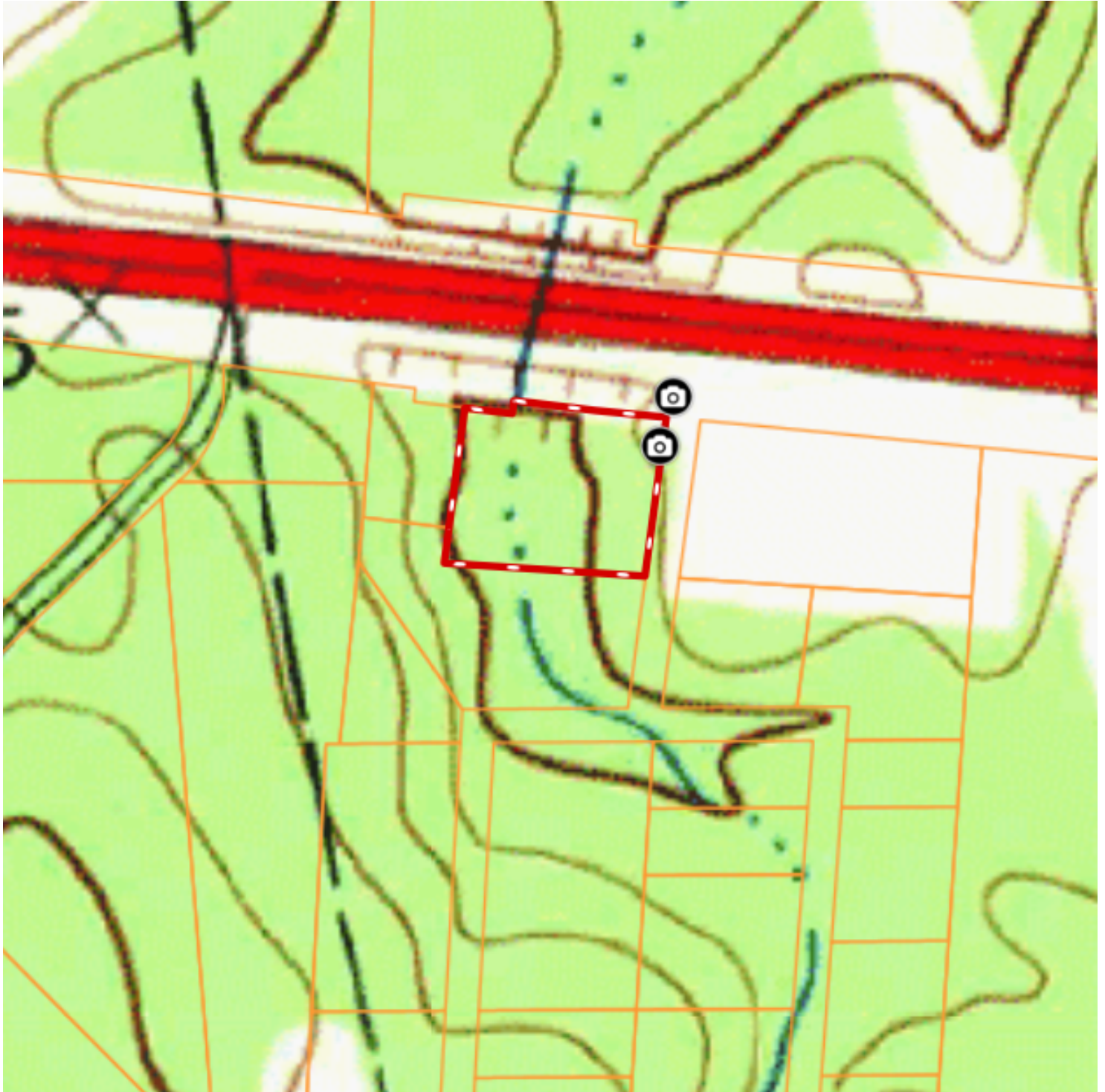
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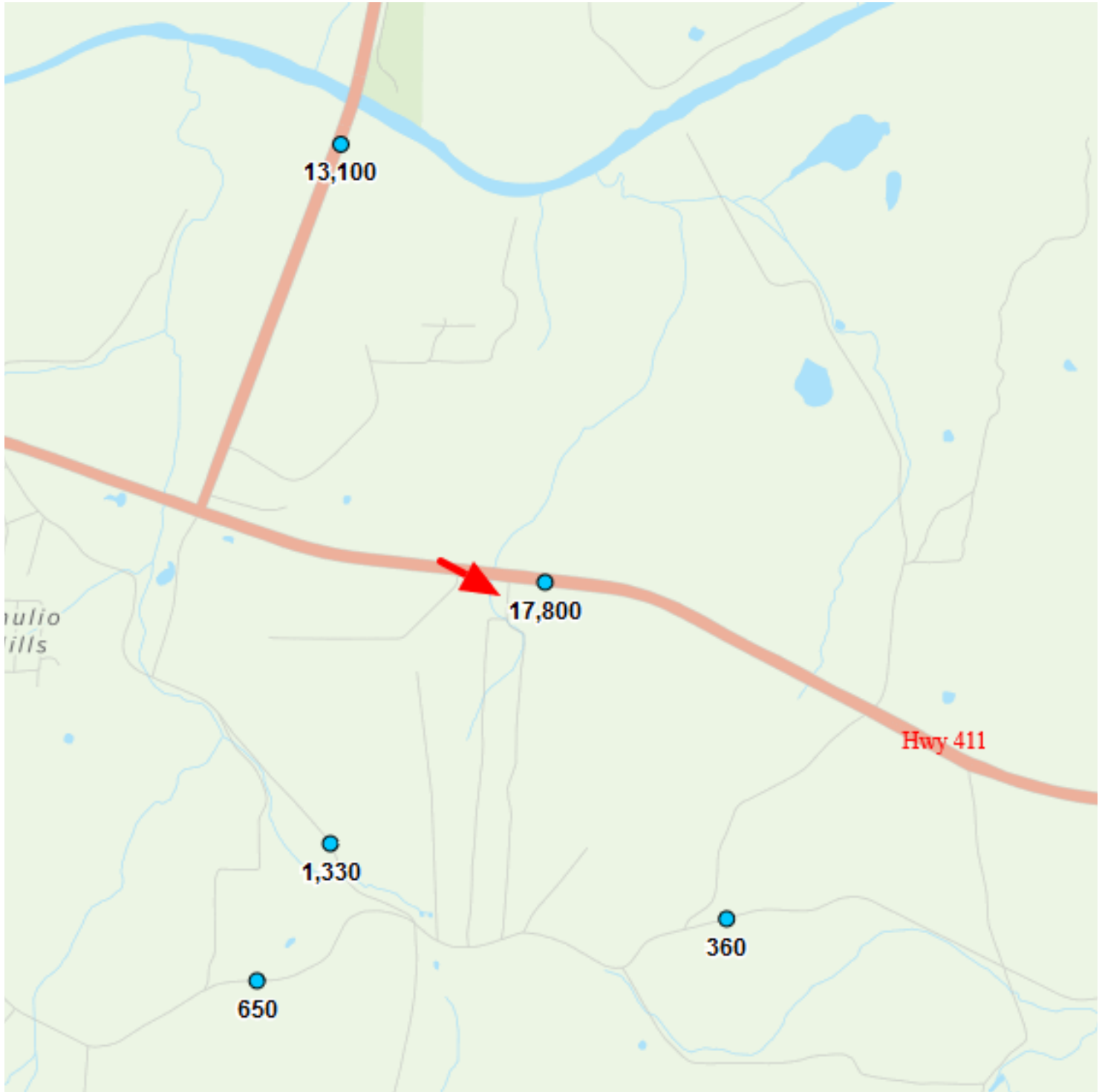
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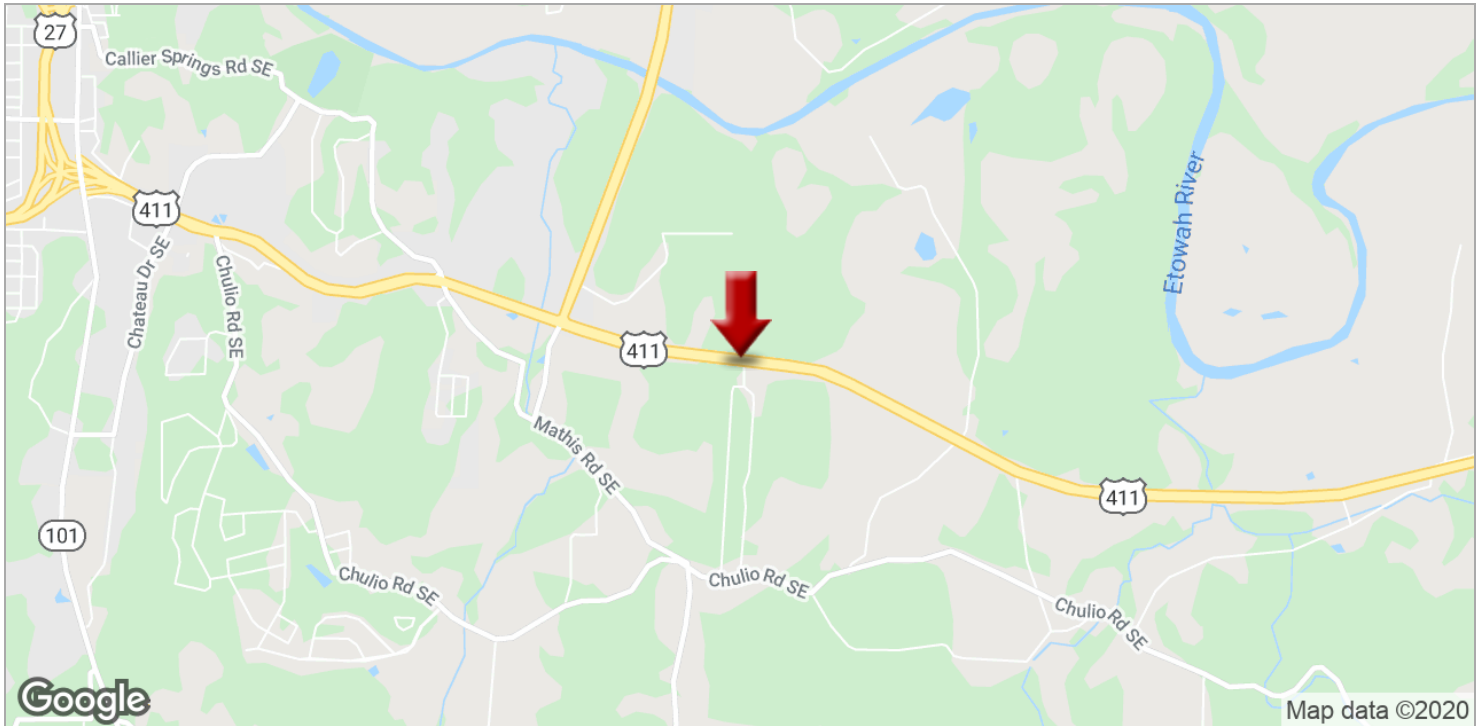
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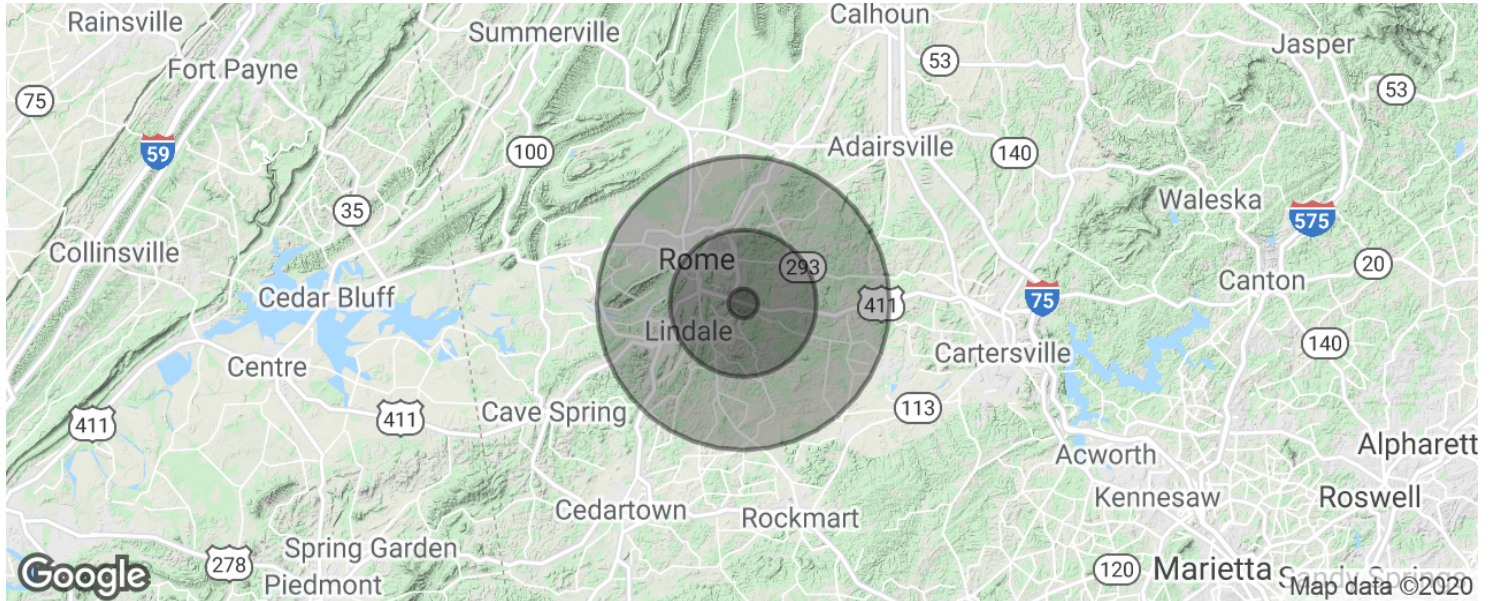
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	519	28,168	88,997
Median age	37.8	38.8	36.7
Median age (Male)	38.3	38.3	35.4
Median age (Female)	37.5	39.9	38.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	199	10,895	32,240
# of persons per HH	2.6	2.6	2.8
Average HH income	\$59,292	\$57,448	\$54,389
Average house value	\$165,472	\$160,783	\$152,750

\* 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](mailto:mike@garrettlandbrokers.com)  
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