

## LAND FOR SALE

# 181 DUNAWAY ROAD, ROCKMART

181 Dunaway Road, Rockmart, GA 30153



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$64,900
<b>LOT SIZE:</b>	5.7 Acres
<b>ZONING:</b>	Residential
<b>MARKET:</b>	NW GA
<b>SUBMARKET:</b>	Paulding County

### PROPERTY OVERVIEW

5.70 acres located in a quiet northwest corner of Paulding County.  
Located on a dead-end street  
Close to Dallas, Rockmart & Hiram  
Property Taxes \$518

**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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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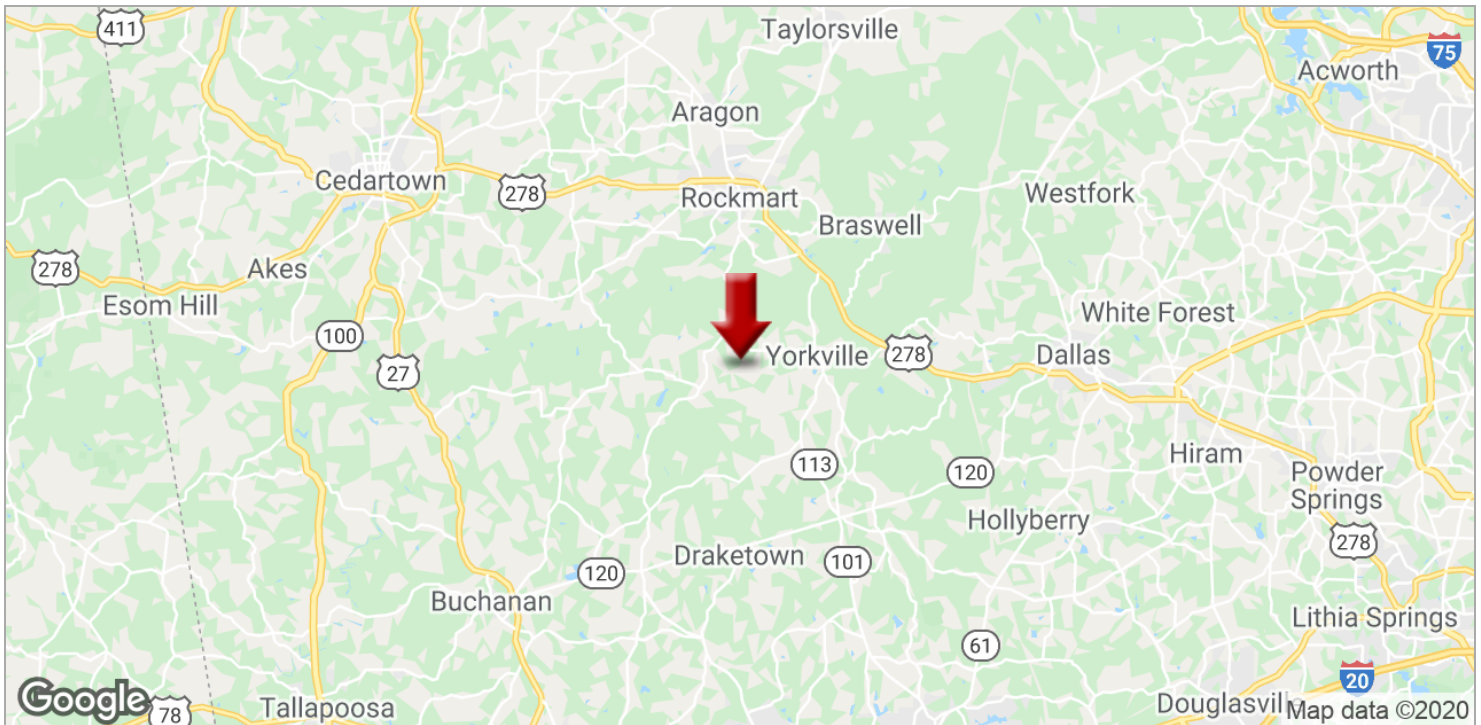
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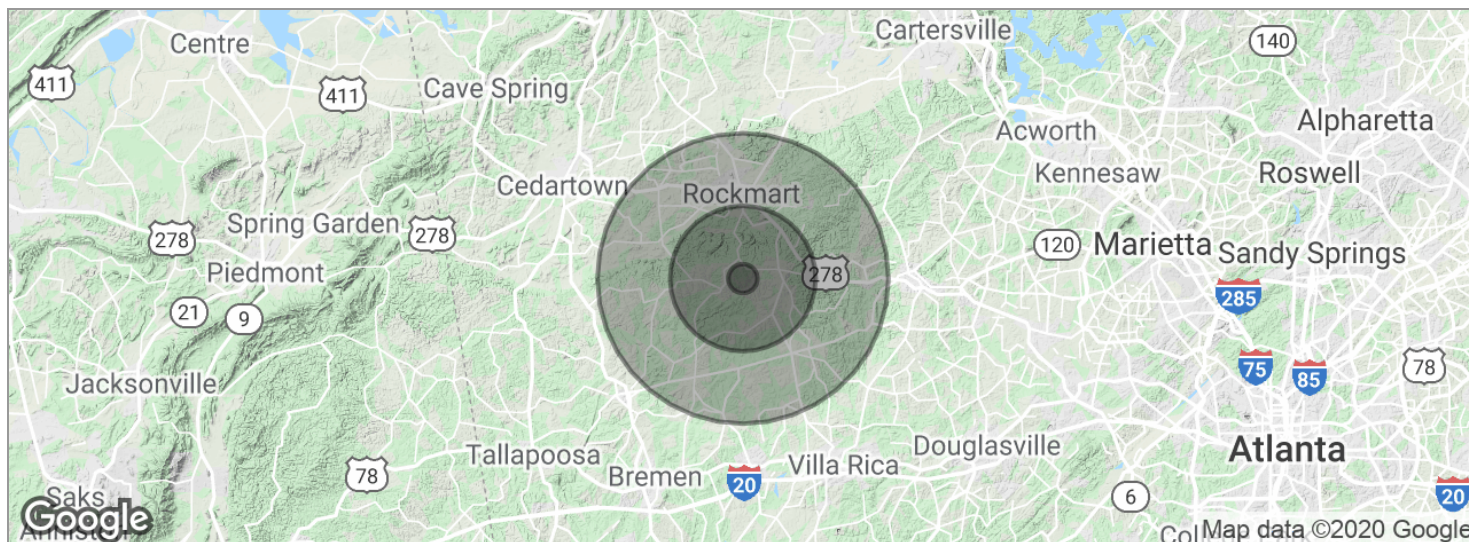
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	448	10,470	41,869
Median age	33.6	35.6	35.6
Median age (male)	31.3	31.8	32.9
Median age (Female)	36.4	39.3	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	164	3,898	15,205
# of persons per HH	2.7	2.7	2.8
Average HH income	\$56,218	\$53,091	\$53,775
Average house value	\$163,058	\$150,289	\$152,532

\* 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)  
[www.GarrettLandBrokers.com](http://www.GarrettLandBrokers.com)



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## ROCKMART, GA

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### PRESENTED BY:

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