

Investor / Builder Opportunity 3.18± Acres in Rockmart,
GA
140 Old Cartersville Rd
Rockmart, GA 30153

\$39,900
3.18± Acres
Polk County



MORE INFO ONLINE:

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<https://www.garrettlandcompany.com/>

**Investor / Builder Opportunity 3.18± Acres in Rockmart, GA
Rockmart, GA / Polk County**

SUMMARY

Address

140 Old Cartersville Rd

City, State Zip

Rockmart, GA 30153

County

Polk County

Type

Lot

Latitude / Longitude

34.000372 / -85.032246

Taxes (Annually)

\$632

Acreage

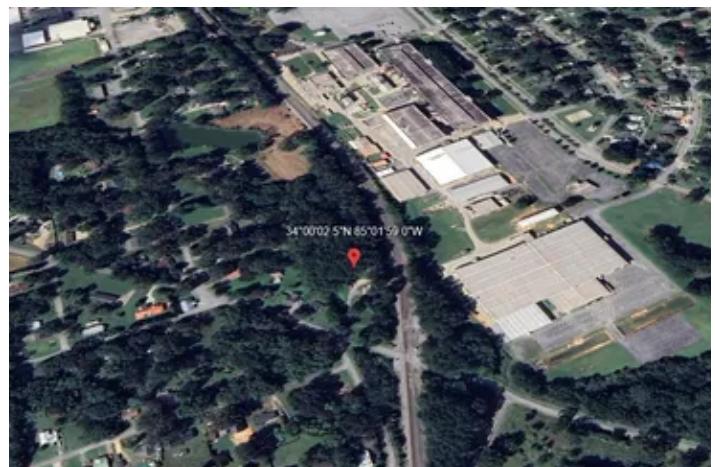
3.18

Price

\$39,900

Property Website

<https://www.garrettlandcompany.com/property/investor-builder-opportunity-3-18-acres-in-rockmart-ga/polk/georgia/96248/>



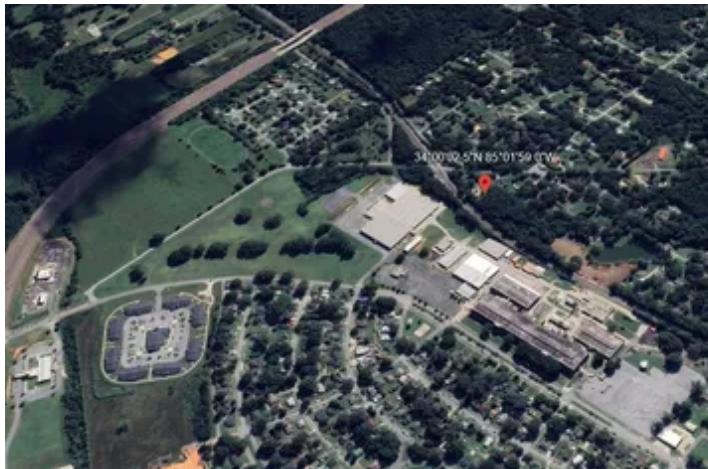
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Rockmart, GA / Polk County**

PROPERTY DESCRIPTION

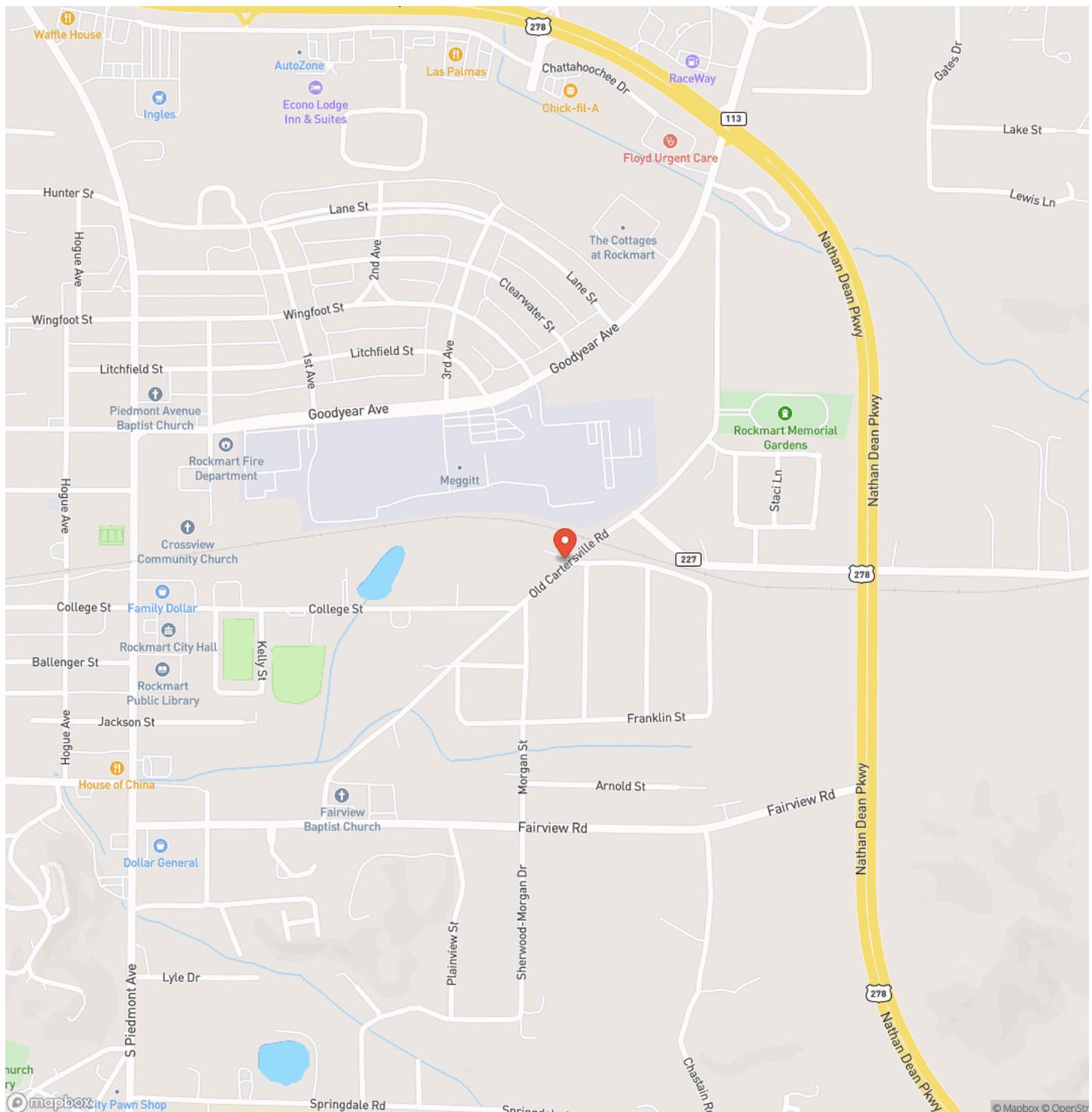
Excellent residential development opportunity in Rockmart with close proximity to major retail and dining. This 3.18± acre property is comprised of three separate tax parcels, offering flexibility for future subdivision or multiple building lots (buyer to verify). The property features flat to gently rolling topography, well-suited for efficient site development. An existing driveway provides access, and power and Rockmart city water are available, helping reduce upfront infrastructure costs. An older mobile home is currently on the property and will need to be removed, allowing a clean slate for new construction. The tract is zoned R-1 Residential and is located outside Rockmart city limits, subject to county zoning. The property's northern boundary adjoins the Southern Railway railroad, with the Meggitt Factory located across the tracks. Rockmart Walmart is approximately 1.2 miles away, and the new LongHorn Steakhouse is approximately 0.6 miles away, with numerous additional restaurants, retail, and services nearby, enhancing market appeal for future residential development. This property presents a strong opportunity for builders, developers, or investors seeking a well-located tract with utilities and subdivision potential. Property is sold as-is; buyer to verify all information and perform their own due diligence.



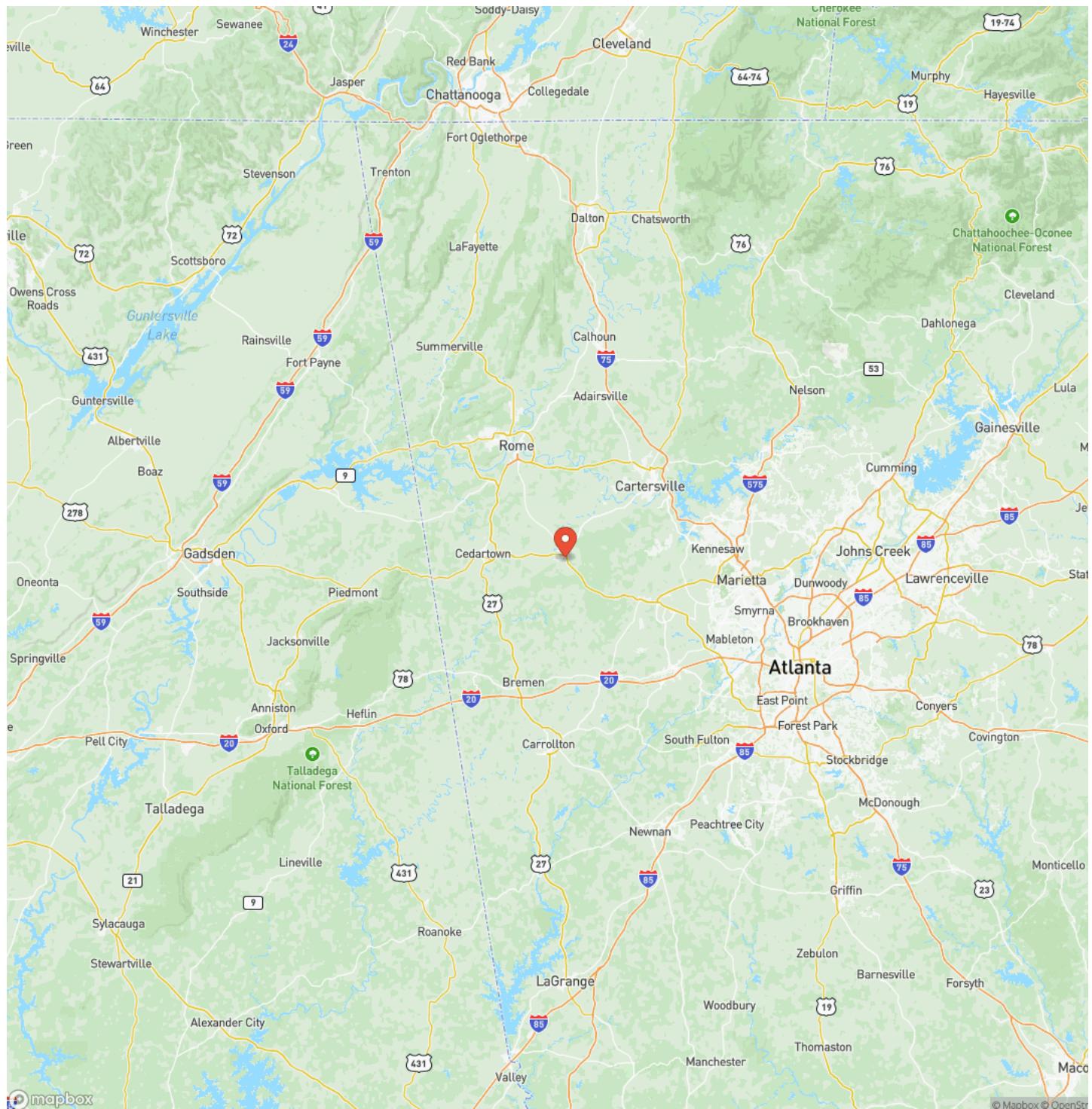
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Rockmart, GA / Polk County



Locator Map



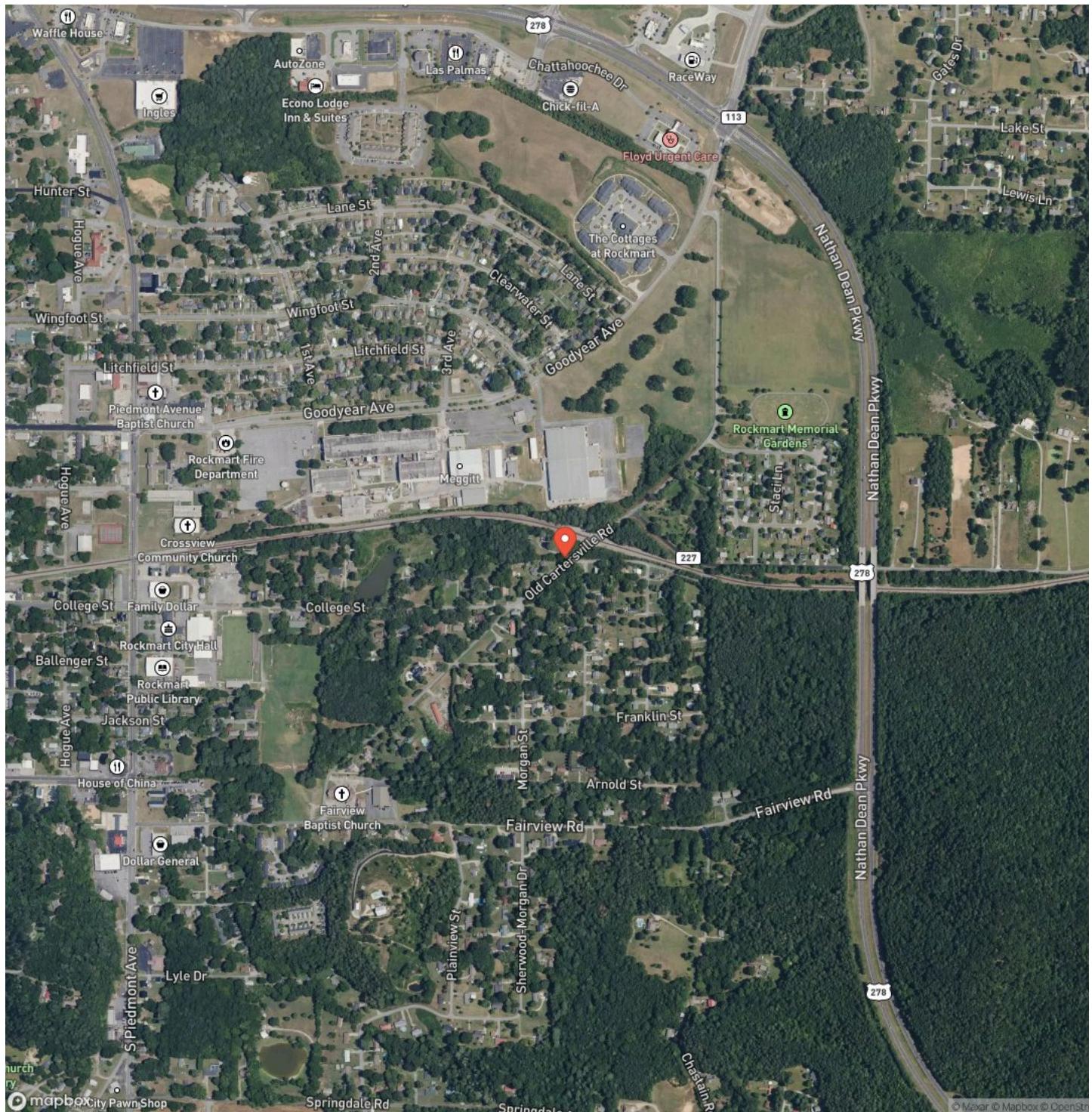
Locator Map



MORE INFO ONLINE:

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Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



Representative

Casey Garrett

Mobile

(678) 628-3301

Office

(678) 628-3301

Email

casey@garrettlandco.com

Address

119 Felton Dr

City / State / Zip

Rockmart, GA 30153

NOTES



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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Garrett Land Company
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<https://www.garrettlandcompany.com/>

