

29.4 ACRE GENERAL INDUSTRIAL PROPERTY

898 Nathan Dean Byps, Rockmart, Polk County, GA 30153



SALE PRICE: \$895,000
ACREAGE: 29.2 ACRES
ZONING: GENERAL INDUSTRIAL
MARKET: ROCKMART, GA
SUB MARKET: POLK COUNTY
UTILITIES: ELECTRICITY
NATURAL GAS
PUBLIC WATER
SEWER

Property Overview

This expansive 29.2 acre general industrial property is strategically located in Rockmart, just off the Nathan Dean Bypass. Its convenient location provides easy access for transportation and logistics, making it an ideal choice for businesses looking to expand or establish their operations in a thriving industrial area. There are also two buildings on site sized for a variety of uses. Both buildings are 1 story metal clad units with accessibility by ground level doors or roll-up style dock doors. There is 3060+- feet of frontage on Seaboard Railroad and 3000 +- feet on Euharlee Creek. The property is partially fenced with chain link and barbed wire fencing. Utilities available include sewer, water and natural gas along with electricity. This property offers an exceptional opportunity for businesses seeking a robust industrial location. It offers a solid foundation for future growth and success with ample space and utilities readily available.

Property Features

- Zoned General Industrial
- 3,000+- feet of frontage on Euharlee Creek
- 3,060 +- feet of frontage on Seaboard Railroad
- There are two metal clad 1 story buildings on site
- One building built in 1995 has 5,000 SF and a 20-foot ceiling height
- The second building has 2,400 SF and a 15-foot ceiling height and built in 1991
- All Utilities Available; sewer, water, natural gas and electricity
- Partially fenced with a chain link and barbed wire fencing
- Ground Level Doors or Roll-up Style Dock doors
- 810' +/- Road Frontage on Heavily Traveled Nathan Dean Pkwy/Hwy 278

Mike Garrett, ALC

770-846-7702

mike@garrettlandco.com

www.GarrettLandCompany.com

All information obtained from sources we believe to be accurate and reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to errors, omissions, change of price, withdrawal or other conditions without notice. Any information is included for example only and may not represent current or future performance of the property. An investigation of the property and transaction should be conducted by you and your tax and/or legal advisors.

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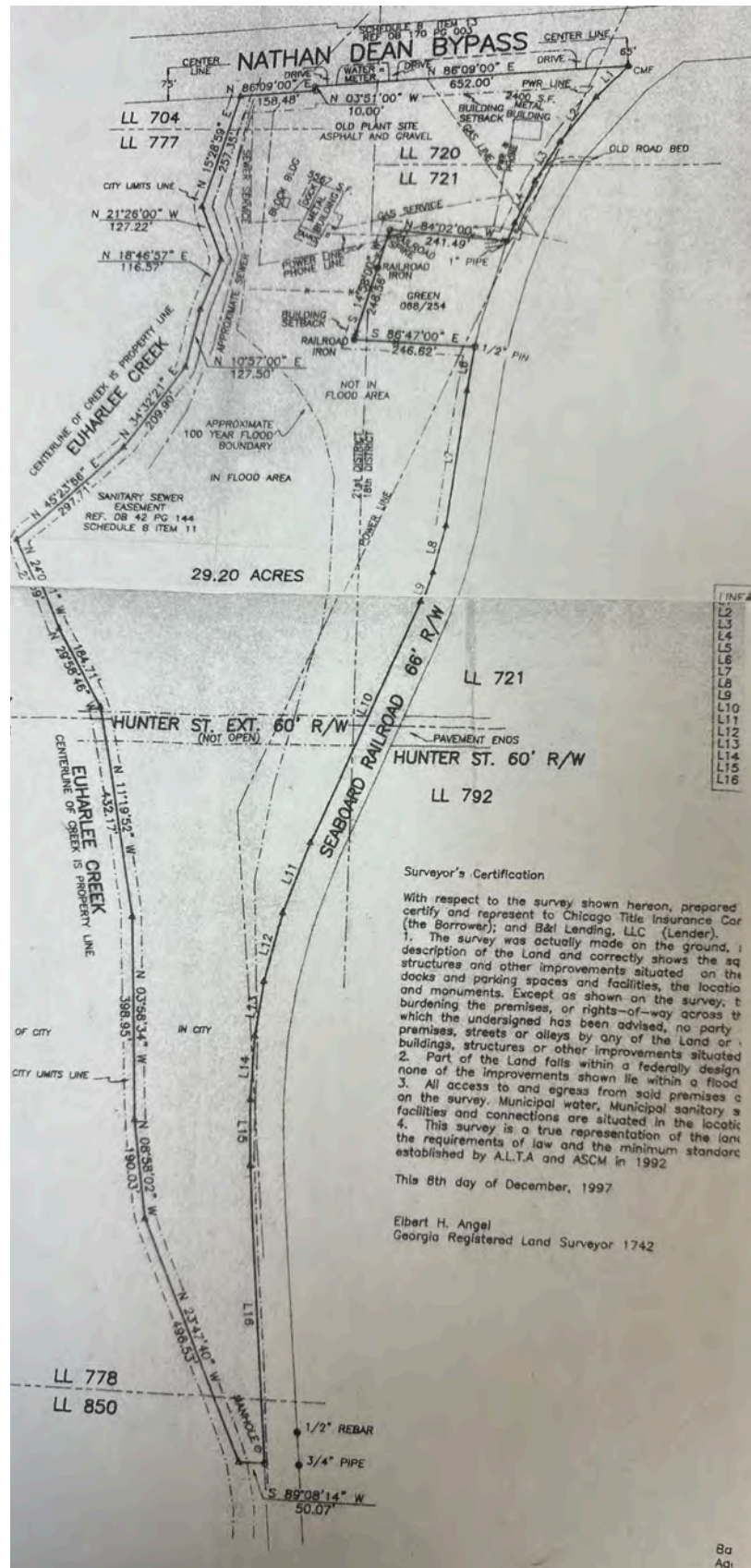
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Survey/Plat



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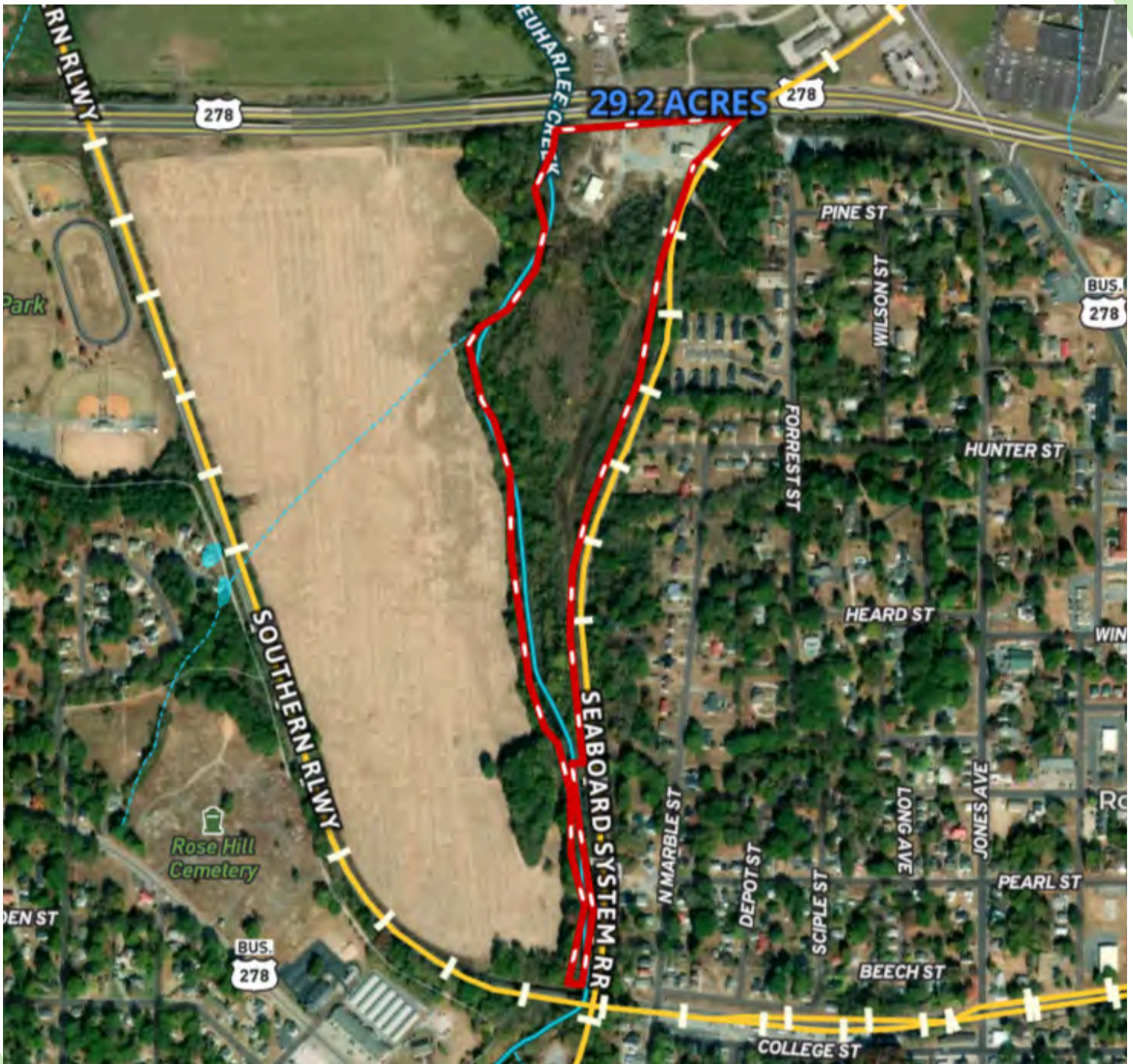
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Aerial Map



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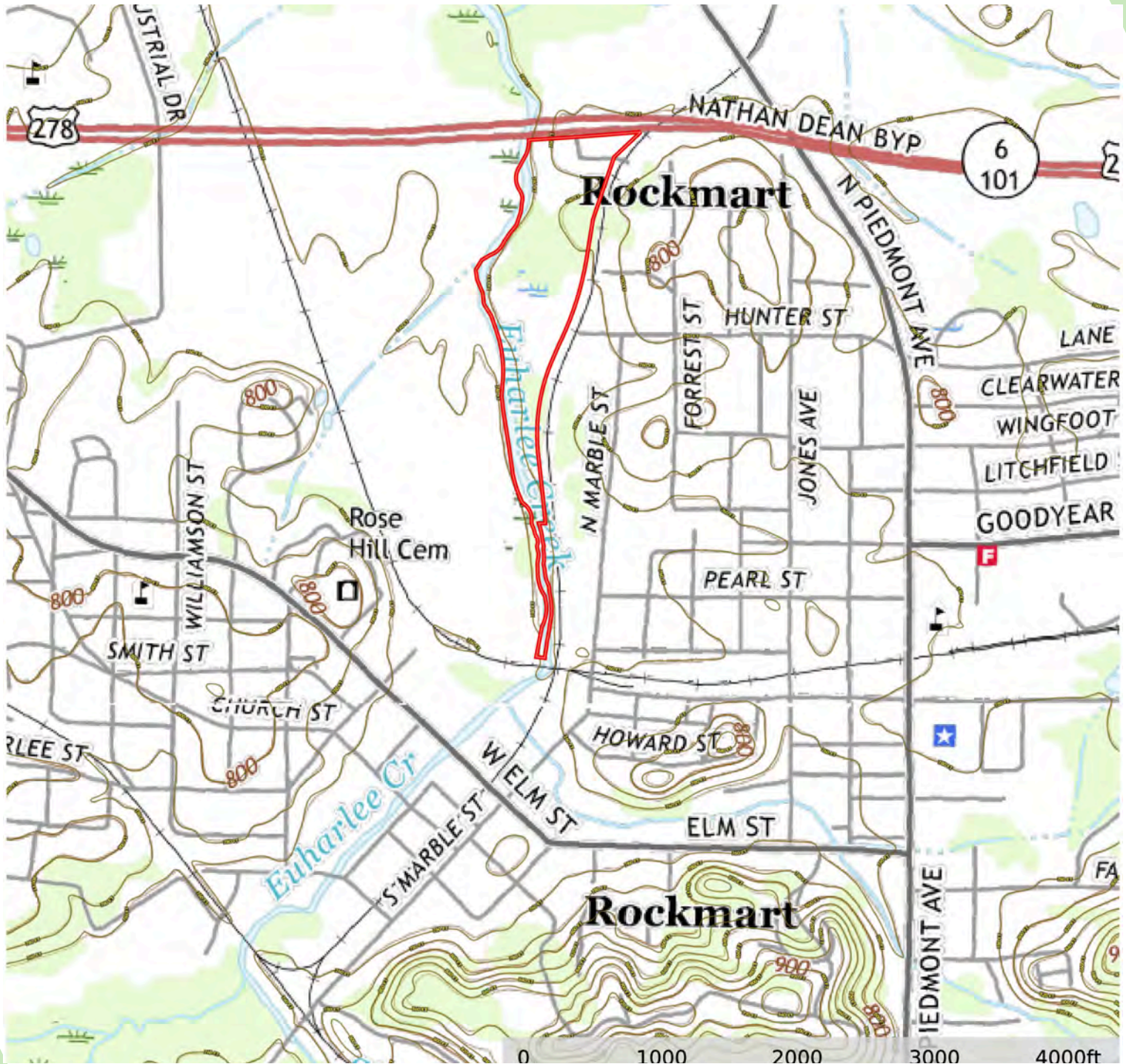
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Topo Map



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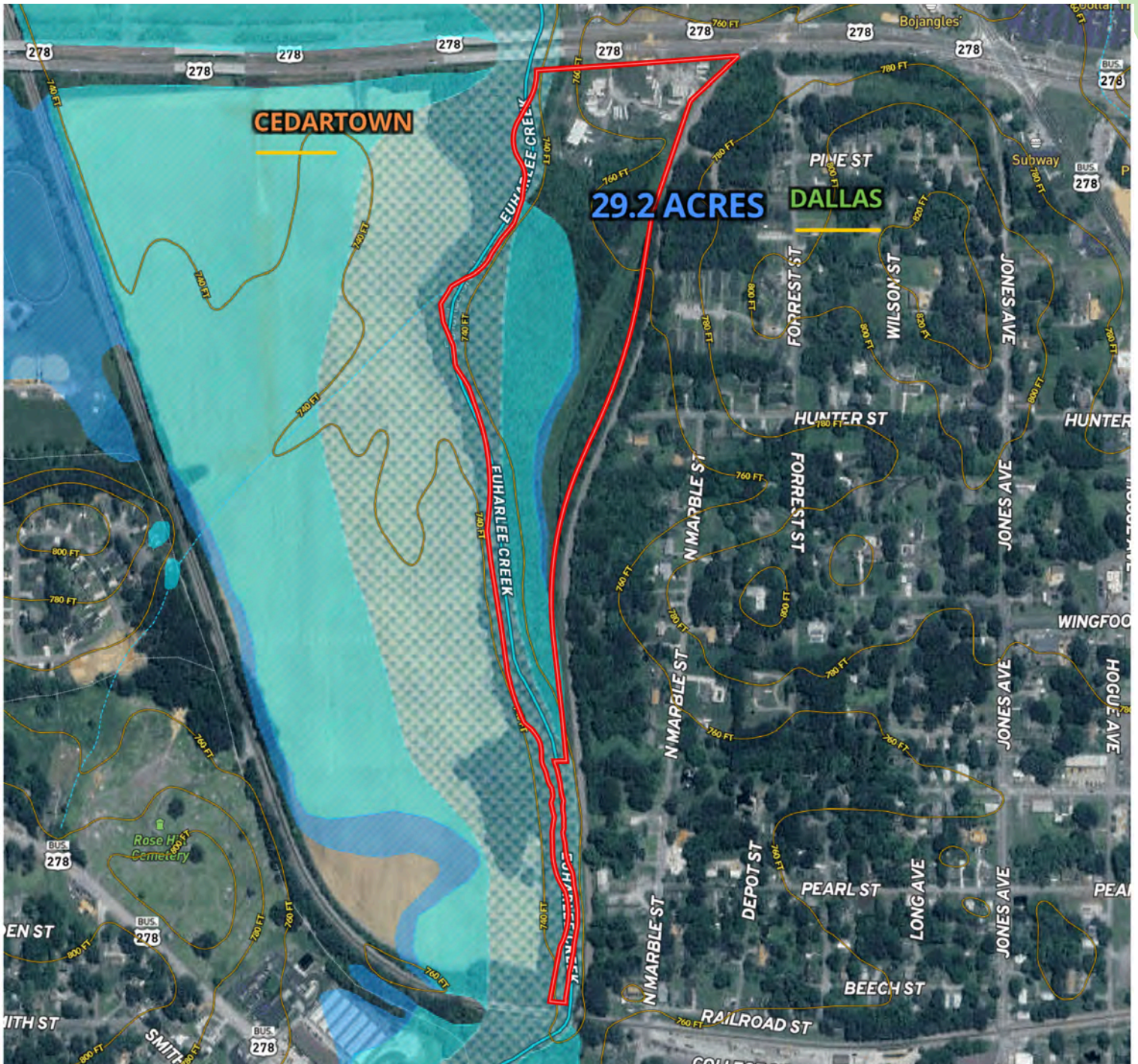
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Fema Flood Map



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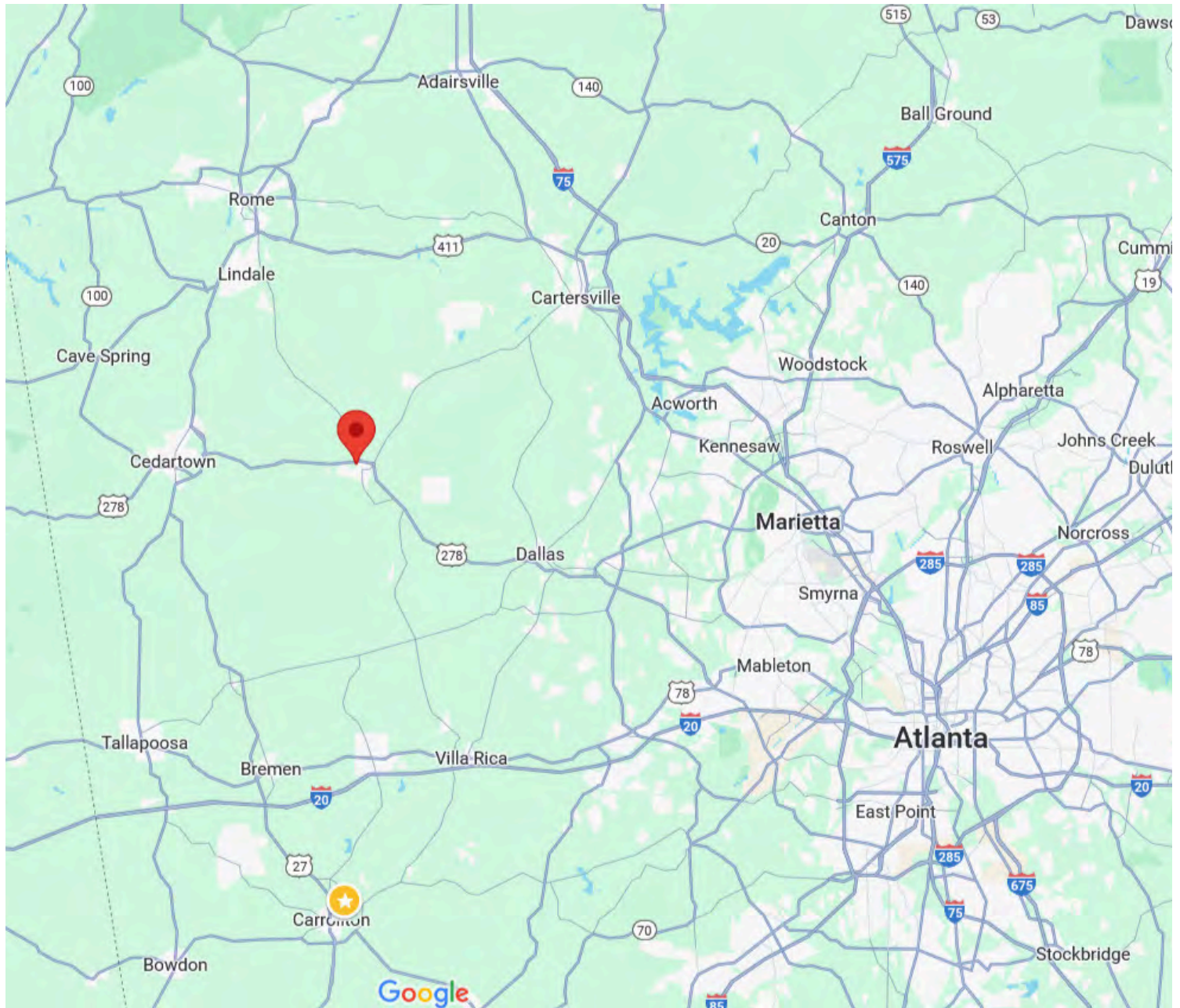
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Location Map



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Demographics

Criteria Used for Analysis

Median Household Income
\$59,311

Median Age
38.4

Total Population
20,250

1st Dominant Segment
Middleburg

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Family Landscapes

Successful young families in their first homes

Urbanization

Where do people like this usually live?

Semi rural

The most affordable housing-in smaller towns and communities located throughout the country

Top Tapestry Segments

	Middleburg	Southern Satellites	Salt of the Earth	Traditional Living	Small Town Sincerity
% of Households	1,945 (25.6%)	1,590 (20.9%)	1,329 (17.5%)	1,233 (16.2%)	527 (6.9%)
% of Polk County	0 or no data available (0.0%)	4,700 (28.3%)	2,004 (12.1%)	1,665 (10.0%)	2,146 (12.9%)
Lifestyle Group	Family Landscapes	Rustic Outposts	Cozy Country Living	Hometown	Hometown
Urbanization Group	Semirural	Rural	Rural	Metro Cities	Semirural
Residence Type	Single Family	Single Family ; Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Singles
Average Household Size	2.69	2.6	2.52	2.43	2.24
Median Age	37.6	41.6	44.3	36.7	41
Diversity Index	60.4	51.1	29	66.4	59.4
Median Household Income	\$83,700	\$66,600	\$78,200	\$53,000	\$44,000
Median Net Worth	\$277,100	\$240,600	\$317,400	\$92,400	\$54,700
Median Home Value	\$306,900	\$239,600	\$252,700	\$130,100	\$148,300
Homeownership	76.1 %	81.1 %	85.5 %	59.3 %	52.5 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Go hunting, fishing . Own a pet dog.	Spending time with family is their top priority . Outdoor sports and activities.	Enjoy outdoor activities and taking trips to the zoo . Fast-food devotees.	Community-oriented residents . Enjoy outdoor activities like hunting and fishing.
Financial	Carry some debt; invest for future	More concerned about cost rather than brand	Prefer to conduct business in person	Carry credit card balances, have personal loans	Price-conscious consumers that shop accordingly
Media	TV and magazines provide entertainment and information	Obtain most of their information from TV	Satellite dishes and high speed internet through DSL	TV is seen as the most trusted media	Rely on television or newspapers to stay informed
Vehicle	Like to drive trucks, SUVs, or motorcycles	Own 1 or 2 vehicles likely a truck	Own truck, ATV	Own 1-2 vehicles	Own, maintain domestic trucks, ATVs

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Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

18,097

2024 Est. daily traffic counts

Street: Nathan Dean Byp
Cross: N Piedmont Ave
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2018	18,200	AADT
2014	16,200	AADT
2012	15,880	AADT

2

16,938

2024 Est. daily traffic counts

Street: Nathan Dean Byp
Cross: Cedartown Hwy
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
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3

18,100

2019 Est. daily traffic counts

Street: Nathan Dean Bypass
Cross: Cedartown Hwy
Cross Dir: W
Dist: 0.13 miles

Historical counts

2018	18,200	AADT
2014	16,200	AADT
2012	15,880	AADT

4

18,700

2022 Est. daily traffic counts

Street: Nathan Dean Parkway
Cross: N Piedmont Ave
Cross Dir: E
Dist: 0.11 miles

Historical counts

2005	12,930	AADT
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5

20,376

2024 Est. daily traffic counts

Street: Nathan Dean Parkway
Cross: Hwy 278
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
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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 and/or survey if required. Please deliver offers to the attention of Mike Garrett at the email address listed below.

Questions or Comments Should be Addressed to:

Mike Garrett, ALC
Garrett Land Company
119 Felton Drive
Rockmart, GA 30153
Direct: 678-540-4300
Email: mike@garrettlandco.com
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