

Sale Name: Home, Commercial, Lots and more! Multi-Parcel Auction

LOT 201 - 1-acre Commercial Lot located on Coosa Dr, Rockmart, GA



Description

ROCKMART, POLK COUNTY, GA

Excellent 1-acre Commercial Lot in Rockmart, GA

ALL PROPERTY being SOLD from the EXCHANGE at DEMPSEY AUCTION COMPANY-232 GLENN MILNER BLVD, ROME, GA

Prime Commercial Lot in Rockmart, Polk County, GA – Ready for Development

Seize the opportunity to develop a highly desirable 1-acre commercial lot located in the bustling community of Rockmart, GA. Perfectly positioned on Coosa Drive, just off Chattahoochee Drive and adjacent to HWY 278, this pad-ready plot offers an excellent foundation for a variety of commercial ventures.

Property Highlights:

- **Commercial Zoning:** Fully zoned for commercial use, this property is ideal for retail outlets, professional offices, service centers, or a small-scale manufacturing facility.
- **Pad Ready:** The lot is level and cleared, meaning minimal groundwork is required. This readiness significantly reduces construction lead times and costs, facilitating a swift transition from planning to operation.
- **Utility Access:** Essential utilities such as water and natural gas are readily available, ensuring that all the infrastructure needs of a commercial operation can be easily met.
- **Strategic Location:** Situated adjacent to HWY 278, the lot benefits from high visibility and easy access, both crucial for commercial success. Its proximity to major transport links makes it an ideal location for businesses requiring frequent deliveries or customer accessibility.

Development Potential: This 1-acre lot offers vast potential in a region known for its robust local economy and growth. Rockmart's strategic location within Polk County, coupled with its accessibility to larger markets like Atlanta, makes it an attractive site for businesses looking to expand or establish a new presence. The commercial zoning

allows for a broad range of business activities, which can be tailored to meet the demands of the local community or to tap into wider regional markets.

Investment Opportunity: Investing in this property means securing a spot in a continuously developing area, with potential for significant returns on investment through leasing, resale, or by establishing your own business. The combination of strategic location, essential utilities, and commercial zoning creates a remarkable opportunity for savvy investors or entrepreneurs.

Whether you're looking to launch a new business, expand an existing one, or develop a rental property for income generation, this commercial lot in Rockmart, GA, provides the perfect setting. Explore the possibilities today and take the first step towards turning your commercial dreams into reality.

Contact us for more information and discover how this premier commercial lot can serve as the foundation for your next successful venture.

[Referral Form](#) [Surveys](#) / [Maps](#)

PROJECT MANAGER/AGENT: Randy Land – [706.252.0532](tel:706.252.0532) – rl@dempseyauction.com

SALE SITE: Property to be SOLD at The Exchange at 232 located at 232 Glenn Milner Blvd, Rome, GA 30161.

OPEN HOUSE: This property is open for inspection.

ONLINE BIDDING: Online Participation/Bidding will be available for the Real Estate through our Online MarkNet Platform.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% Down Sale Day with the Balance due on or before 30 Days from Sale Day.

CLOSING: The Closing will be handled by Mr. Ted Corwin with Brumlow, Corwin, and Delashmit, Rome, GA. Closing to be on or before 30 days from Sale Date.

Co-BROKERAGE: This auction is being held in conjunction with Robert Carlton at Carlton Properties.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, or further sales information on this auction, contact US BY NAME at [1.800.DEMPSEY](tel:1.800.DEMPSEY) ([336.7739](tel:336.7739)).

Quantity: 1



<https://bids.dempseyauction.com/>