



± 40.78 ACRES FOR SALE

Old Cedartown Road, Rockmart, Georgia, 30153

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 **oakley**
REAL ESTATE PARTNERS

OVERVIEW

Old Cedartown Road, Rockmart, Georgia, 30153

40.78 Acres with High Visibility on Hwy 278 with dual road frontage on Old Cedartown Road and Clarkwood Roads. This vacant property is ready for development and located in a highly desirable area and would be great for possible commercial or a residential development. Retail, dining, and recreation are just down the road on Hwy 278. High Traffic Count on Hwy 278.

MIXED-USE VILLAGE

A long-term vision combining residential neighborhoods with supporting retail and services as the corridor continues to mature.

RESIDENTIAL COMMUNITY

Growing demand for attainable housing and a large tract suitable for phased development.

SERVICE COMMERCIAL OR IOS

Excellent opportunity for contractor yards, equipment rental, fleet services, or storage uses, subject to rezoning.

NEIGHBORHOOD COMMERCIAL CENTER

Ideal for grocery, restaurants, medical, daycare, and convenience retail serving nearby residents.

A PROPERTY POSITIONED FOR ROCKMART'S NEXT PHASE OF GROWTH

- Potential for residential, mixed-use, retail, or IOS
 - *Subject to rezoning - currently zoned as R-1 S*
- ± 40 Acres available for future development
- Adjacent to an established commercial business
- Frontage on Old Cedartown Road
- Minutes from Highway 278
- Surrounded by active residential growth
- Near expanding commercial corridors



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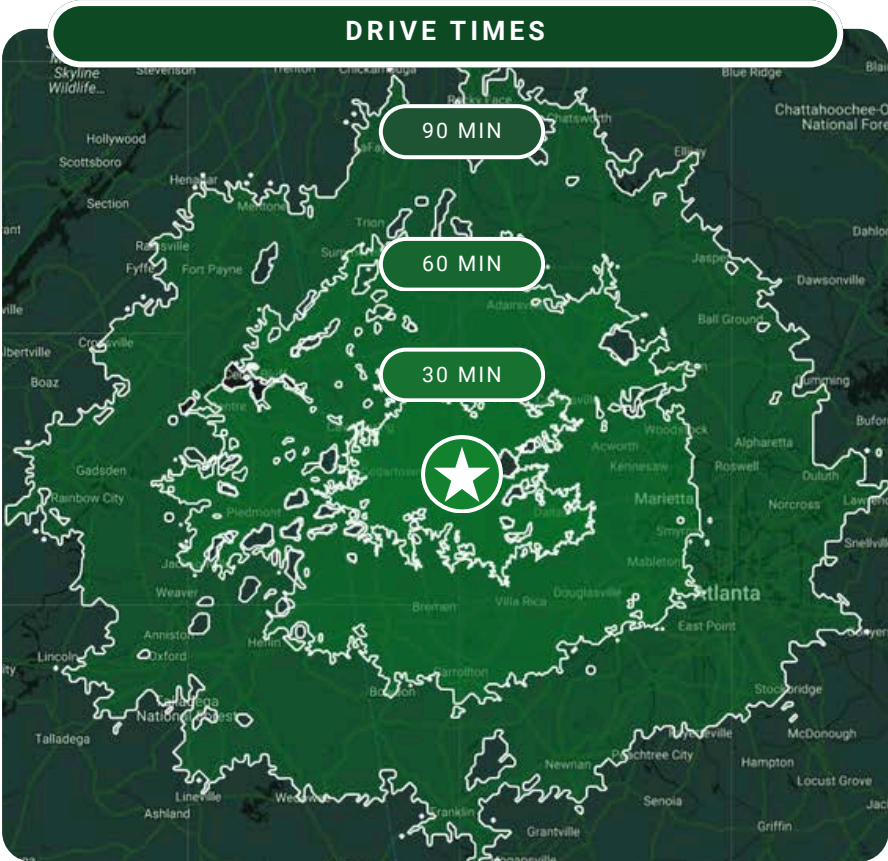
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ROCKMART'S NEXT GROWTH OPPORTUNITY

±40 ACRES IN ONE OF ROCKMART'S FASTEST GROWING CORRIDORS



374

HOMES SOLD IN LAST 12 MONTHS

48

AVERAGE DAYS ON MARKET

\$285,000

MEDIAN HOME PRICE

52%

OWNER OCCUPANCY

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15.9%

GROWTH (2010-2020)

43,957

POLK COUNTY POPULATION (2024)

62.5%

OF POPULATION IS OF WORKING AGE (15-64)

287,004

LABOR WORKFORCE WITHIN 45-MIN DRIVE TIME (NOV 2024)

PROJECTED GROWTH RATE

POLK COUNTY

44,631

POPULATION

0.46%

ANNUAL GROWTH RATE

CEDARTOWN

10,574

POPULATION

0.41%

ANNUAL GROWTH RATE

ROCKMART

5,430

POPULATION

0.56%

ANNUAL GROWTH RATE

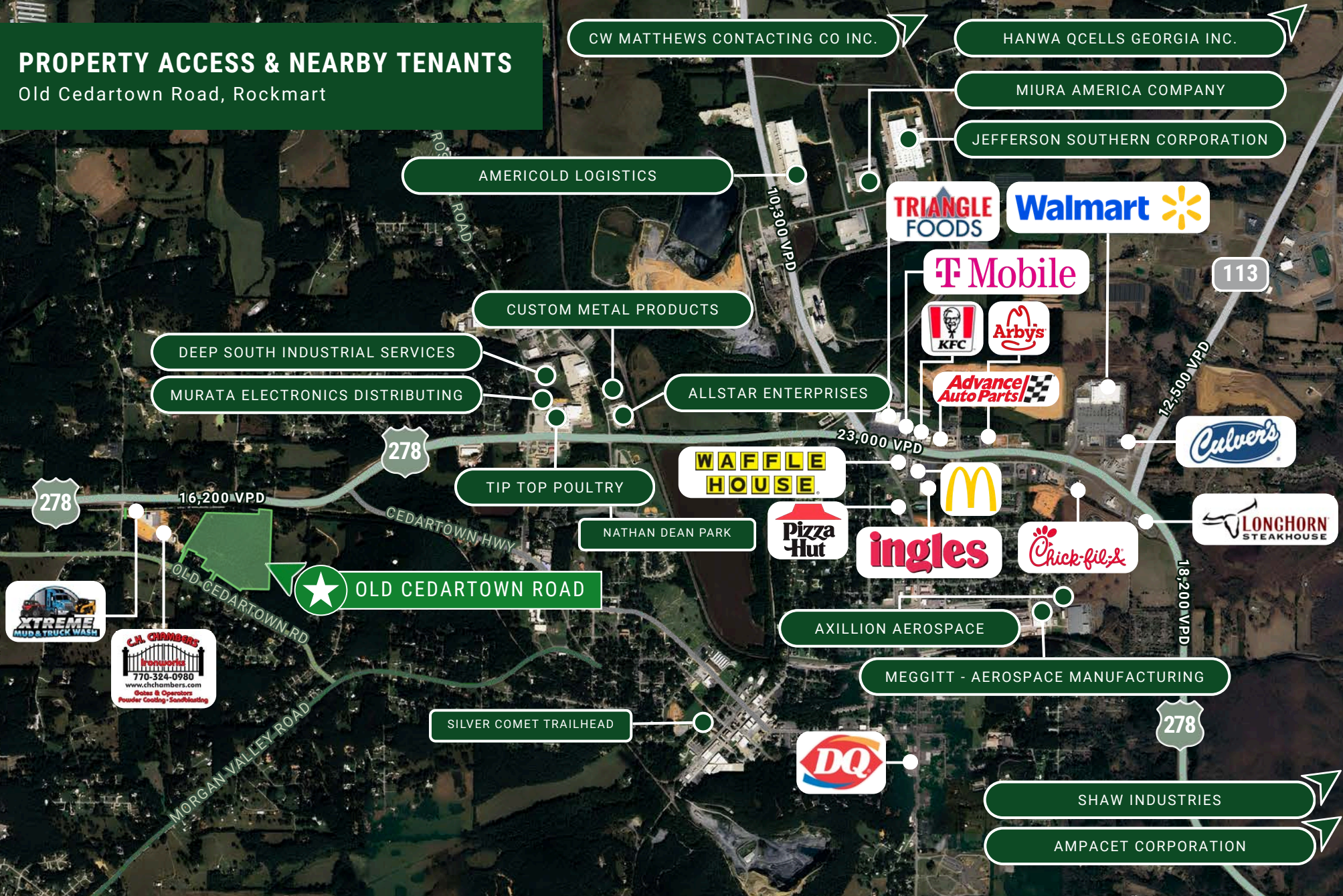
Old Cedartown Road, Rockmart, Georgia

LOCATION	DISTANCE
US Highway 278	0.5 miles
Interstate 75	25 miles
Downtown Marietta	38 miles
Interstate 575	38 miles
Interstate 285	42 miles
Downtown Atlanta	56 miles
Hartsfield-Jackson	56 miles



PROPERTY ACCESS & NEARBY TENANTS

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