

101

278

113

278

278

113

SITE

Felton Drive

Chattahoochee Drive

N Piedmont Avenue

FOR SALE
±1.09 ACRES

ROCKMART, GA 30153

CONFIDENTIAL OFFERING MEMORANDUM

CBRE



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

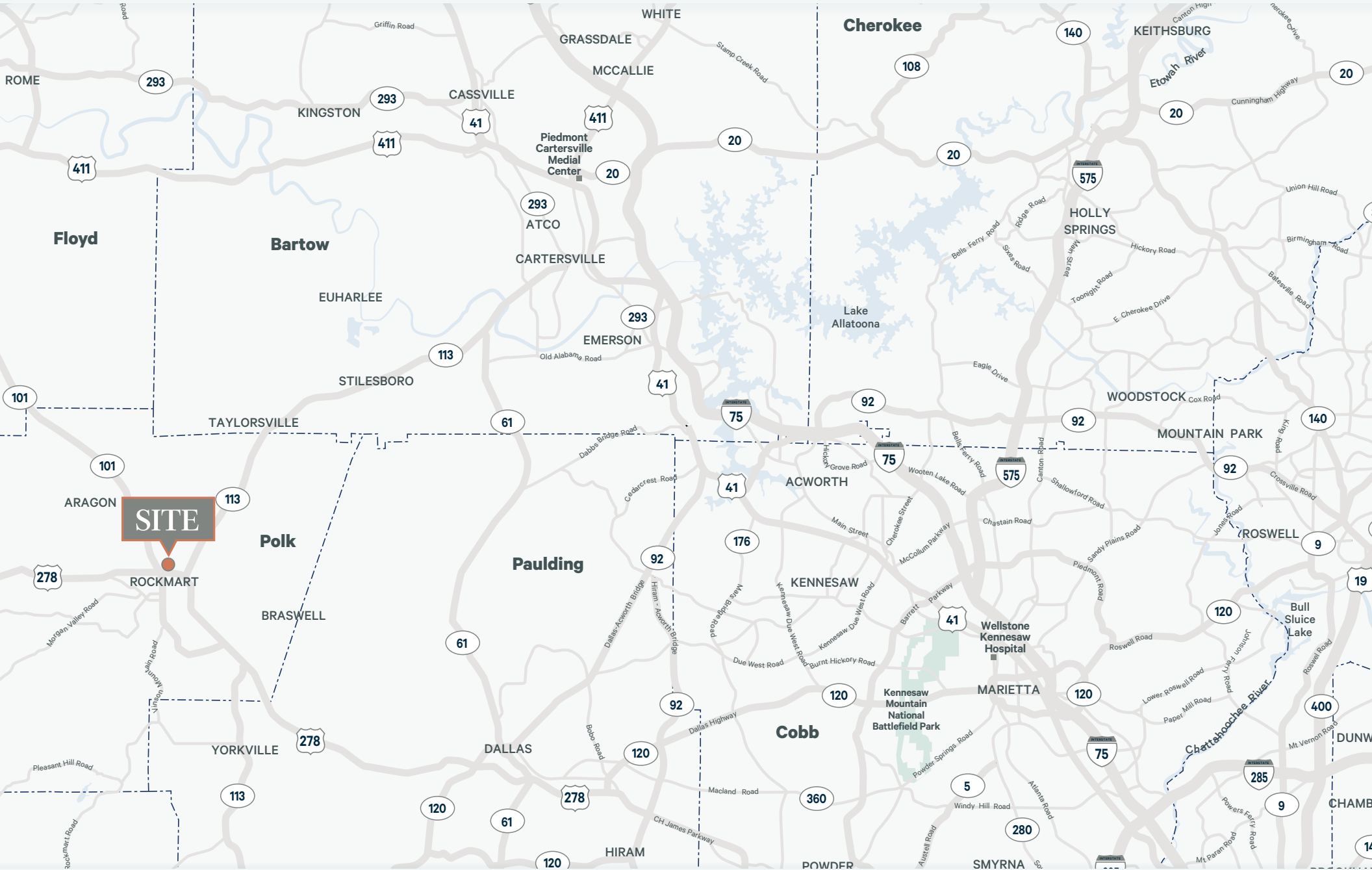
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PROPERTY DESCRIPTION

CBRE is pleased to present the opportunity to purchase ± 1.09 acres in the City of Rockmart, Polk County. This commercial site is currently home to an older style car wash, which could be upgraded or redeveloped into many kinds of commercial uses. Access comes off of Felton Drive and approximately 23,800 vehicles pass this site daily.

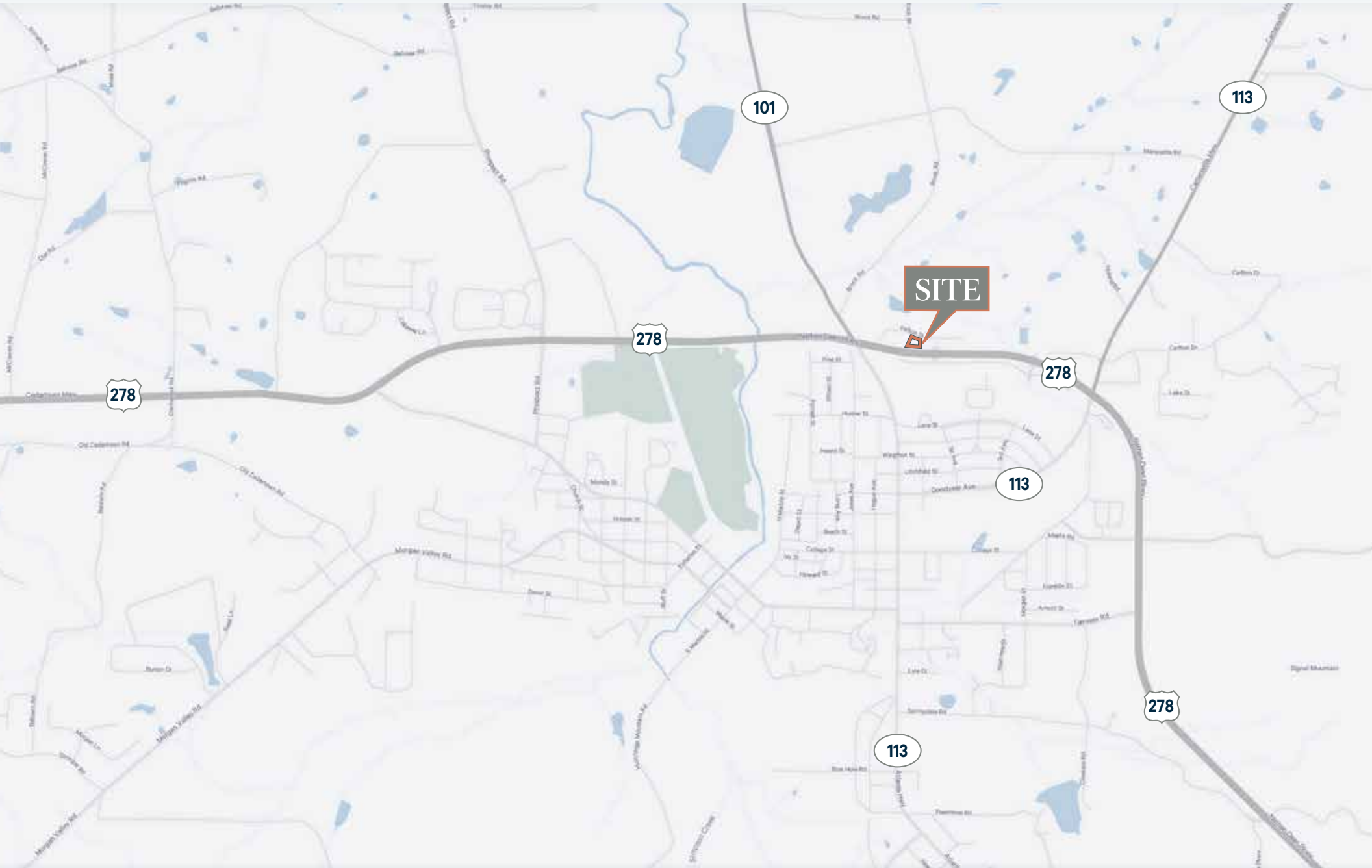
Property Size	± 1.09 acres
Location	110 Felton Drive Rockmart, GA 30153 Polk County
Zoning	Commercial
Topography	Flat
Frontage	± 286 feet on US Highway 278 (Nathan Deal Bypass), ± 206 feet on Felton Drive
Utilities	All utilities available subject to independent verification
Price	Contact Broker for pricing guidance

LOCATION MAP

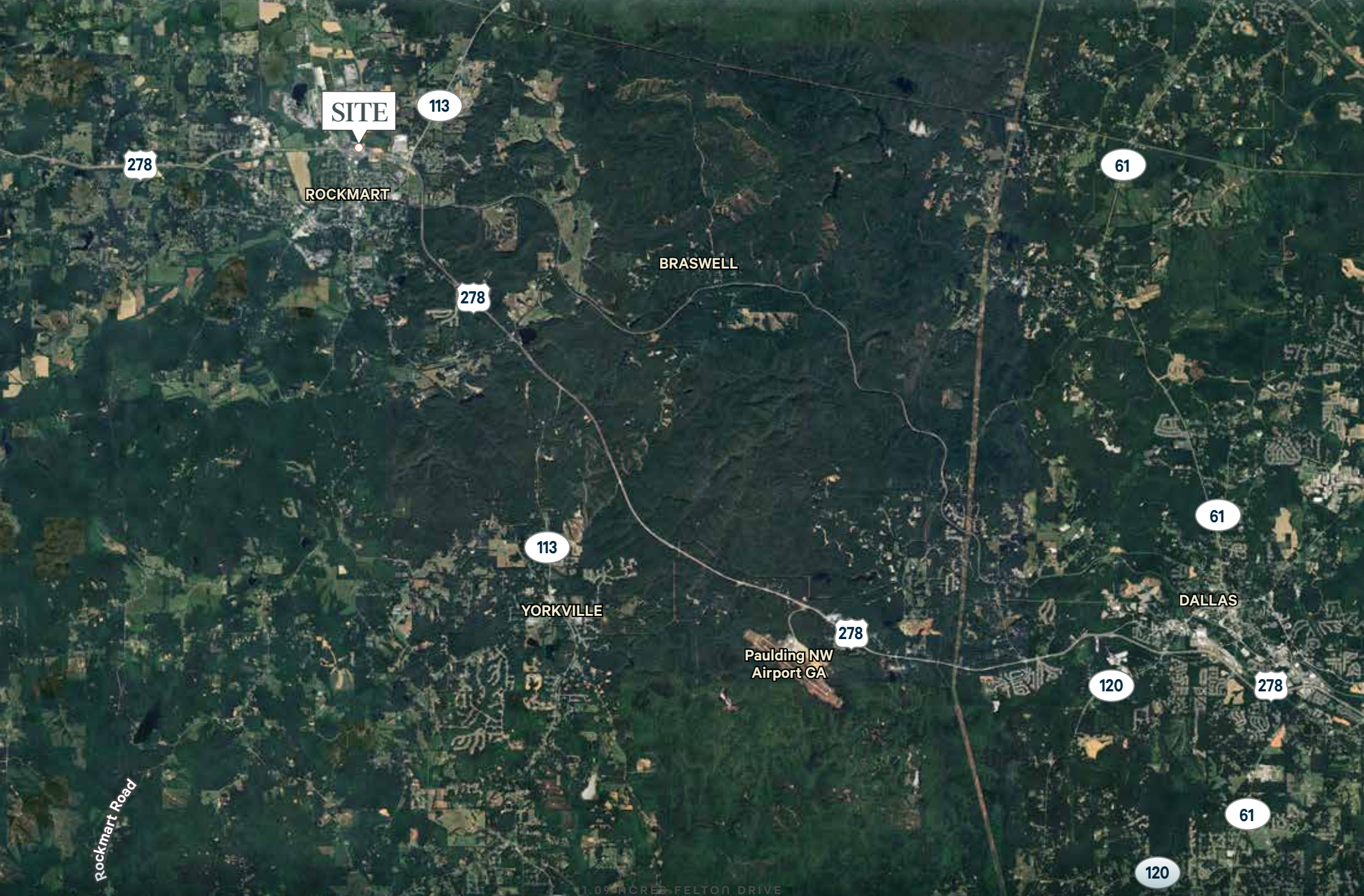


1.09 ACRES FELTON DRIVE

LOCATION MAP



1.09 ACRES FELTON DRIVE



Rockmart Road

SITE

113

61

278

ROCKMART

278

BRASWELL

113

61

YORKVILLE

DALLAS

278

Paulding NW
Airport GA

120

278

61

120

1.09 ACRES FELTON DRIVE





TAX MAP



FOR SALE

±1.09 ACRES

110 FELTON DRIVE
ROCKMART, GA 30153

C O N T A C T S

SCOTT MCGREGOR

Executive Vice President
+1 404 783 0013
scott.mcgregor@cbre.com
Lic. 118133

JOHN HAYNES

Senior Vice President
+1 404 354 4686
john.haynes@cbre.com
Lic. 283033

BO SCHILL

Broker
+1 404 295 0074
bo.schill@cbre.com
Lic. 362847

CBRE

3550 Lenox Road
Suite 2400
+1 404 504 7900
www.cbre.com
Lic. 7800

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