

55.42 ACRE FORMER SKYDIVING LOCATION

1195 Grady Road, Rockmart, Polk County, GA 30153



Property Overview

Welcome to this one-of-a-kind property in Rockmart, Georgia! This former skydiving location offers endless potential for aviation enthusiasts, outdoor recreation, or a unique business venture. Featuring a variety of well-maintained structures and amenities, the property is ready for its next chapter. This versatile property is perfect for a range of uses, from an aviation hub to an outdoor recreational business, or even a private estate with ample room to explore. Located just outside Rockmart in a peaceful rural setting, yet still within easy reach of urban conveniences, this unique property offers a rare opportunity to own a piece of aviation history.

Property Features

- Former Skydiving Business
- 2 Aviation Hangars with Office Space
- 2 Lakes for Recreational Fishing and Hunting Allowed
- 2 10' x 20' Storage Buildings
- 2 Fully Equipped Cabins Plus Multiple Camping Hookups
- Large Gravel Parking Lot
- 2,300 Foot Grass Runway for Small Planes
- Paved Helipad

SALE PRICE: \$2,190,000
ACREAGE: 55.43 ACRES
ZONING: AGRICULTURAL
MARKET: ROCKMART, GA
SUB MARKET: POLK COUNTY
SCHOOLS: EASTSIDE ELEMENTARY
ROCKMART MIDDLE
ROCKMART HIGH
UTILITIES: ELECTRICITY
PUBLIC WATER
SEPTIC

Mike Garrett, ALC

770-846-7702

mike@garrettlandco.com

www.GarrettLandCompany.com

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Key Features

Aviation Facilities:

Two large hangars perfect for airplane storage or other aviation-related activities. The property is equipped with a 2,300-foot grass runway, ideal for small aircraft, and a helipad for helicopter landings. Hangars include one at 6,500 SF and one at 4,800 SF both with 16' ceiling height. The larger hangar also features a commercial restroom facilities.

Outdoor Recreation & Water Features:

Enjoy the beauty of two serene lakes that provide both a picturesque backdrop and recreational opportunities including fishing and hunting. Multiple camping hookups are available, making it a great spot for RVs or tent campers.

Accommodations & Amenities:

Two cabins are located on the property, offering comfortable accommodations for overnight guests or staff. The property also includes office spaces for operations or administration.

Public Access & Parking:

A spacious public gravel parking lot provides easy access for visitors, whether for flying, camping, or other events.

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Aerial Map



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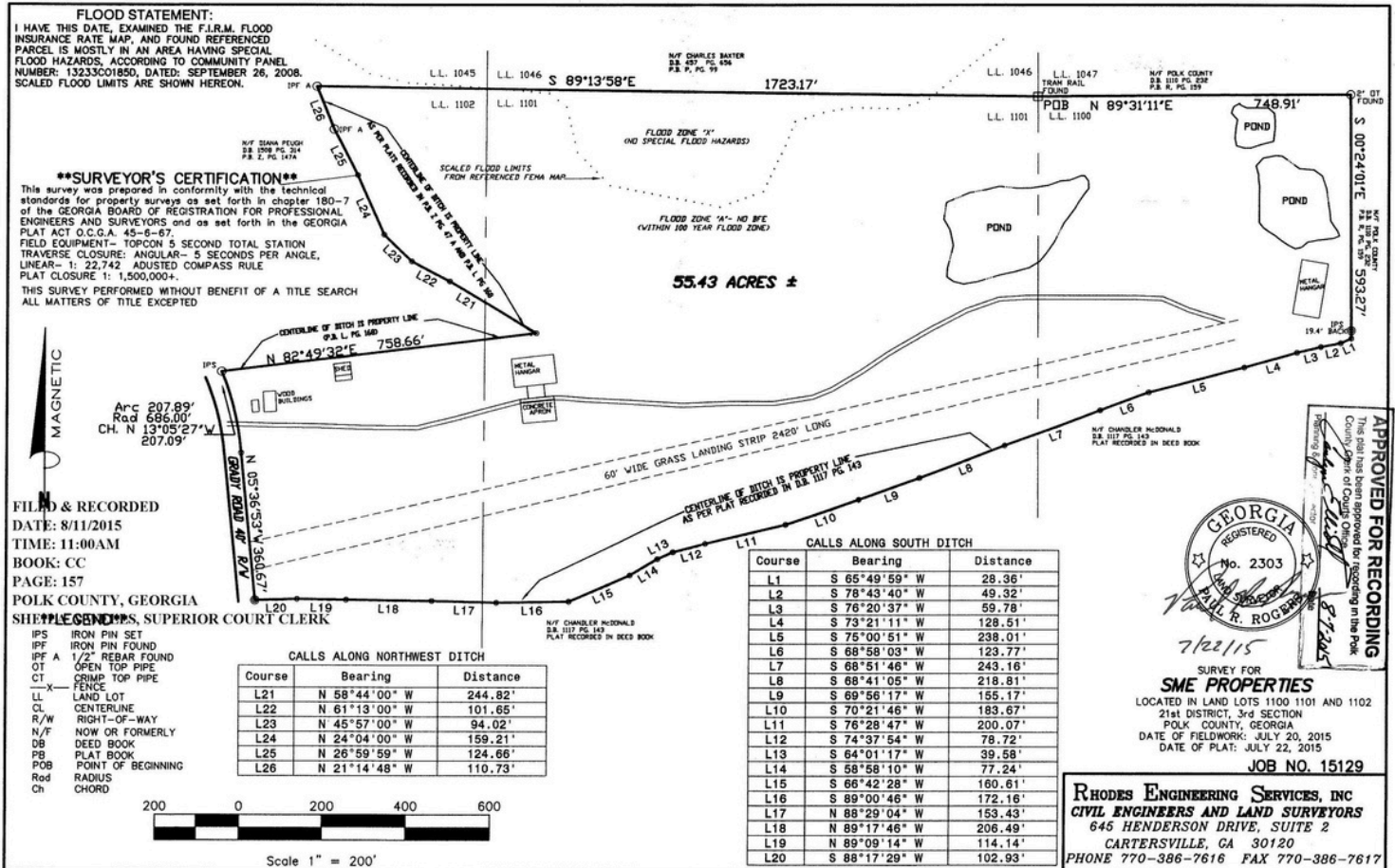
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Survey/Plat



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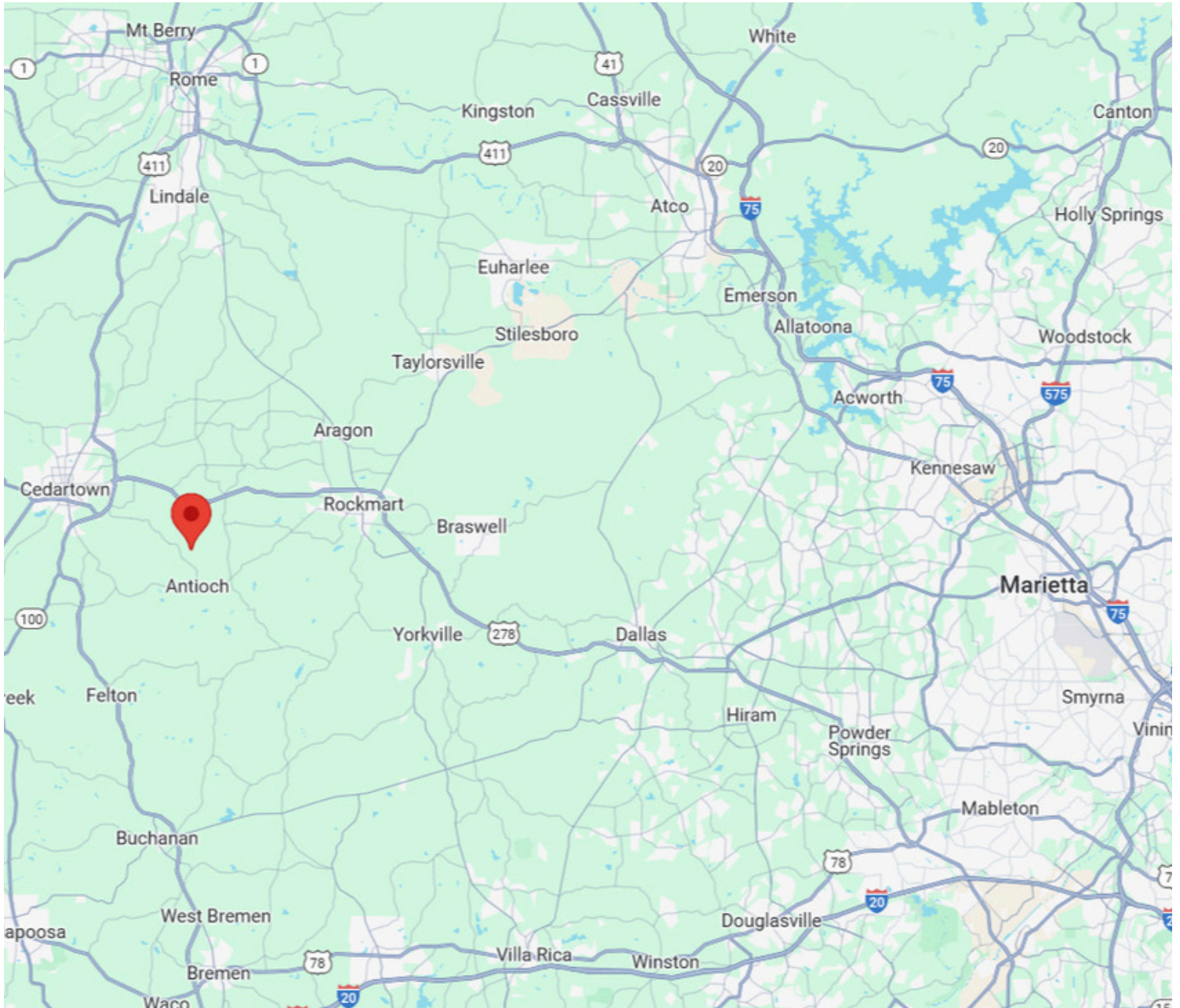
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Demographics



Neighborhood Report

Rockmart, GA 30153

Neighborhood: Housing Stats and Charts

	30153	Polk County	Georgia	USA
Median Estimated Home Value	\$283K	\$252K	\$369K	\$370K
Estimated Home Value 12-Month Change	+9.4%	+4%	+3.4%	+2.7%
Median List Price	\$285K	\$280K	\$393K	—
List Price 1-Month Change	+0.3%	+1.8%	+0.9%	—
List Price 12-Month Change	-5.9%	-2.1%	+7.8%	—
Median Home Age	49	60	37	43
Own	63%	65%	65%	65%
Rent	37%	35%	35%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$29.7M	\$14.7B	\$365B
% Change in Permits for All Buildings	—	-59%	-6%	-6%
% Change in \$ Value for All Buildings	—	-38%	-8%	-5%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

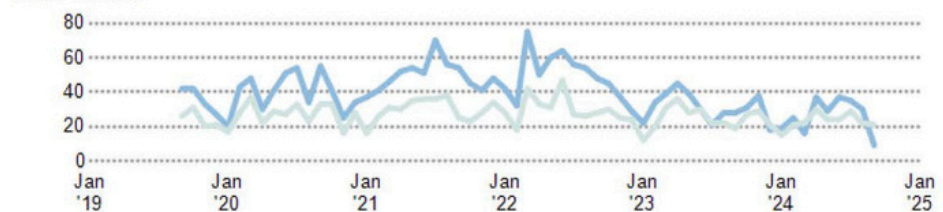
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
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Median Sales Price



Sales Volume



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Neighborhood Report

Rockmart, GA 30153

Neighborhood: People Stats and Charts

	30153	Haralson County	Georgia	USA
Population	16.5K	30.2K	10.7M	331M
Population Density per Sq Mi	183	107	186	93.6
Population Change since 2020	+2.4%	+3%	+3%	+1.8%
Median Age	37	39	37	39
Male / Female Ratio	50%	49%	49%	50%

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Neighborhood Report

Rockmart, GA 30153

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30153



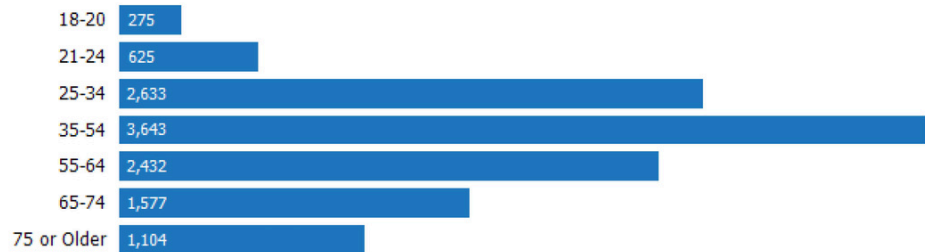
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30153



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

30153



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

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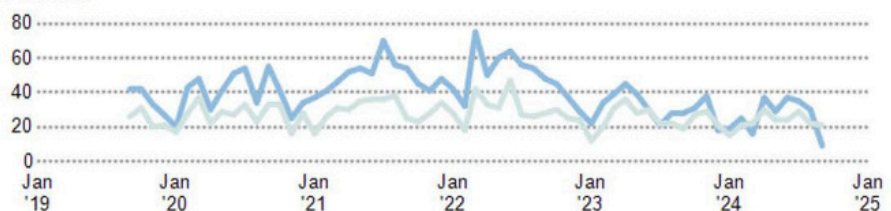
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- Sales Volume Listings

Median Sales Price



Sales Volume



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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. Lender's pre-approval letter or Proof of Funds is required before showing the property. 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: info@garrettlandco.com
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