



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



LAND FOR SALE

1.87 ACS ON BRAGG BLVD WITH 363 FT FRONTAGE
3218 Bragg Blvd, Fayetteville, NC 28303

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$439,500
Lot Size:	1.87 Acres
Zoning:	CC - Community Commercial
Market:	Fayetteville MSA
Submarket:	Cross Creek Mall District
Price / Acre:	\$266,845

PROPERTY OVERVIEW

This 1.87 acre corner site of cleared land is located on Bragg Blvd and available for sale for \$439,500 (\$235,000 per acre). The site is zoned CC (Community Commercial) allowing for a wide variety of commercial uses. The site has 363 ft of frontage along Bragg Blvd with right in/out access.

The site is located on the north side of Bragg Blvd heading towards Fort Bragg Military Base. The surrounding area consists of a dense residential and commercial market with closeby retailers such as Krispy Kreme, CVS Pharmacy, Food Lion, Carlie C's, & more. The most trafficked private base access is up the road as well as the new 295 Outer Loop. Nearby are multiple living communities, hotel/motels, Cross Creek Mall District, & Fayetteville Technical Community College.

This is a perfect site for all retail-oriented businesses such as a restaurant, pharmacy, convenience store, etc.

LOCATION OVERVIEW

1.87 Acres located on Bragg Blvd directly beside Eutaw Village. Across from the Fort Bragg Rd & Bragg Blvd intersection with 363 ft of frontage along Bragg Blvd.

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SURROUNDING AREA



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GIS AERIAL

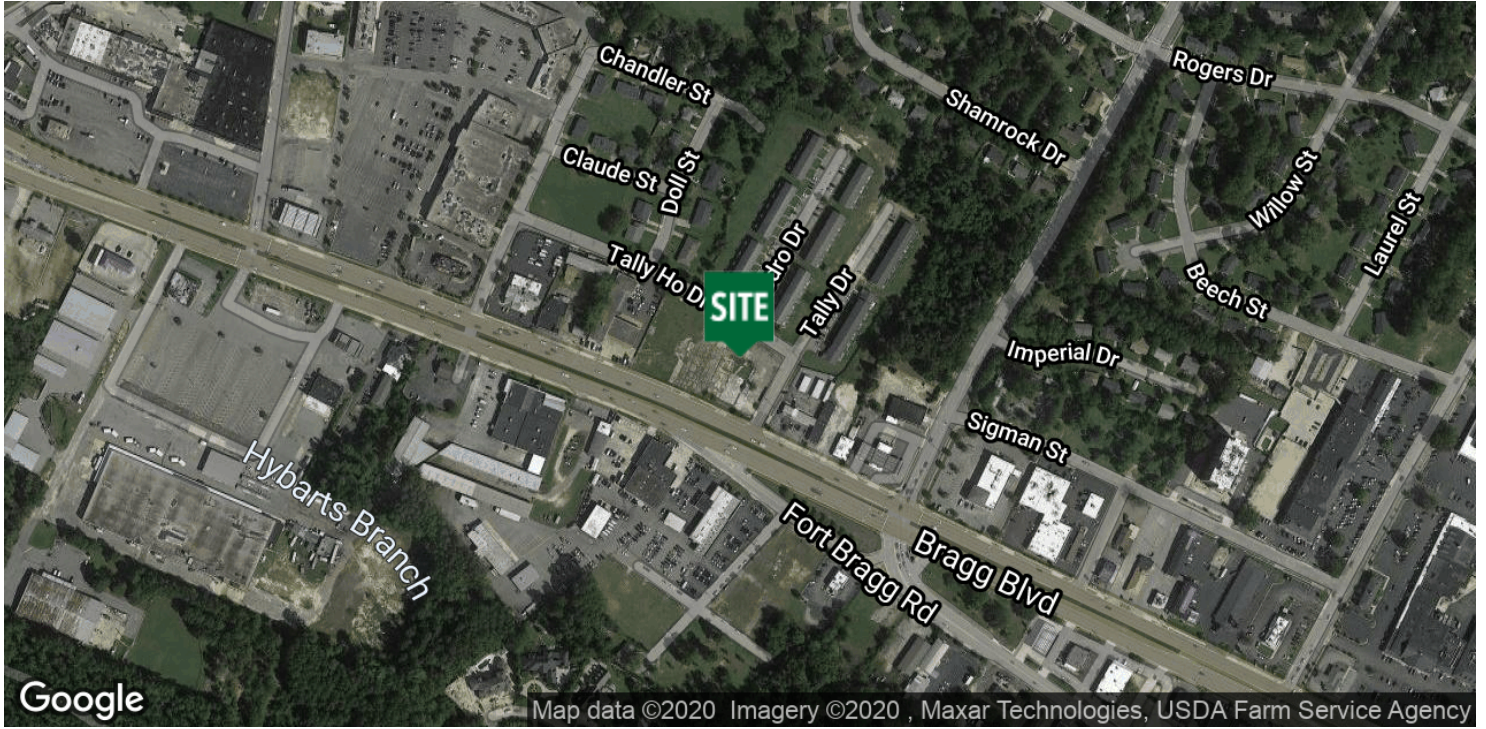


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LOCATION MAPS



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Executive Summary

3218 Bragg Blvd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.07596
Longitude: -78.93239

	1 mile	3 miles	5 miles
Population			
2000 Population	6,313	62,791	145,394
2010 Population	6,435	60,369	143,511
2018 Population	6,563	61,187	144,952
2023 Population	6,668	61,896	146,845
2000-2010 Annual Rate	0.19%	-0.39%	-0.13%
2010-2018 Annual Rate	0.24%	0.16%	0.12%
2018-2023 Annual Rate	0.32%	0.23%	0.26%
2018 Male Population	47.4%	46.8%	47.5%
2018 Female Population	52.6%	53.2%	52.5%
2018 Median Age	37.0	35.8	33.8

In the identified area, the current year population is 144,952. In 2010, the Census count in the area was 143,511. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 146,845 representing a change of 0.26% annually from 2018 to 2023. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	53.5%	41.3%	40.8%
2018 Black Alone	33.9%	46.3%	45.4%
2018 American Indian/Alaska Native Alone	0.8%	0.9%	1.1%
2018 Asian Alone	4.5%	3.3%	3.2%
2018 Pacific Islander Alone	0.2%	0.2%	0.3%
2018 Other Race	2.4%	3.2%	3.9%
2018 Two or More Races	4.8%	4.7%	5.3%
2018 Hispanic Origin (Any Race)	9.1%	10.1%	11.6%

Persons of Hispanic origin represent 11.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,613	26,249	56,509
2010 Households	2,730	26,675	59,708
2018 Total Households	2,808	27,209	60,784
2023 Total Households	2,857	27,564	61,705
2000-2010 Annual Rate	0.44%	0.16%	0.55%
2010-2018 Annual Rate	0.34%	0.24%	0.22%
2018-2023 Annual Rate	0.35%	0.26%	0.30%
2018 Average Household Size	2.31	2.19	2.32

The household count in this area has changed from 59,708 in 2010 to 60,784 in the current year, a change of 0.22% annually. The five-year projection of households is 61,705, a change of 0.30% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2010. The number of families in the current year is 36,598 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$53,274	\$43,755	\$43,490
2023 Median Household Income	\$57,398	\$50,156	\$49,293
2018-2023 Annual Rate	1.50%	2.77%	2.54%
Average Household Income			
2018 Average Household Income	\$83,766	\$63,801	\$59,479
2023 Average Household Income	\$91,407	\$71,431	\$66,673
2018-2023 Annual Rate	1.76%	2.28%	2.31%
Per Capita Income			
2018 Per Capita Income	\$36,724	\$28,481	\$25,325
2023 Per Capita Income	\$40,139	\$31,882	\$28,399
2018-2023 Annual Rate	1.79%	2.28%	2.32%

Current median household income is \$43,490 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$49,293 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$59,479 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$66,673 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,325 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,399 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,815	29,466	62,569
2000 Owner Occupied Housing Units	1,368	13,592	30,118
2000 Renter Occupied Housing Units	1,245	12,657	26,391
2000 Vacant Housing Units	202	3,217	6,060
2010 Total Housing Units	2,952	30,075	66,759
2010 Owner Occupied Housing Units	1,437	12,406	28,564
2010 Renter Occupied Housing Units	1,293	14,269	31,144
2010 Vacant Housing Units	222	3,400	7,051
2018 Total Housing Units	3,094	31,993	70,809
2018 Owner Occupied Housing Units	1,343	10,700	24,888
2018 Renter Occupied Housing Units	1,465	16,509	35,896
2018 Vacant Housing Units	286	4,784	10,025
2023 Total Housing Units	3,193	33,079	73,339
2023 Owner Occupied Housing Units	1,404	11,095	26,004
2023 Renter Occupied Housing Units	1,453	16,469	35,700
2023 Vacant Housing Units	336	5,515	11,634

Currently, 35.1% of the 70,809 housing units in the area are owner occupied; 50.7%, renter occupied; and 14.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 66,759 housing units in the area - 42.8% owner occupied, 46.7% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$120,639, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.72% annually to \$131,408.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.