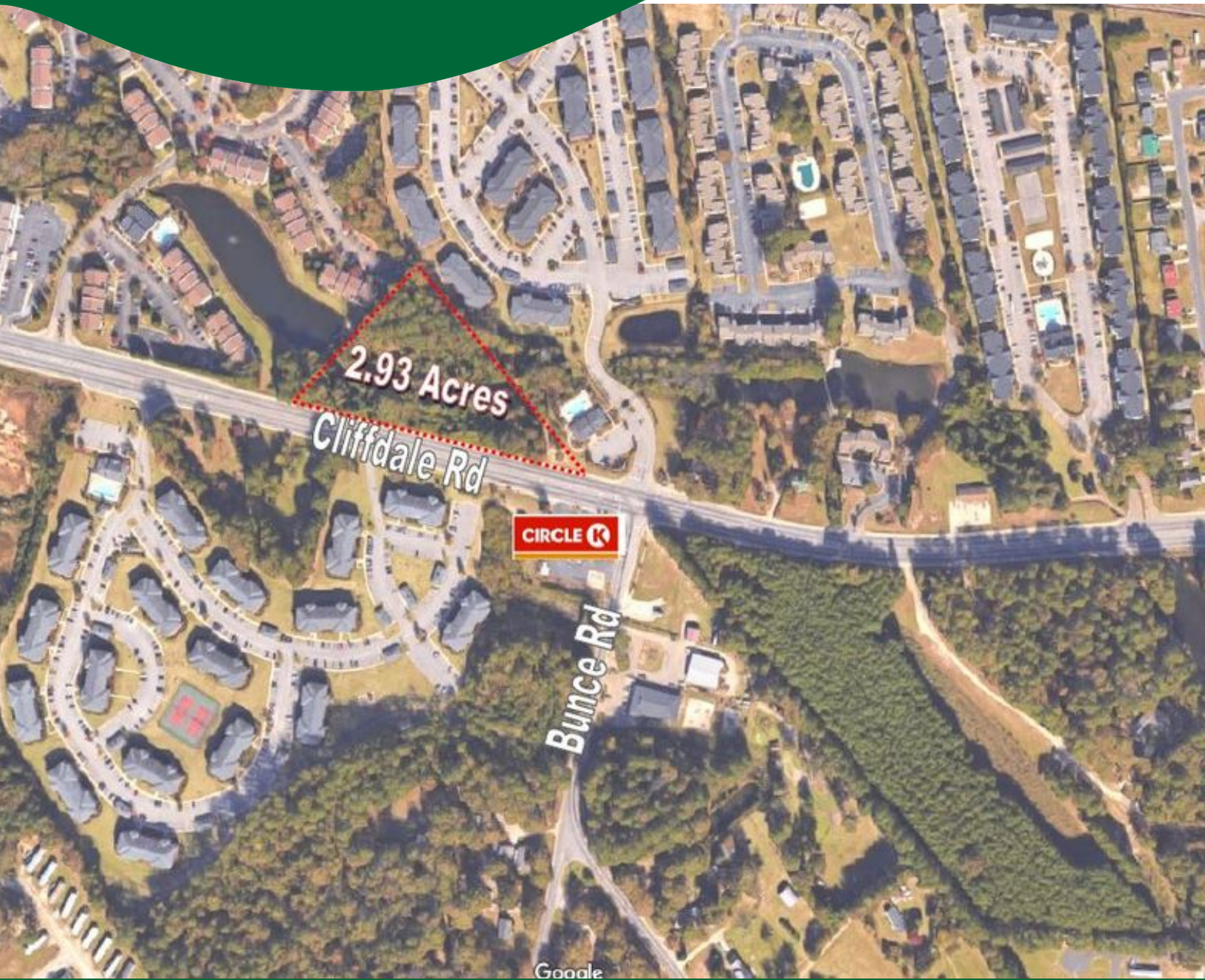




Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

CLIFFDALE & BUNCE RD

Cliffdale & Bunce Rd , Fayetteville, NC 28314

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: \$299,000

Lot Size: 2.93 Acres

Zoning: SF-6

Price / SF: \$2.34



PROPERTY OVERVIEW

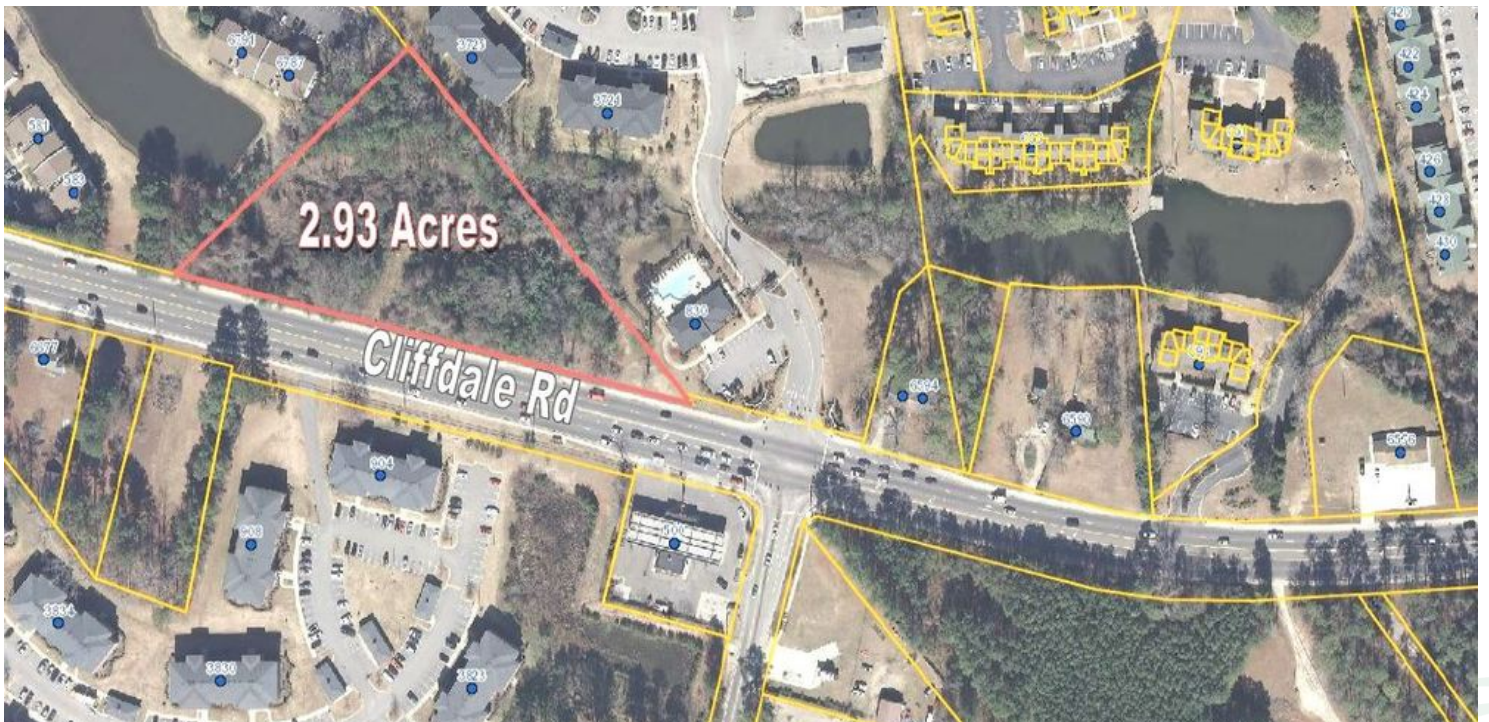
The property is currently zoned SF-6 (residential) and can be rezoned for Commercial / Office and Institutional. This property is approximately 3 acres at the corner of busy Cliffdale and Bunce Rd. The future I-295 on Cliffdale Rd is just a few minutes away from the property, making the property easily accessible from the Fort Bragg and the Shopping/District. This property has road frontage of 765 feet. Property has some utility easements thru the property. Best use could be car wash, day care, any office and institutional. Property will have to be rezoned.

for more information

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



ADDITIONAL PHOTOS

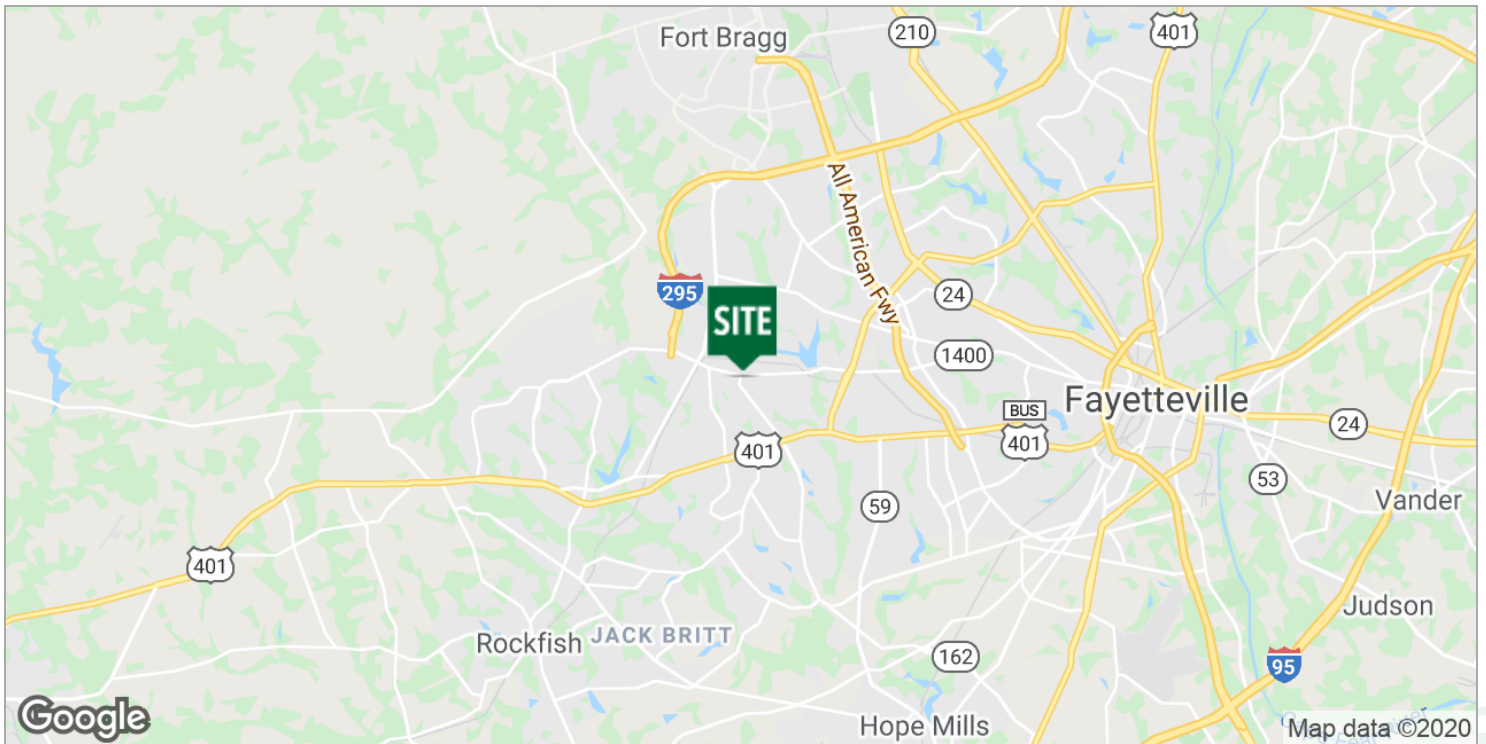


for more information

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



LOCATION MAPS

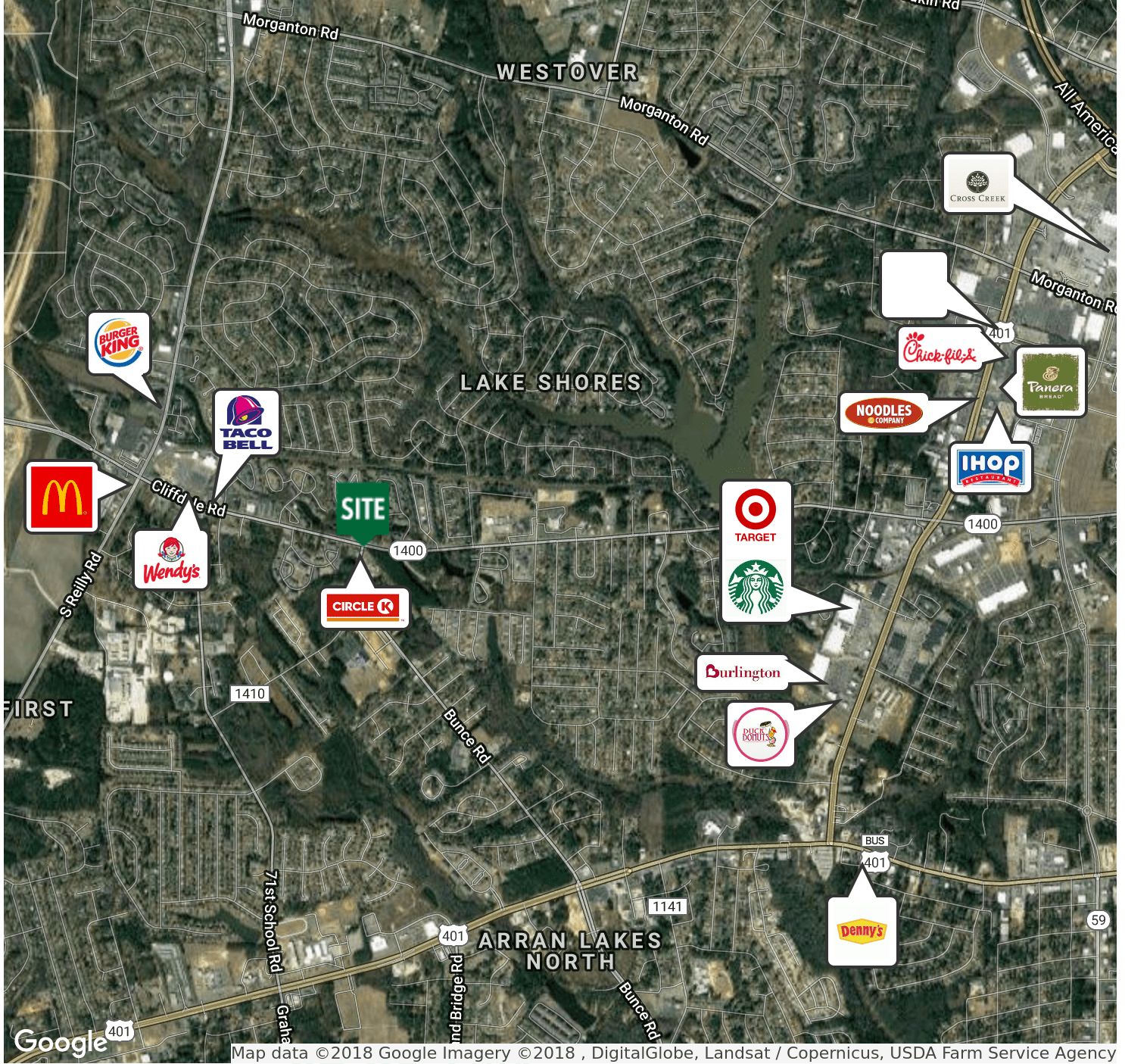


for more information

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



RETAILER MAP



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

for more information

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



Executive Summary

Cliffdale Rd & Bunce Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.05819
Longitude: -79.00258

	1 mile	3 miles	5 miles
Population			
2000 Population	9,400	60,583	128,756
2010 Population	11,012	66,410	136,919
2017 Population	11,102	67,752	139,396
2022 Population	11,399	69,040	142,200
2000-2010 Annual Rate	1.60%	0.92%	0.62%
2010-2017 Annual Rate	0.11%	0.28%	0.25%
2017-2022 Annual Rate	0.53%	0.38%	0.40%
2017 Male Population	47.6%	48.1%	48.0%
2017 Female Population	52.4%	51.9%	52.0%
2017 Median Age	28.2	31.3	32.4

In the identified area, the current year population is 139,396. In 2010, the Census count in the area was 136,919. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 142,200 representing a change of 0.40% annually from 2017 to 2022. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 28.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	36.2%	38.1%	43.6%
2017 Black Alone	47.1%	45.3%	40.3%
2017 American Indian/Alaska Native Alone	1.0%	1.0%	1.1%
2017 Asian Alone	3.8%	3.9%	4.0%
2017 Pacific Islander Alone	0.8%	0.6%	0.5%
2017 Other Race	5.3%	4.9%	4.6%
2017 Two or More Races	5.7%	6.2%	5.9%
2017 Hispanic Origin (Any Race)	14.6%	14.8%	14.1%

Persons of Hispanic origin represent 14.1% of the population in the identified area compared to 18.1% 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 73.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	3,636	22,670	46,715
2010 Households	4,814	27,269	53,947
2017 Total Households	4,950	28,076	55,354
2022 Total Households	5,121	28,728	56,582
2000-2010 Annual Rate	2.85%	1.86%	1.45%
2010-2017 Annual Rate	0.39%	0.40%	0.36%
2017-2022 Annual Rate	0.68%	0.46%	0.44%
2017 Average Household Size	2.24	2.41	2.49

The household count in this area has changed from 53,947 in 2010 to 55,354 in the current year, a change of 0.36% annually. The five-year projection of households is 56,582, a change of 0.44% annually from the current year total. Average household size is currently 2.49, compared to 2.50 in the year 2010. The number of families in the current year is 36,552 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 08, 2017



Executive Summary

Cliffdale Rd & Bunce Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.05819
Longitude: -79.00258

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$41,375	\$46,334	\$47,896
2022 Median Household Income	\$43,211	\$49,538	\$51,187
2017-2022 Annual Rate	0.87%	1.35%	1.34%
Average Household Income			
2017 Average Household Income	\$49,425	\$58,169	\$63,933
2022 Average Household Income	\$53,745	\$64,918	\$71,122
2017-2022 Annual Rate	1.69%	2.22%	2.15%
Per Capita Income			
2017 Per Capita Income	\$22,357	\$24,161	\$25,655
2022 Per Capita Income	\$24,483	\$27,068	\$28,569
2017-2022 Annual Rate	1.83%	2.30%	2.17%

Current median household income is \$47,896 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$51,187 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$63,933 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$71,122 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,655 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,569 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	4,004	24,705	50,976
2000 Owner Occupied Housing Units	1,488	12,653	27,769
2000 Renter Occupied Housing Units	2,148	10,017	18,946
2000 Vacant Housing Units	368	2,035	4,261
2010 Total Housing Units	5,350	30,143	59,250
2010 Owner Occupied Housing Units	1,615	13,051	29,197
2010 Renter Occupied Housing Units	3,199	14,218	24,750
2010 Vacant Housing Units	536	2,874	5,303
2017 Total Housing Units	5,824	32,601	63,716
2017 Owner Occupied Housing Units	1,420	12,241	27,817
2017 Renter Occupied Housing Units	3,529	15,835	27,538
2017 Vacant Housing Units	874	4,525	8,362
2022 Total Housing Units	6,183	34,171	66,696
2022 Owner Occupied Housing Units	1,428	12,302	28,179
2022 Renter Occupied Housing Units	3,693	16,426	28,403
2022 Vacant Housing Units	1,062	5,443	10,114

Currently, 43.7% of the 63,716 housing units in the area are owner occupied; 43.2%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 59,250 housing units in the area - 49.3% owner occupied, 41.8% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 3.28%. Median home value in the area is \$130,382, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.74% annually to \$135,260.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.