



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

COMMERCIAL LOT FOR SALE

6318 Raeford Rd , Fayetteville, NC 28304

for more information

GREG SPEARS

Broker

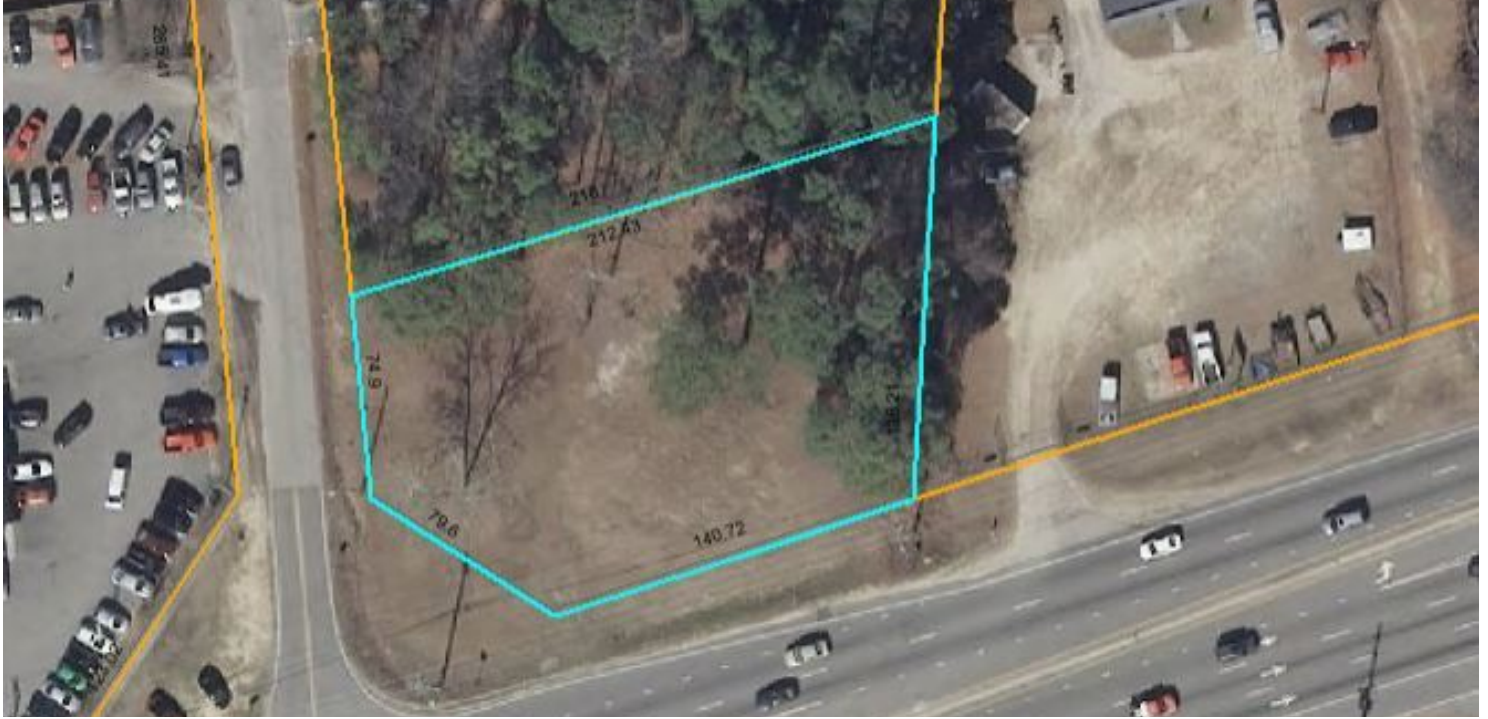
O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 0.59 Acres

Zoning: LC

Market: Fayetteville

Price / SF: \$13.62

PROPERTY OVERVIEW

0.59 ACRE COMMERCIAL PARCEL WITH LC ZONING
 0.59 ACRE 21,741.24 SF WITH 140.72' FRONTAGE & 154.50' DEPTH
 CLEARED AND LEVEL GRADE
 140.72 FRONTAGE AND 154.50 DEPTH

PROPERTY HIGHLIGHTS

- 0.59 Acres Commercial Lot Available
- Cleared and level grade
- Zoned LC
- Across the Street from Rite Aid
- Next to Walgreens

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LOCATION MAPS

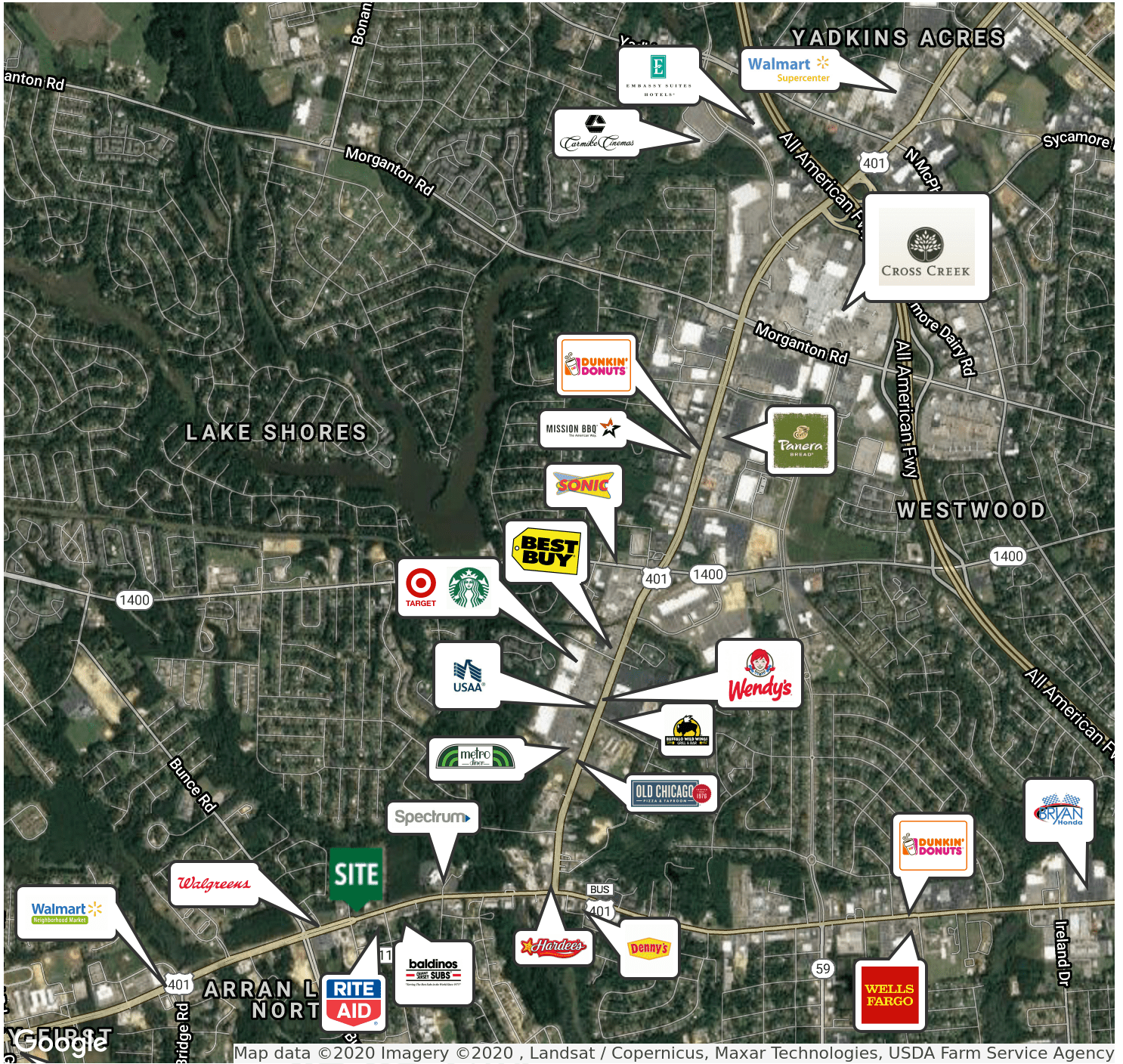


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RETAILER MAP



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Executive Summary

6318 Raeford Rd, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04321
Longitude: -78.98732

	1 mile	3 miles	5 miles
Population			
2000 Population	7,483	66,729	141,416
2010 Population	9,494	72,463	153,793
2016 Population	9,886	74,948	161,213
2021 Population	10,162	76,565	166,362
2000-2010 Annual Rate	2.41%	0.83%	0.84%
2010-2016 Annual Rate	0.65%	0.54%	0.76%
2016-2021 Annual Rate	0.55%	0.43%	0.63%
2016 Male Population	46.7%	47.8%	47.6%
2016 Female Population	53.3%	52.2%	52.4%
2016 Median Age	30.1	31.9	32.8

In the identified area, the current year population is 161,213. In 2010, the Census count in the area was 153,793. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 166,362 representing a change of 0.63% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 30.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	28.9%	42.3%	46.5%
2016 Black Alone	57.8%	41.6%	38.1%
2016 American Indian/Alaska Native Alone	1.0%	1.1%	1.2%
2016 Asian Alone	2.6%	4.1%	3.7%
2016 Pacific Islander Alone	0.4%	0.5%	0.4%
2016 Other Race	4.2%	4.5%	4.3%
2016 Two or More Races	5.2%	5.9%	5.7%
2016 Hispanic Origin (Any Race)	11.4%	13.6%	13.3%

Persons of Hispanic origin represent 13.3% of the population in the identified area compared to 17.9% 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 72.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,945	25,289	53,758
2010 Households	4,008	29,815	62,007
2016 Total Households	4,212	31,230	65,540
2021 Total Households	4,354	32,120	67,901
2000-2010 Annual Rate	3.13%	1.66%	1.44%
2010-2016 Annual Rate	0.80%	0.74%	0.89%
2016-2021 Annual Rate	0.67%	0.56%	0.71%
2016 Average Household Size	2.35	2.39	2.44

The household count in this area has changed from 62,007 in 2010 to 65,540 in the current year, a change of 0.89% annually. The five-year projection of households is 67,901, a change of 0.71% annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2010. The number of families in the current year is 43,125 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

March 31, 2017



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$34,949	\$43,511	\$46,717
2021 Median Household Income	\$33,390	\$48,819	\$52,116
2016-2021 Annual Rate	-0.91%	2.33%	2.21%
Average Household Income			
2016 Average Household Income	\$43,521	\$57,568	\$62,081
2021 Average Household Income	\$46,239	\$62,053	\$67,327
2016-2021 Annual Rate	1.22%	1.51%	1.64%
Per Capita Income			
2016 Per Capita Income	\$18,637	\$24,081	\$25,249
2021 Per Capita Income	\$19,927	\$26,122	\$27,472
2016-2021 Annual Rate	1.35%	1.64%	1.70%

Current median household income is \$46,717 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$52,116 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$62,081 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$67,327 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,249 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,472 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,385	27,489	58,789
2000 Owner Occupied Housing Units	1,592	14,685	32,532
2000 Renter Occupied Housing Units	1,353	10,604	21,226
2000 Vacant Housing Units	440	2,200	5,031
2010 Total Housing Units	4,443	32,776	68,015
2010 Owner Occupied Housing Units	1,581	14,801	34,227
2010 Renter Occupied Housing Units	2,427	15,014	27,780
2010 Vacant Housing Units	435	2,961	6,008
2016 Total Housing Units	4,904	35,443	74,140
2016 Owner Occupied Housing Units	1,543	14,425	34,161
2016 Renter Occupied Housing Units	2,669	16,805	31,380
2016 Vacant Housing Units	692	4,213	8,600
2021 Total Housing Units	5,199	37,177	78,254
2021 Owner Occupied Housing Units	1,557	14,612	35,142
2021 Renter Occupied Housing Units	2,796	17,508	32,759
2021 Vacant Housing Units	845	5,057	10,353

Currently, 46.1% of the 74,140 housing units in the area are owner occupied; 42.3%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 68,015 housing units in the area - 50.3% owner occupied, 40.8% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 3.91%. Median home value in the area is \$131,190, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.38% annually to \$154,924.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.