



LAND FOR SALE

0.79 ACRES COMMERCIAL LAND AVAILABLE 2157 Skibo Rd , Fayetteville, NC 28304

for more information

GREG SPEARS

Broker

O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.79 Acres

Market: Fayetteville

Price / SF: TBD

PROPERTY OVERVIEW

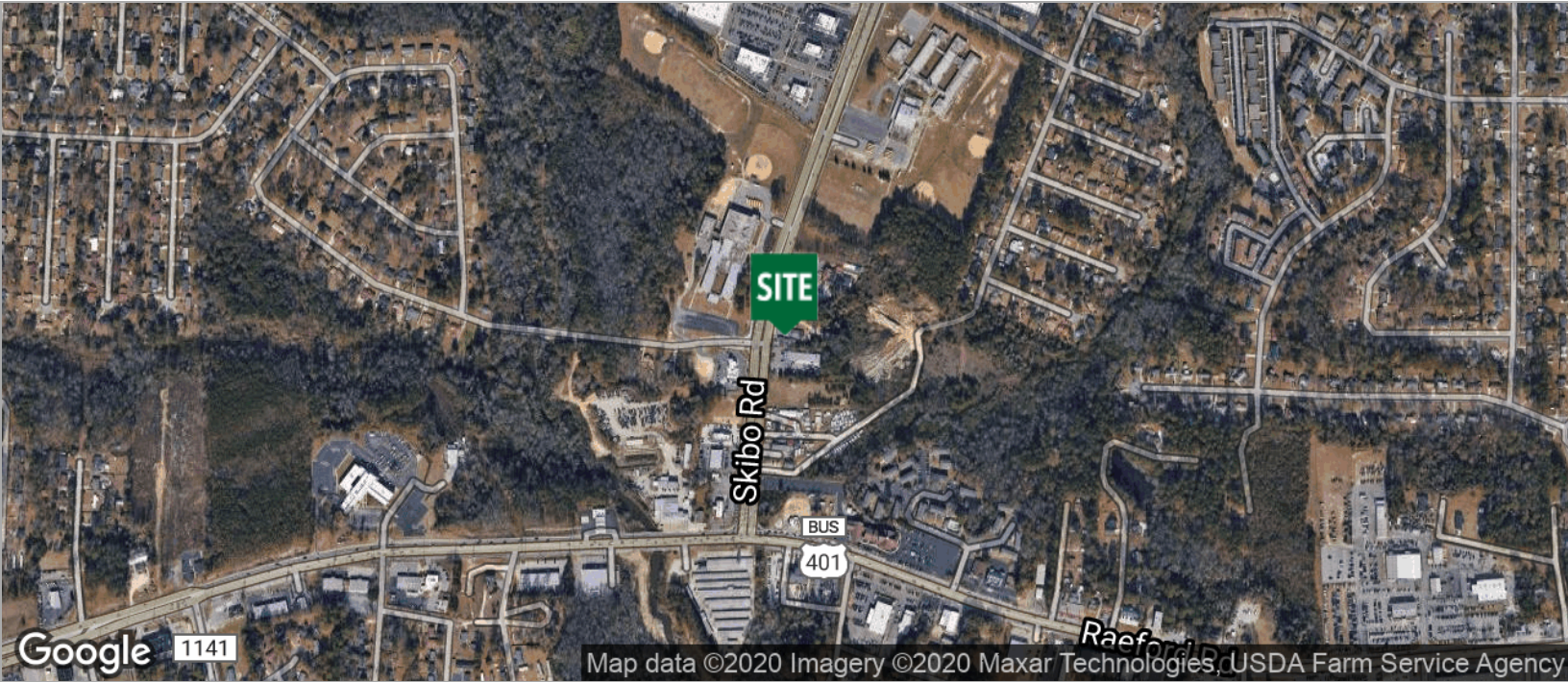
- Retail Pad Available
- Near Cross Creek Mall Area, Raeford Rd
- Great Visibility
- Stop light access
- Adjacent outparcels available
- Great site for several commercial uses

PROPERTY HIGHLIGHTS

-

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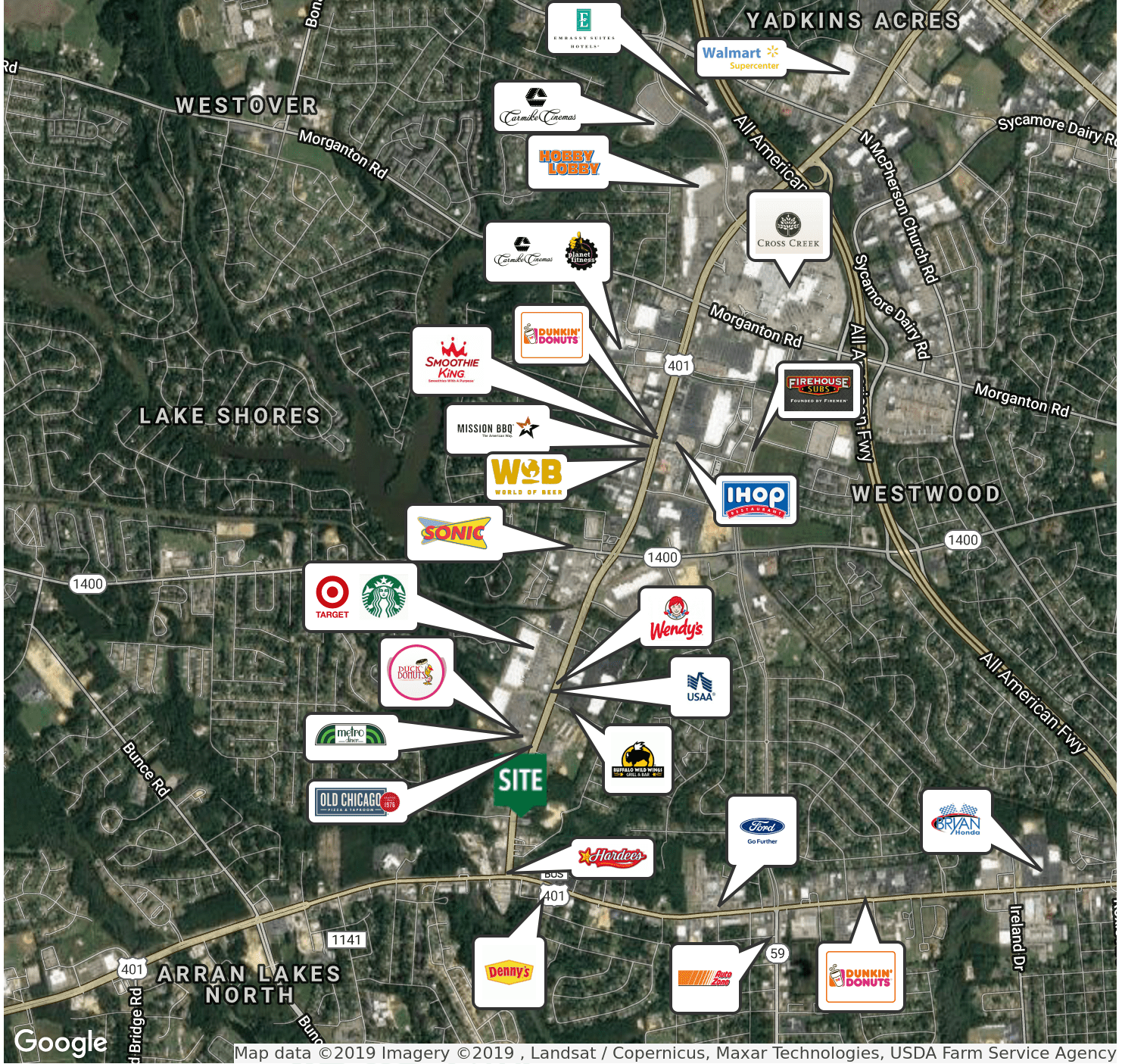


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RETAILER MAP



Map data ©2019 Imagery ©2019 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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Executive Summary

2157 Skibo Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04726
Longitude: -78.97528

	1 mile	3 miles	5 miles
Population			
2000 Population	8,776	72,309	146,332
2010 Population	9,405	76,803	157,103
2020 Population	9,238	75,602	160,304
2025 Population	9,205	75,664	162,277
2000-2010 Annual Rate	0.69%	0.60%	0.71%
2010-2020 Annual Rate	-0.17%	-0.15%	0.20%
2020-2025 Annual Rate	-0.07%	0.02%	0.24%
2020 Male Population	47.8%	47.9%	47.6%
2020 Female Population	52.2%	52.1%	52.4%
2020 Median Age	31.4	33.6	34.3

In the identified area, the current year population is 160,304. In 2010, the Census count in the area was 157,103. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 162,277 representing a change of 0.24% annually from 2020 to 2025. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	32.1%	40.9%	41.8%
2020 Black Alone	52.8%	42.5%	42.3%
2020 American Indian/Alaska Native Alone	1.3%	1.2%	1.3%
2020 Asian Alone	2.2%	4.3%	3.8%
2020 Pacific Islander Alone	0.5%	0.4%	0.4%
2020 Other Race	5.1%	4.5%	4.4%
2020 Two or More Races	6.1%	6.1%	6.0%
2020 Hispanic Origin (Any Race)	13.9%	13.4%	13.2%

Persons of Hispanic origin represent 13.2% of the population in the identified area compared to 18.8% 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 72.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	34	52	52
2000 Households	3,540	27,813	56,195
2010 Households	3,994	31,881	63,861
2020 Total Households	3,980	31,834	65,741
2025 Total Households	3,978	32,008	66,735
2000-2010 Annual Rate	1.21%	1.37%	1.29%
2010-2020 Annual Rate	-0.03%	-0.01%	0.28%
2020-2025 Annual Rate	-0.01%	0.11%	0.30%
2020 Average Household Size	2.32	2.36	2.41

The household count in this area has changed from 63,861 in 2010 to 65,741 in the current year, a change of 0.28% annually. The five-year projection of households is 66,735, a change of 0.30% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2010. The number of families in the current year is 41,806 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	9.4%	12.0%	12.7%
Median Household Income			
2020 Median Household Income	\$40,958	\$45,403	\$46,107
2025 Median Household Income	\$42,370	\$47,652	\$48,603
2020-2025 Annual Rate	0.68%	0.97%	1.06%
Average Household Income			
2020 Average Household Income	\$50,655	\$61,438	\$62,484
2025 Average Household Income	\$54,125	\$66,575	\$67,753
2020-2025 Annual Rate	1.33%	1.62%	1.63%
Per Capita Income			
2020 Per Capita Income	\$21,684	\$25,870	\$25,713
2025 Per Capita Income	\$23,215	\$28,162	\$27,950
2020-2025 Annual Rate	1.37%	1.71%	1.68%

Households by Income

Current median household income is \$46,107 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$48,603 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$62,484 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$67,753 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,713 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,950 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	227	178	169
2000 Total Housing Units	4,050	30,074	62,058
2000 Owner Occupied Housing Units	1,811	15,972	33,023
2000 Renter Occupied Housing Units	1,728	11,841	23,172
2000 Vacant Housing Units	511	2,261	5,863
2010 Total Housing Units	4,540	34,923	70,394
2010 Owner Occupied Housing Units	1,606	15,937	34,019
2010 Renter Occupied Housing Units	2,388	15,944	29,842
2010 Vacant Housing Units	546	3,042	6,533
2020 Total Housing Units	4,691	36,068	74,820
2020 Owner Occupied Housing Units	1,235	13,106	28,825
2020 Renter Occupied Housing Units	2,744	18,728	36,916
2020 Vacant Housing Units	711	4,234	9,079
2025 Total Housing Units	4,781	36,893	77,194
2025 Owner Occupied Housing Units	1,215	13,034	29,034
2025 Renter Occupied Housing Units	2,762	18,973	37,700
2025 Vacant Housing Units	803	4,885	10,459

Currently, 38.5% of the 74,820 housing units in the area are owner occupied; 49.3%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 70,394 housing units in the area - 48.3% owner occupied, 42.4% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 2.75%. Median home value in the area is \$140,182, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.84% annually to \$146,152.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.