



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

RETAIL DEVELOPMENT OPPORTUNITY

4405 Butch Suggs Dr, Fayetteville, NC 28306

for more information

GREG SPEARS

Broker

O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,695,000
Lot Size:	2.43 Acres
Zoning:	C3, R-10
Submarket:	Hope Mills
Price / SF:	\$16.01

PROPERTY OVERVIEW

This 2.43 acre site is currently zoned C-3 and R-10 (Commercial and Residential). This site can be rezoned commercial to accommodate uses such as convenience store, gas station, fast food, etc. The property has a high density of residential housing and high traffic counts. The property has an average population of 55,471 within 3 miles and 1119,808 within a 5 mile radius. All utilities are available.

PROPERTY HIGHLIGHTS

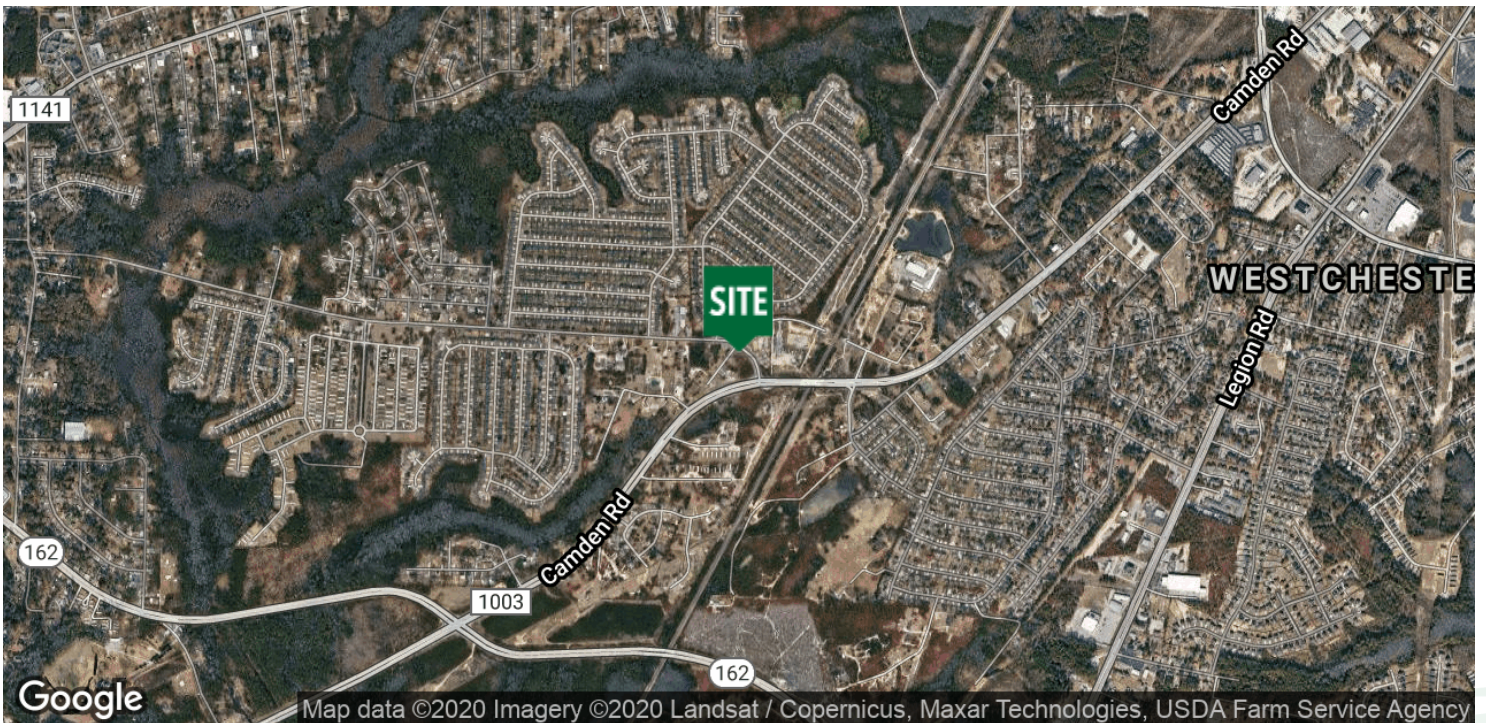
- 2.43 Acre Site
- Signalized traffic corner
- Great visibility and frontage on 2 major roads
- High population density with 3 & 5 mile radius
- Great site for C-store/gas station
- Utilities are available

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LOCATION MAPS

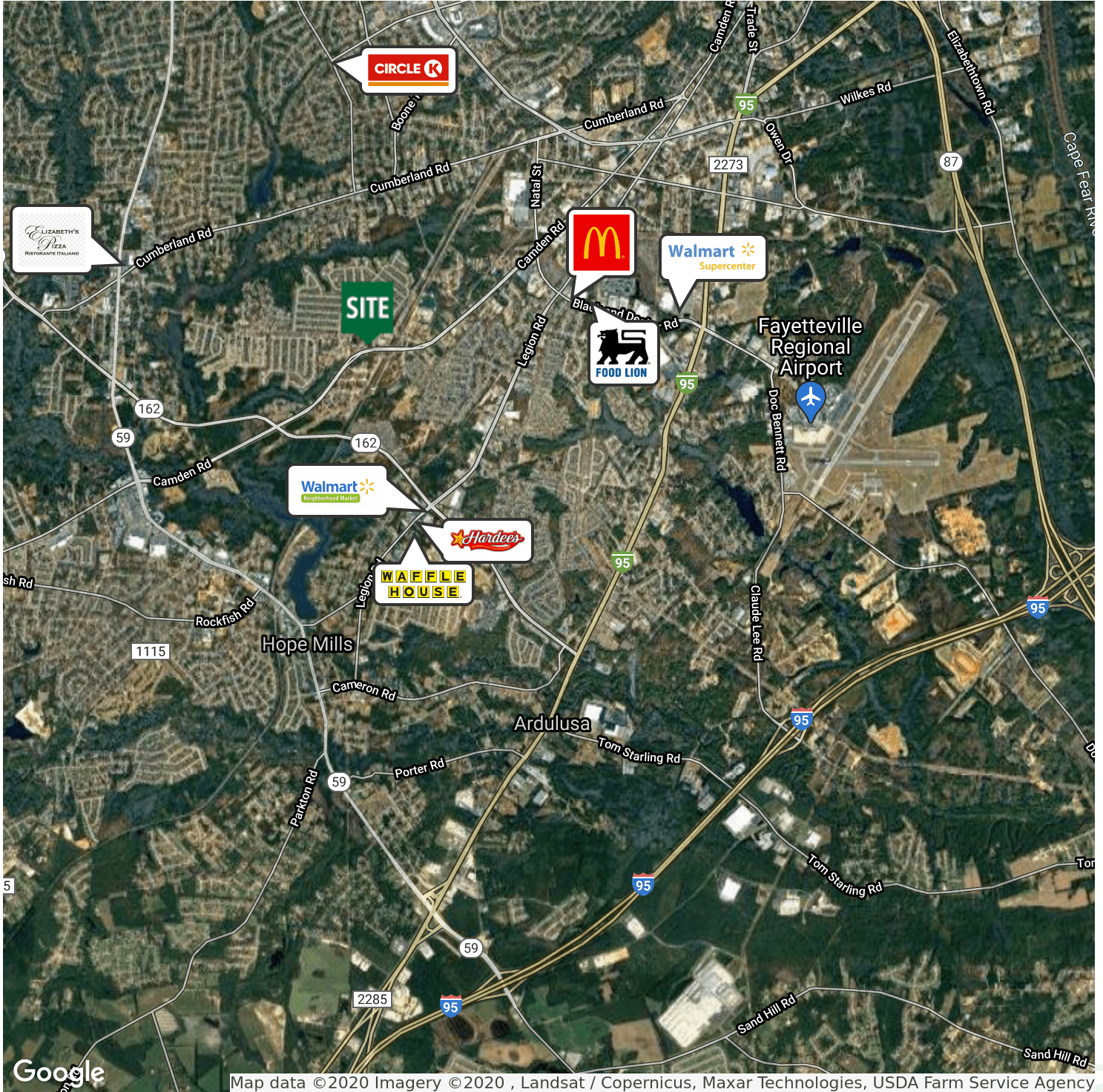


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RETAILER MAP



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Executive Summary

4405 Butch Suggs Dr, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.99883
Longitude: -78.93743

	1 mile	3 miles	5 miles
Population			
2000 Population	4,874	47,642	101,872
2010 Population	7,132	54,409	115,379
2020 Population	7,290	54,658	117,882
2025 Population	7,373	55,156	119,249
2000-2010 Annual Rate	3.88%	1.34%	1.25%
2010-2020 Annual Rate	0.21%	0.04%	0.21%
2020-2025 Annual Rate	0.23%	0.18%	0.23%
2020 Male Population	47.9%	46.9%	47.3%
2020 Female Population	52.1%	53.1%	52.7%
2020 Median Age	31.9	35.4	35.8

In the identified area, the current year population is 117,882. In 2010, the Census count in the area was 115,379. The rate of change since 2010 was 0.21% annually. The five-year projection for the population in the area is 119,249 representing a change of 0.23% annually from 2020 to 2025. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	42.1%	48.7%	48.7%
2020 Black Alone	40.7%	36.0%	36.4%
2020 American Indian/Alaska Native Alone	2.6%	2.4%	2.1%
2020 Asian Alone	1.5%	2.3%	3.1%
2020 Pacific Islander Alone	0.3%	0.3%	0.3%
2020 Other Race	6.5%	4.5%	3.9%
2020 Two or More Races	6.2%	5.7%	5.5%
2020 Hispanic Origin (Any Race)	16.5%	13.1%	11.9%

Persons of Hispanic origin represent 11.9% 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 70.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	40	43	57
2000 Households	1,798	17,954	38,976
2010 Households	2,602	21,221	45,576
2020 Total Households	2,663	21,518	46,882
2025 Total Households	2,695	21,771	47,513
2000-2010 Annual Rate	3.77%	1.69%	1.58%
2010-2020 Annual Rate	0.23%	0.14%	0.28%
2020-2025 Annual Rate	0.24%	0.23%	0.27%
2020 Average Household Size	2.73	2.52	2.49

The household count in this area has changed from 45,576 in 2010 to 46,882 in the current year, a change of 0.28% annually. The five-year projection of households is 47,513, a change of 0.27% 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 30,827 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	12.4%	11.6%	12.6%
Median Household Income			
2020 Median Household Income	\$42,680	\$44,693	\$48,837
2025 Median Household Income	\$45,866	\$47,259	\$51,332
2020-2025 Annual Rate	1.45%	1.12%	1.00%
Average Household Income			
2020 Average Household Income	\$55,467	\$57,488	\$65,660
2025 Average Household Income	\$61,526	\$62,459	\$71,358
2020-2025 Annual Rate	2.10%	1.67%	1.68%
Per Capita Income			
2020 Per Capita Income	\$20,455	\$22,784	\$26,219
2025 Per Capita Income	\$22,710	\$24,820	\$28,546
2020-2025 Annual Rate	2.11%	1.73%	1.72%

Households by Income

Current median household income is \$48,837 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$51,332 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$65,660 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,358 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,219 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,546 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	180	188	173
2000 Total Housing Units	2,031	19,760	42,952
2000 Owner Occupied Housing Units	1,263	11,738	25,010
2000 Renter Occupied Housing Units	535	6,216	13,966
2000 Vacant Housing Units	233	1,806	3,976
2010 Total Housing Units	2,822	23,009	49,800
2010 Owner Occupied Housing Units	1,689	12,725	26,979
2010 Renter Occupied Housing Units	913	8,496	18,597
2010 Vacant Housing Units	220	1,788	4,224
2020 Total Housing Units	2,936	24,107	52,846
2020 Owner Occupied Housing Units	1,495	10,774	23,709
2020 Renter Occupied Housing Units	1,167	10,744	23,173
2020 Vacant Housing Units	273	2,589	5,964
2025 Total Housing Units	3,013	24,810	54,432
2025 Owner Occupied Housing Units	1,513	10,811	24,000
2025 Renter Occupied Housing Units	1,182	10,960	23,513
2025 Vacant Housing Units	318	3,039	6,919

Currently, 44.9% of the 52,846 housing units in the area are owner occupied; 43.9%, renter occupied; and 11.3% 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 49,800 housing units in the area - 54.2% owner occupied, 37.3% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 2.67%. Median home value in the area is \$147,294, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.09% annually to \$155,509.

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.