

LAND FOR SALE

53 +/- ACRES RESIDENTIAL LAND FOR SALE

3039 Gillis Hill Rd , Fayetteville, NC 28306

for more information

SUSAN EVANS

Broker

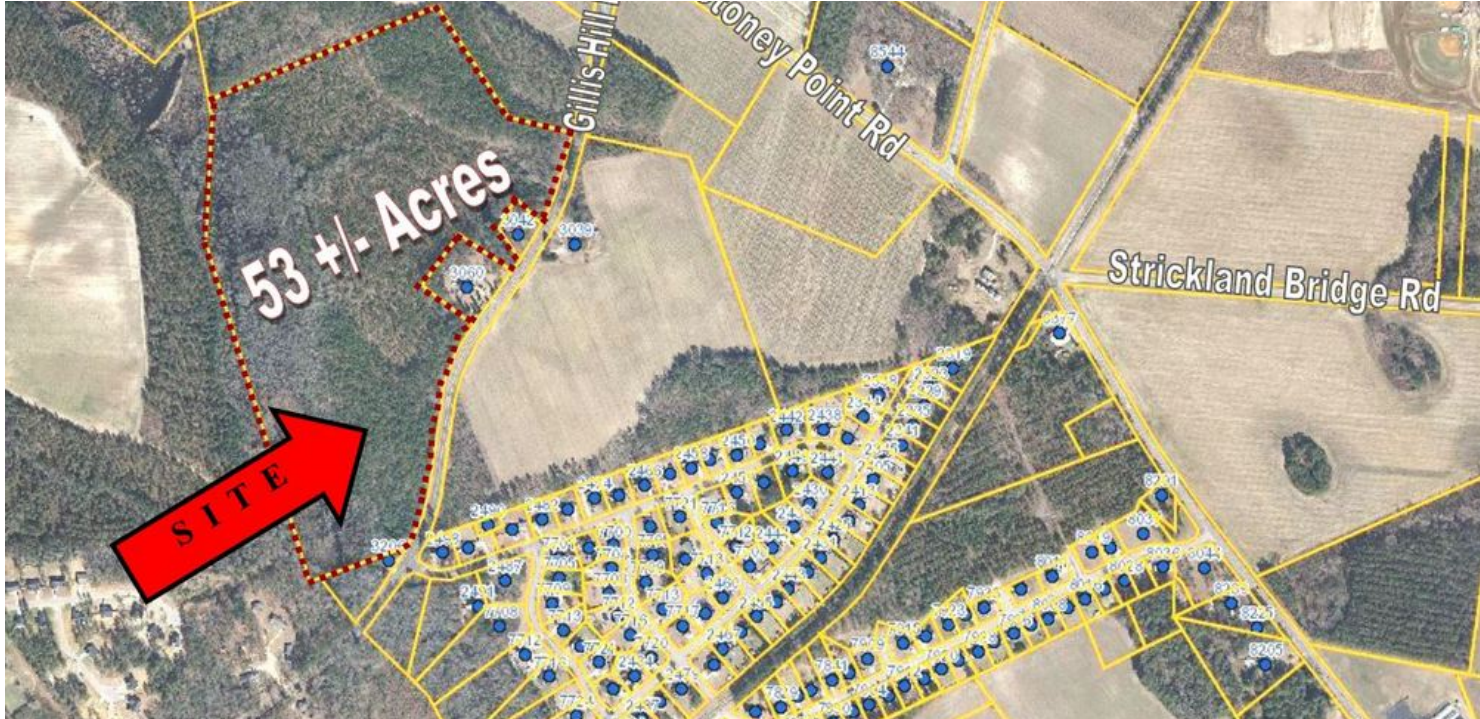
O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	53.0 Acres
Market:	Fayetteville
Submarket:	Hope Mills

PROPERTY OVERVIEW

Now available for sale is this 53 acre development site .This site is located in the rapidly growing Western section of Cumberland County, along Gillis Hill Road. It is approximately 1.5 miles from Raeford Road. The parcel borders the Hoke /Cumberland County line. The I-295 interchange at Stoney Point Road is approximately 1.5 miles from the site. The new I-295 Highway will connect the area to Fort Bragg, North Fayetteville and I-95 once complete. Completion date is set for 2020-21 or sooner. DOT has approved and funded the widening of Gillis Hill Road. PWC is the water and sewer provider. The site makes an excellent location for Single Family homes or a multifamily project.

PROPERTY HIGHLIGHTS

- 53 acre development site
- Approximately 1 mile from the I-295 exit at Stoney Point Rd
- I-295 exchange will connect property to Fort Bragg, North Fayetteville and I-95 once complete
- DOT has approved and funded widening of Gillis Hill Road.

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LOCATION MAPS

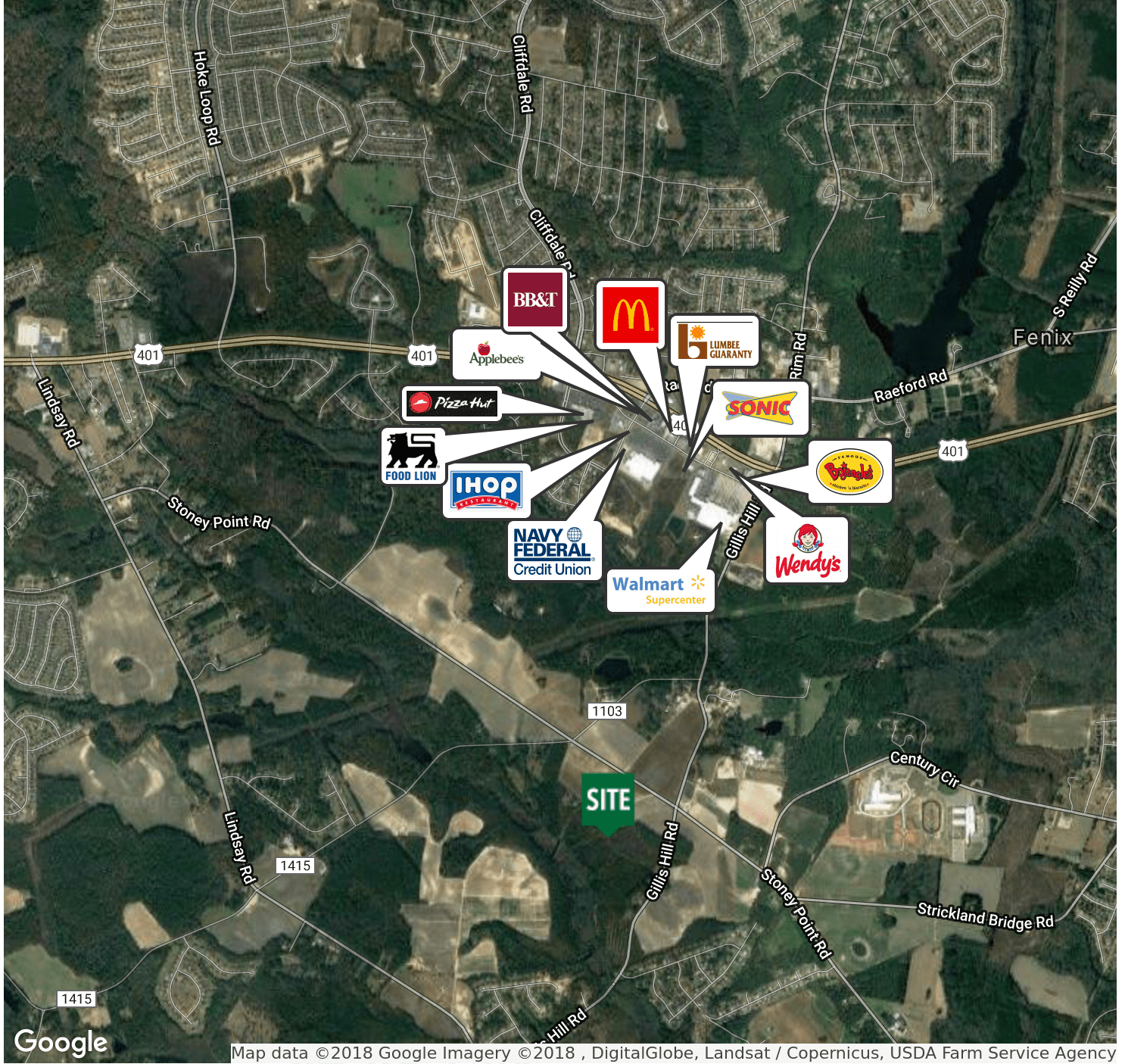


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RETAILER MAP



Google

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

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Executive Summary

3039 Gillis Hill Rd, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.00750
Longitude: -79.05682

	1 mile	3 miles	5 miles
Population			
2000 Population	333	19,399	68,128
2010 Population	531	29,483	87,691
2016 Population	608	33,116	96,936
2021 Population	666	35,776	103,313
2000-2010 Annual Rate	4.78%	4.27%	2.56%
2010-2016 Annual Rate	2.19%	1.88%	1.62%
2016-2021 Annual Rate	1.84%	1.56%	1.28%
2016 Male Population	48.7%	47.9%	47.7%
2016 Female Population	51.3%	52.1%	52.3%
2016 Median Age	33.1	32.4	31.3

In the identified area, the current year population is 96,936. In 2010, the Census count in the area was 87,691. The rate of change since 2010 was 1.62% annually. The five-year projection for the population in the area is 103,313 representing a change of 1.28% annually from 2016 to 2021. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	54.1%	49.0%	45.4%
2016 Black Alone	31.7%	36.0%	39.2%
2016 American Indian/Alaska Native Alone	1.3%	1.3%	1.5%
2016 Asian Alone	3.0%	3.3%	3.2%
2016 Pacific Islander Alone	0.5%	0.4%	0.4%
2016 Other Race	3.3%	4.0%	4.3%
2016 Two or More Races	6.1%	5.9%	5.9%
2016 Hispanic Origin (Any Race)	12.8%	13.6%	13.6%

Persons of Hispanic origin represent 13.6% 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 72.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	125	6,320	23,422
2010 Households	205	10,137	32,224
2016 Total Households	234	11,443	35,894
2021 Total Households	257	12,413	38,407
2000-2010 Annual Rate	5.07%	4.84%	3.24%
2010-2016 Annual Rate	2.14%	1.96%	1.74%
2016-2021 Annual Rate	1.89%	1.64%	1.36%
2016 Average Household Size	2.60	2.89	2.70

The household count in this area has changed from 32,224 in 2010 to 35,894 in the current year, a change of 1.74% annually. The five-year projection of households is 38,407, a change of 1.36% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2010. The number of families in the current year is 26,429 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



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Latitude: 35.00750
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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$75,671	\$65,623	\$53,213
2021 Median Household Income	\$79,003	\$73,713	\$58,146
2016-2021 Annual Rate	0.87%	2.35%	1.79%
Average Household Income			
2016 Average Household Income	\$89,275	\$79,766	\$65,632
2021 Average Household Income	\$96,423	\$87,052	\$71,543
2016-2021 Annual Rate	1.55%	1.76%	1.74%
Per Capita Income			
2016 Per Capita Income	\$30,379	\$27,685	\$24,294
2021 Per Capita Income	\$32,956	\$30,333	\$26,580
2016-2021 Annual Rate	1.64%	1.84%	1.81%

Households by Income

Current median household income is \$53,213 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$58,146 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$65,632 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$71,543 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,294 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,580 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	134	6,815	25,493
2000 Owner Occupied Housing Units	97	4,943	15,972
2000 Renter Occupied Housing Units	27	1,377	7,451
2000 Vacant Housing Units	10	495	2,070
2010 Total Housing Units	223	10,897	34,971
2010 Owner Occupied Housing Units	168	7,819	20,412
2010 Renter Occupied Housing Units	37	2,318	11,812
2010 Vacant Housing Units	18	760	2,747
2016 Total Housing Units	253	12,609	39,993
2016 Owner Occupied Housing Units	187	8,569	21,863
2016 Renter Occupied Housing Units	47	2,874	14,031
2016 Vacant Housing Units	19	1,166	4,099
2021 Total Housing Units	283	13,887	43,473
2021 Owner Occupied Housing Units	204	9,278	23,310
2021 Renter Occupied Housing Units	53	3,135	15,097
2021 Vacant Housing Units	26	1,474	5,066

Currently, 54.7% of the 39,993 housing units in the area are owner occupied; 35.1%, renter occupied; and 10.2% 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 34,971 housing units in the area - 58.4% owner occupied, 33.8% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 6.15%. Median home value in the area is \$154,186, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.51% annually to \$183,183.

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.