



LAND FOR SALE

0.69 ACRES COMMERCIAL LOT
4271 Legion Rd , Hope Mills, NC 28348

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$375,000

Lot Size: 0.69 Acres

Zoning: R10

Market: Hope Mills

Submarket: Fayetteville

Price / SF: \$12.48

PROPERTY HIGHLIGHTS

- 0.69 Acre Lot
- Lot dimensions 150' X 200'
- Owner will participate in rezoning
- Walmart across the street from Lot
- Site backs up to South View High School
- Water and sewer on site
- Ingress and Egress on Legion Rd at light
- Population in the area; close to 8000 within 1 mile and 46000+ within 3 miles

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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS

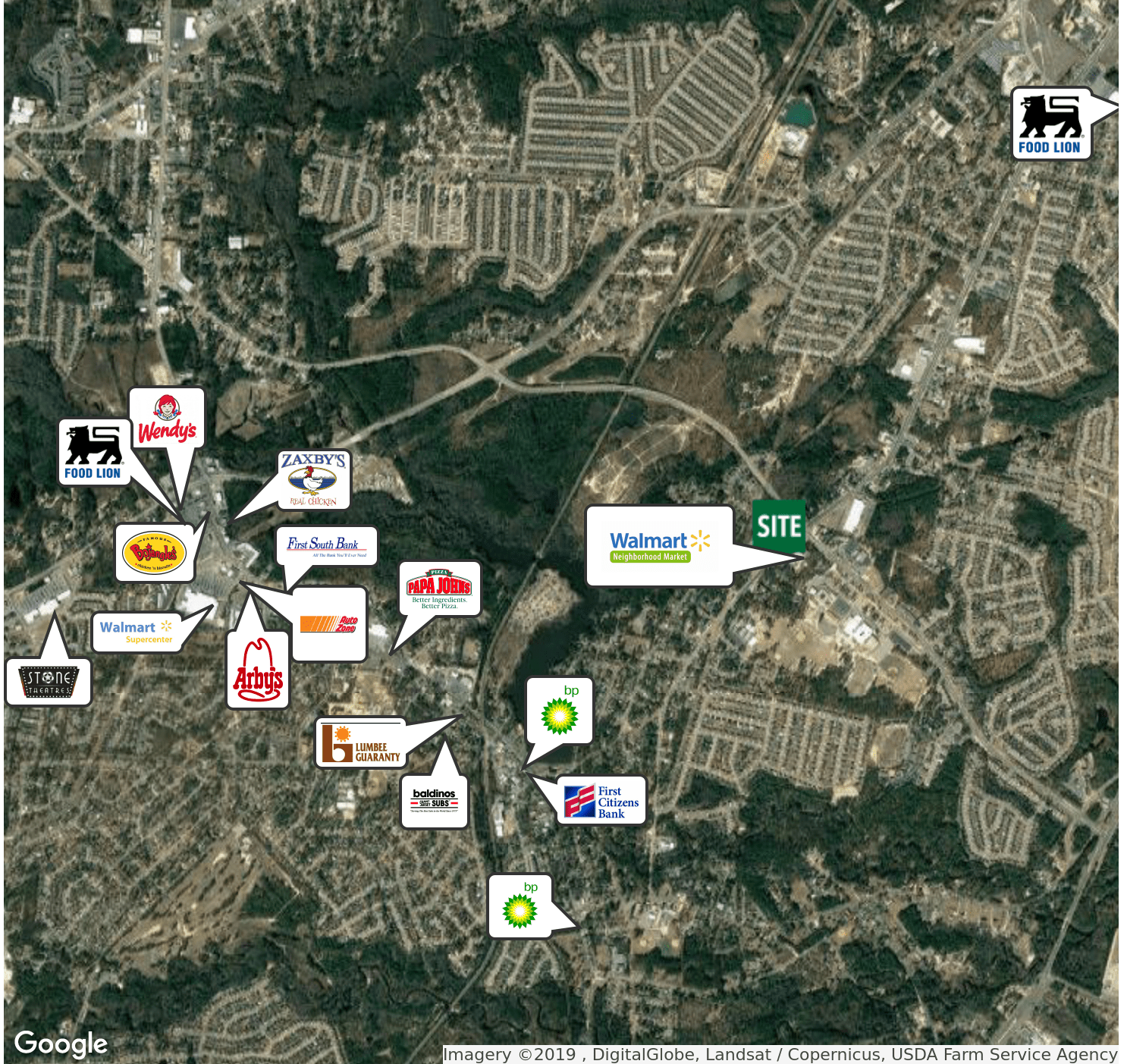


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RETAILER MAP



Google

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Executive Summary

4271 Legion Rd, Hope Mills, North Carolina, 28306 2
 4271 Legion Rd, Hope Mills, North Carolina, 28306
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.98216
 Longitude: -78.93283

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,560 | 35,680 | 84,166 |
| 2010 Population | 5,468 | 43,958 | 97,462 |
| 2016 Population | 5,949 | 46,435 | 103,766 |
| 2021 Population | 6,263 | 48,257 | 107,732 |
| 2000-2010 Annual Rate | 4.38% | 2.11% | 1.48% |
| 2010-2016 Annual Rate | 1.36% | 0.88% | 1.01% |
| 2016-2021 Annual Rate | 1.03% | 0.77% | 0.75% |
| 2016 Male Population | 47.1% | 46.9% | 47.1% |
| 2016 Female Population | 52.9% | 53.1% | 52.9% |
| 2016 Median Age | 32.0 | 33.3 | 34.6 |

In the identified area, the current year population is 103,766. In 2010, the Census count in the area was 97,462. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 107,732 representing a change of 0.75% annually from 2016 to 2021. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.0.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2016 White Alone | 54.8% | 52.8% | 53.6% |
| 2016 Black Alone | 32.4% | 32.8% | 32.2% |
| 2016 American Indian/Alaska Native Alone | 1.8% | 2.7% | 2.3% |
| 2016 Asian Alone | 2.1% | 1.8% | 2.6% |
| 2016 Pacific Islander Alone | 0.3% | 0.3% | 0.3% |
| 2016 Other Race | 4.0% | 4.4% | 3.8% |
| 2016 Two or More Races | 4.6% | 5.2% | 5.2% |
| 2016 Hispanic Origin (Any Race) | 12.6% | 12.9% | 11.8% |

Persons of Hispanic origin represent 11.8% 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 68.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 1,268 | 13,152 | 31,579 |
| 2010 Households | 1,943 | 16,604 | 37,491 |
| 2016 Total Households | 2,115 | 17,690 | 40,086 |
| 2021 Total Households | 2,232 | 18,441 | 41,699 |
| 2000-2010 Annual Rate | 4.36% | 2.36% | 1.73% |
| 2010-2016 Annual Rate | 1.37% | 1.02% | 1.08% |
| 2016-2021 Annual Rate | 1.08% | 0.84% | 0.79% |
| 2016 Average Household Size | 2.81 | 2.61 | 2.58 |

The household count in this area has changed from 37,491 in 2010 to 40,086 in the current year, a change of 1.08% annually. The five-year projection of households is 41,699, a change of 0.79% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2010. The number of families in the current year is 27,500 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.



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|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2016 Median Household Income | \$52,710 | \$41,673 | \$43,661 |
| 2021 Median Household Income | \$57,482 | \$44,576 | \$48,227 |
| 2016-2021 Annual Rate | 1.75% | 1.36% | 2.01% |
| Average Household Income | | | |
| 2016 Average Household Income | \$63,954 | \$54,036 | \$58,882 |
| 2021 Average Household Income | \$70,673 | \$58,603 | \$63,886 |
| 2016-2021 Annual Rate | 2.02% | 1.64% | 1.64% |
| Per Capita Income | | | |
| 2016 Per Capita Income | \$23,458 | \$20,652 | \$23,001 |
| 2021 Per Capita Income | \$25,949 | \$22,450 | \$24,989 |
| 2016-2021 Annual Rate | 2.04% | 1.68% | 1.67% |

Current median household income is \$43,661 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$48,227 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,882 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$63,886 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,001 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,989 in five years, compared to \$32,025 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 1,405 | 14,710 | 34,663 |
| 2000 Owner Occupied Housing Units | 883 | 9,003 | 20,959 |
| 2000 Renter Occupied Housing Units | 385 | 4,148 | 10,620 |
| 2000 Vacant Housing Units | 137 | 1,559 | 3,084 |
| 2010 Total Housing Units | 2,071 | 18,017 | 40,634 |
| 2010 Owner Occupied Housing Units | 1,267 | 10,329 | 23,117 |
| 2010 Renter Occupied Housing Units | 676 | 6,275 | 14,374 |
| 2010 Vacant Housing Units | 128 | 1,413 | 3,143 |
| 2016 Total Housing Units | 2,325 | 19,799 | 44,842 |
| 2016 Owner Occupied Housing Units | 1,317 | 10,436 | 23,662 |
| 2016 Renter Occupied Housing Units | 798 | 7,254 | 16,424 |
| 2016 Vacant Housing Units | 210 | 2,109 | 4,756 |
| 2021 Total Housing Units | 2,495 | 21,031 | 47,526 |
| 2021 Owner Occupied Housing Units | 1,388 | 10,856 | 24,589 |
| 2021 Renter Occupied Housing Units | 845 | 7,585 | 17,110 |
| 2021 Vacant Housing Units | 263 | 2,590 | 5,827 |

Currently, 52.8% of the 44,842 housing units in the area are owner occupied; 36.6%, renter occupied; and 10.6% 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 40,634 housing units in the area - 56.9% owner occupied, 35.4% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 4.48%. Median home value in the area is \$128,833, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.09% annually to \$157,426.

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.