



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

OPPORTUNITY ZONE-FORMER TRAILER PARK

332 Star Ln, Fayetteville, NC 28306

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	5.5 Acres
Zoning:	R6A, R6, LC (AOD)
Traffic Count:	36,000 AADT
Price / Acre:	\$68,181/Acre
County:	Cumberland-Not in Fayetteville city limits
Parcel ID's:	0426-91-9541- 0436-01-3652- 0436-01-3797-

PROPERTY OVERVIEW

This former mobile home park is now available for sale for \$375,000. The property consist of three parcels totaling approximately 5.5 acres and with most of it being zoned R6A and R6 (and in the Airport Overlay District). The R6A zoning district does allow for manufactured housing for occupancy. The property does have a driveway from Owen as well as Trailwood Dr from the rear. There is an existing utility easement on the back of the property with high voltage power lines.

LOCATION OVERVIEW

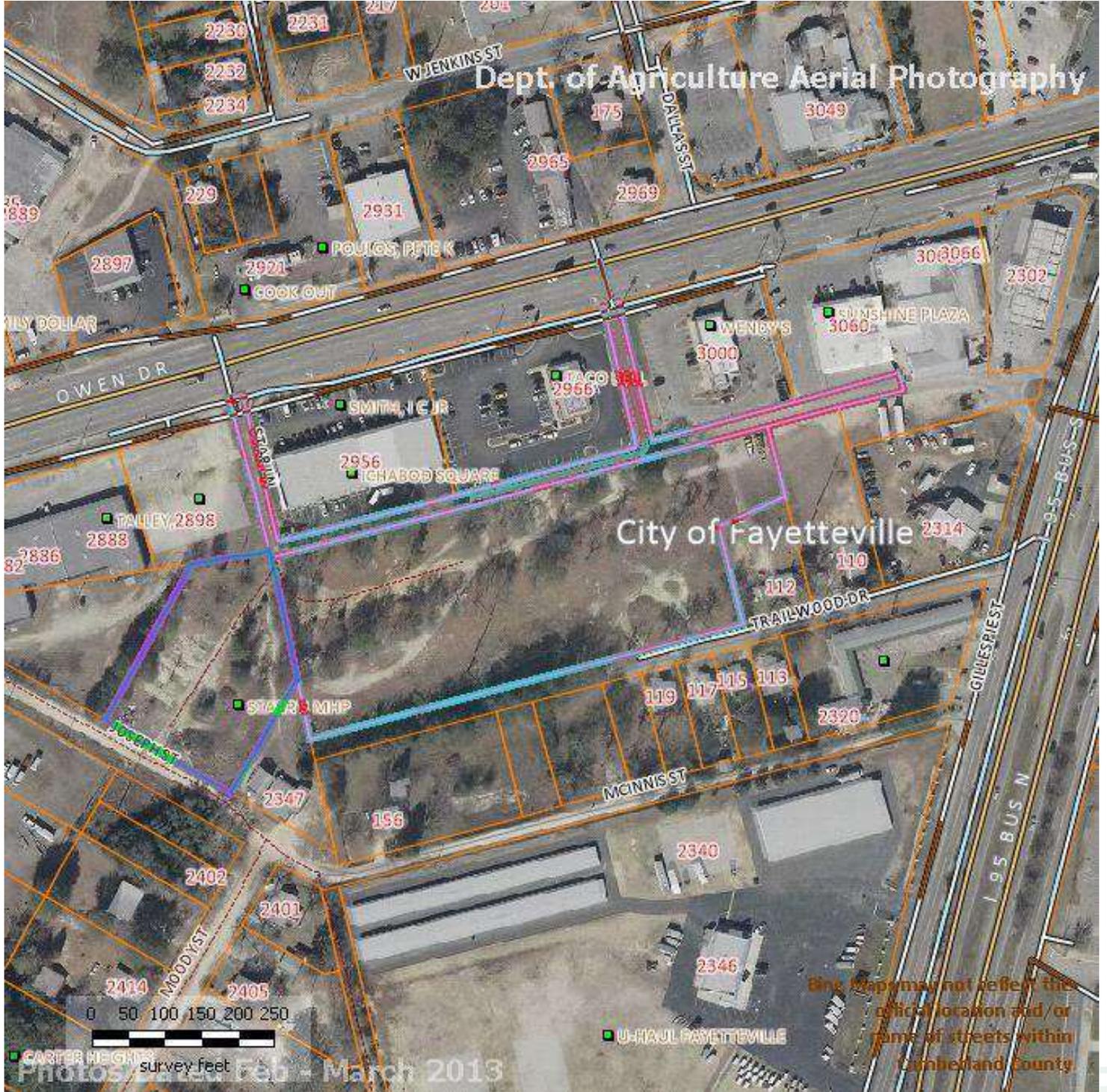
The property is located on the southbound side of Owen Dr close to the intersection of Hwy 301/Business 95. Many national fast food chains and other businesses surround the property. It is less than a mile from the Crown Coliseum which holds numerous concerts and events through the year and is 2.5 miles from the Fayetteville Regional Airport. Traffic counts on this section of Owen Dr are at 36,000 vehicles per day.

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GIS MAP



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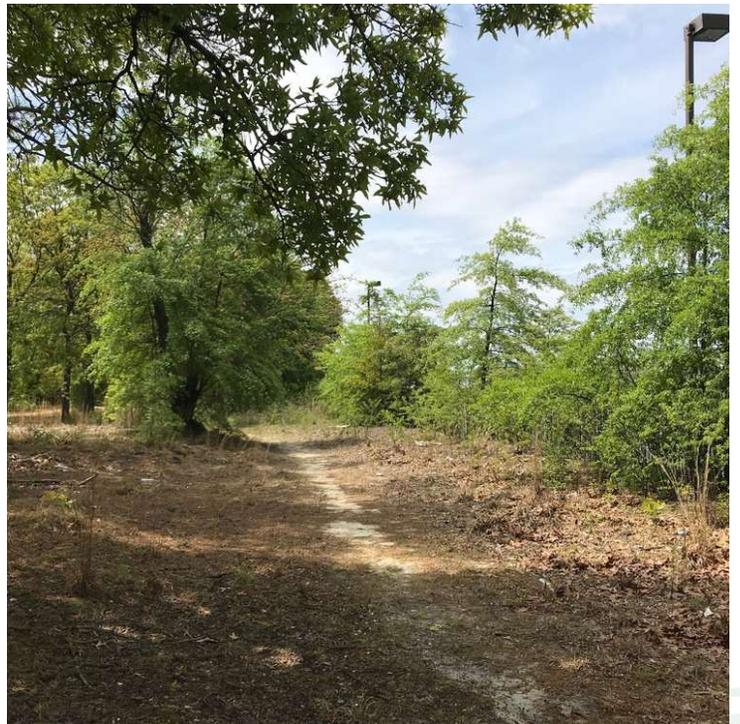
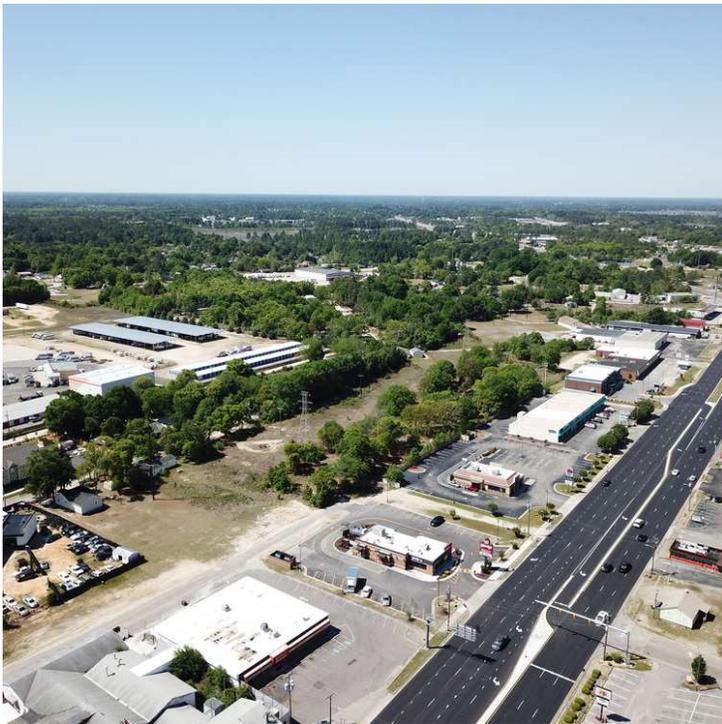
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OPPORTUNITY ZONE-Former Trailer Park
332 STAR LN, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



for more information

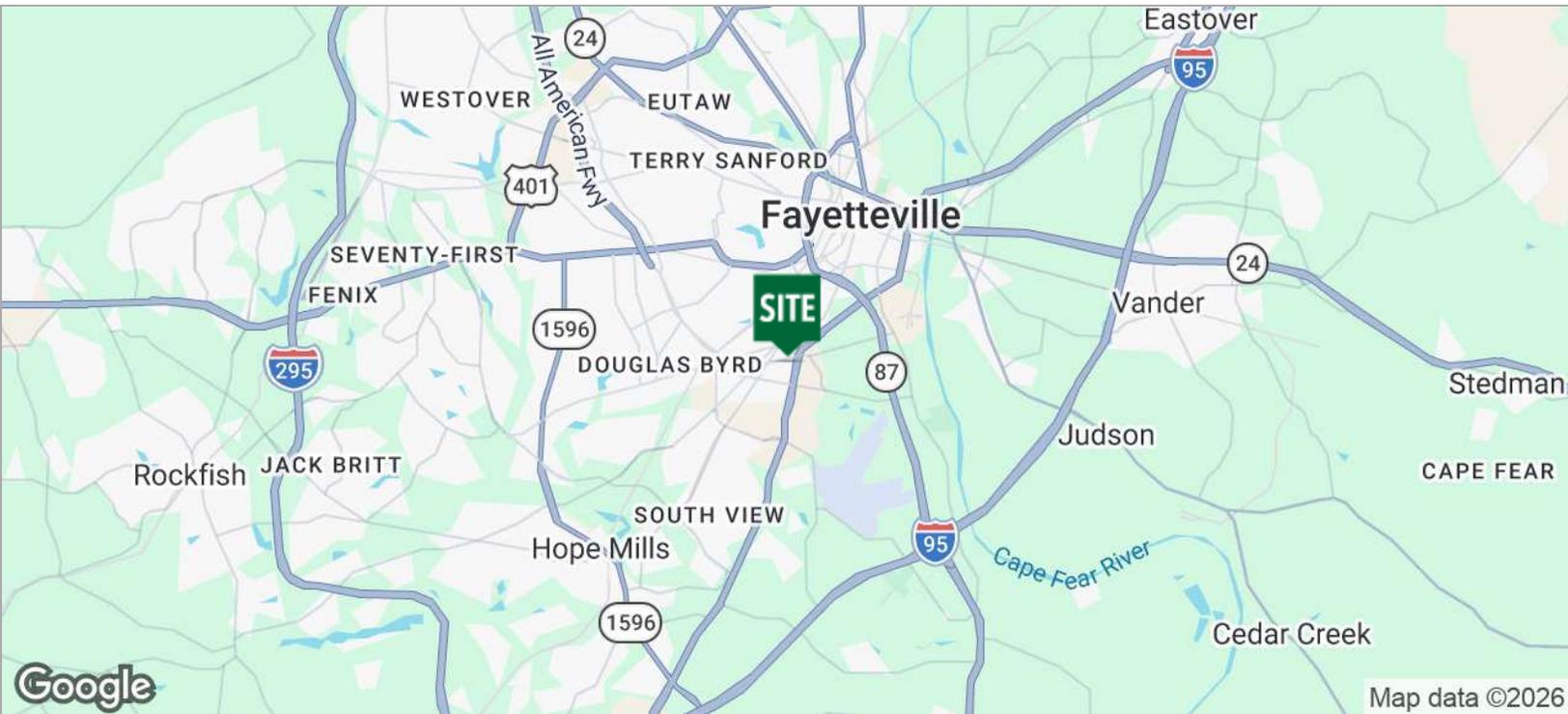
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Executive Summary

332 Star Ln, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Patrick Murray, CCIM, CLS

Latitude: 35.01829
Longitude: -78.89988

	1 mile	3 miles	5 miles
Population			
2000 Population	3,643	35,503	94,888
2010 Population	3,356	37,772	100,762
2017 Population	3,572	38,454	100,181
2022 Population	3,733	39,213	101,251
2000-2010 Annual Rate	-0.82%	0.62%	0.60%
2010-2017 Annual Rate	0.86%	0.25%	-0.08%
2017-2022 Annual Rate	0.89%	0.39%	0.21%
2017 Male Population	46.7%	46.8%	46.7%
2017 Female Population	53.3%	53.2%	53.3%
2017 Median Age	41.0	36.6	35.4

In the identified area, the current year population is 100,181. In 2010, the Census count in the area was 100,762. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 101,251 representing a change of 0.21% annually from 2017 to 2022. Currently, the population is 46.7% male and 53.3% female.

Median Age

The median age in this area is 41.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	49.8%	50.6%	48.0%
2017 Black Alone	37.1%	37.0%	38.9%
2017 American Indian/Alaska Native Alone	3.9%	2.3%	2.0%
2017 Asian Alone	2.0%	2.1%	2.6%
2017 Pacific Islander Alone	0.4%	0.3%	0.3%
2017 Other Race	3.3%	3.4%	3.5%
2017 Two or More Races	3.5%	4.3%	4.7%
2017 Hispanic Origin (Any Race)	8.3%	10.0%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 18.1% 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 64.0 for the U.S. as a whole.

Households

2000 Households	1,489	14,351	37,431
2010 Households	1,432	15,535	40,998
2017 Total Households	1,560	15,956	41,198
2022 Total Households	1,641	16,280	41,703
2000-2010 Annual Rate	-0.39%	0.80%	0.91%
2010-2017 Annual Rate	1.19%	0.37%	0.07%
2017-2022 Annual Rate	1.02%	0.40%	0.24%
2017 Average Household Size	2.22	2.35	2.38

The household count in this area has changed from 40,998 in 2010 to 41,198 in the current year, a change of 0.07% annually. The five-year projection of households is 41,703, a change of 0.24% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2010. The number of families in the current year is 25,361 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 04, 2018



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$30,856	\$38,875	\$40,275
2022 Median Household Income	\$32,720	\$41,516	\$42,694
2017-2022 Annual Rate	1.18%	1.32%	1.17%
Average Household Income			
2017 Average Household Income	\$43,201	\$57,143	\$58,849
2022 Average Household Income	\$49,802	\$64,580	\$65,691
2017-2022 Annual Rate	2.88%	2.48%	2.22%
Per Capita Income			
2017 Per Capita Income	\$19,379	\$24,191	\$24,525
2022 Per Capita Income	\$22,399	\$27,294	\$27,376
2017-2022 Annual Rate	2.94%	2.44%	2.22%

Current median household income is \$40,275 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$42,694 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,849 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,691 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,525 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,376 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,723	16,007	41,508
2000 Owner Occupied Housing Units	856	8,568	21,999
2000 Renter Occupied Housing Units	633	5,783	15,433
2000 Vacant Housing Units	234	1,656	4,076
2010 Total Housing Units	1,615	17,152	45,349
2010 Owner Occupied Housing Units	769	8,574	22,184
2010 Renter Occupied Housing Units	663	6,961	18,814
2010 Vacant Housing Units	183	1,617	4,351
2017 Total Housing Units	1,810	18,363	47,798
2017 Owner Occupied Housing Units	800	8,145	20,625
2017 Renter Occupied Housing Units	760	7,810	20,573
2017 Vacant Housing Units	250	2,407	6,600
2022 Total Housing Units	1,937	19,132	49,534
2022 Owner Occupied Housing Units	847	8,321	20,784
2022 Renter Occupied Housing Units	794	7,960	20,919
2022 Vacant Housing Units	296	2,852	7,831

Currently, 43.2% of the 47,798 housing units in the area are owner occupied; 43.0%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 45,349 housing units in the area - 48.9% owner occupied, 41.5% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 2.37%. Median home value in the area is \$124,562, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.15% annually to \$131,868.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.