



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



LAND FOR SALE

COMMERCIAL LAND NEAR I-95 HOPE MILLS, NC  
5217 Marracco Dr, Hope Mills, NC 28348

*for more information*

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

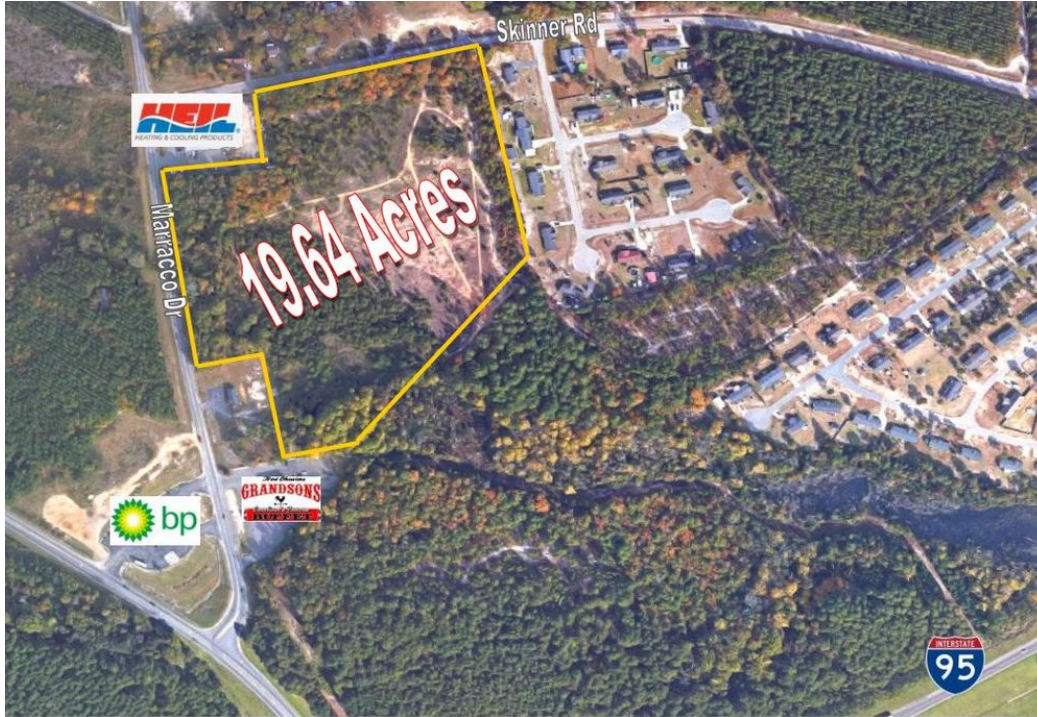
C: 910.624.1966

[chuck@grantmurrayre.com](mailto:chuck@grantmurrayre.com)





EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$3,928,000
<b>Lot Size:</b>	19.64 Acres
<b>Zoning:</b>	CP
<b>Market:</b>	Hope Mills
<b>Submarket:</b>	Fayetteville
<b>Price / SF:</b>	\$4.59

**PROPERTY OVERVIEW**

19.64 acres, flat topography, zoned C(P), water and sewer available and near site. Vacant land with great road frontage on Marracco Dr. Road improvement is in process now. Marracco Dr will split in front of this land and a traffic light will be at the intersection of the new Marracco and Chickenfoot Rd, making this land more valuable and accessible.

**PROPERTY HIGHLIGHTS**

- 19.64 acres commercial lot with great road frontage
- Over 550 Ft Frontage on Marracco also fronts Skinner Rd
- Road realignment in near future
- Located between Business and By Pass I-95
- Great site for hotel, fast food, strip center, grocery store, etc

*for more information*

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19 +/- Acres Commercial Land near I-95  
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ADDITIONAL PHOTOS



*for more information*

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LOCATION MAPS



*for more information*

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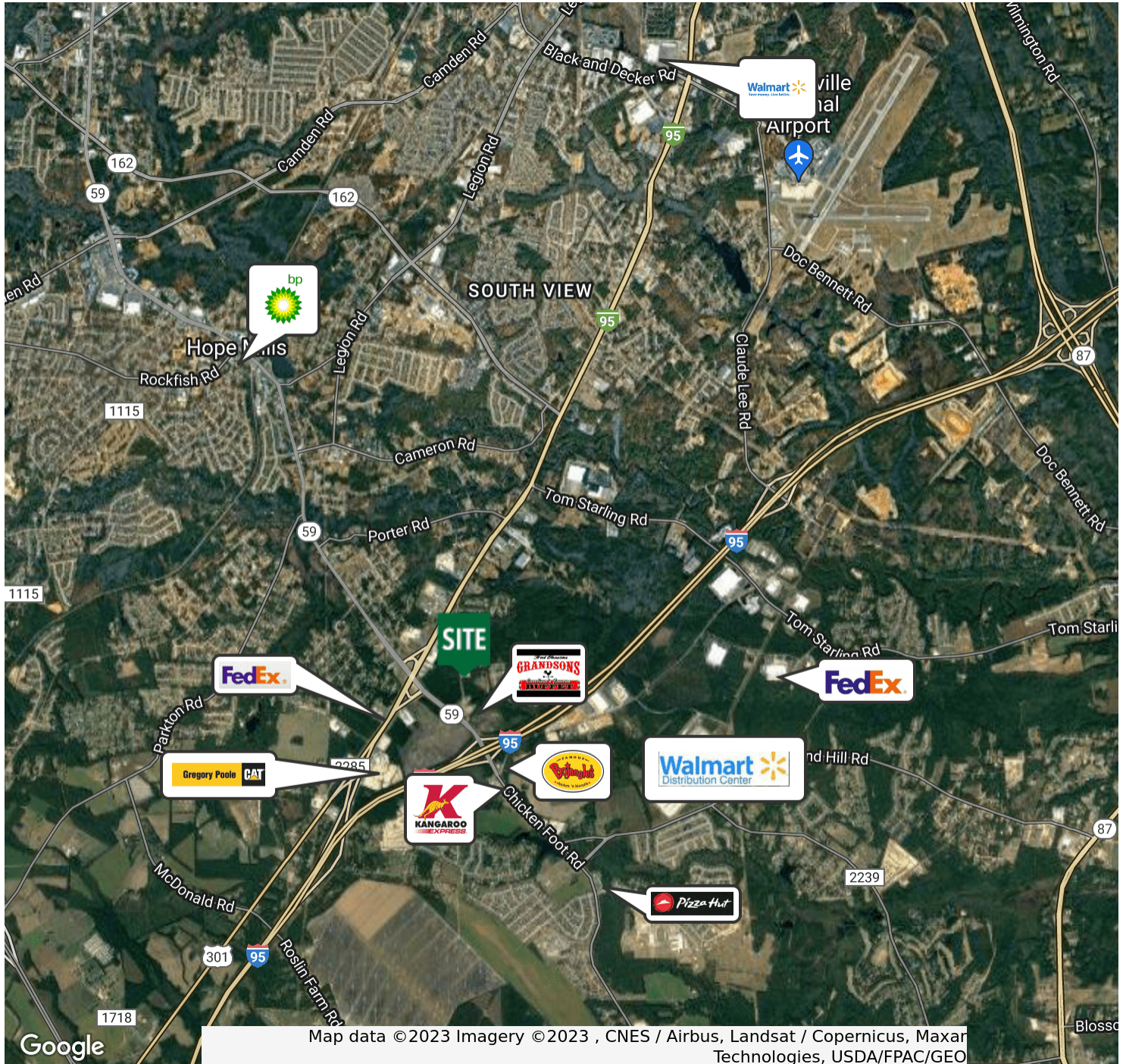




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RETAILER MAP



for more information

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## Executive Summary

5217 Marracco Dr, Hope Mills, North Carolina, 28348  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.94507  
Longitude: -78.92530

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,543	16,762	42,082
2010 Population	1,661	23,806	54,949
2016 Population	1,800	26,335	60,404
2021 Population	1,923	27,743	63,752
2000-2010 Annual Rate	0.74%	3.57%	2.70%
2010-2016 Annual Rate	1.29%	1.63%	1.53%
2016-2021 Annual Rate	1.33%	1.05%	1.08%
2016 Male Population	48.5%	47.5%	47.4%
2016 Female Population	51.5%	52.5%	52.6%
2016 Median Age	38.5	33.9	33.7

In the identified area, the current year population is 60,404. In 2010, the Census count in the area was 54,949. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 63,752 representing a change of 1.08% annually from 2016 to 2021. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	61.4%	59.4%	56.1%
2016 Black Alone	25.1%	27.8%	30.0%
2016 American Indian/Alaska Native Alone	5.9%	3.0%	3.0%
2016 Asian Alone	1.1%	1.6%	1.7%
2016 Pacific Islander Alone	0.1%	0.2%	0.2%
2016 Other Race	2.9%	3.2%	4.0%
2016 Two or More Races	3.6%	4.8%	5.0%
2016 Hispanic Origin (Any Race)	8.9%	11.5%	12.0%

Persons of Hispanic origin represent 12.0% 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 68.0 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	580	5,920	15,206
2010 Households	641	8,546	20,135
2016 Total Households	705	9,489	22,251
2021 Total Households	755	10,010	23,531
2000-2010 Annual Rate	1.01%	3.74%	2.85%
2010-2016 Annual Rate	1.53%	1.69%	1.61%
2016-2021 Annual Rate	1.38%	1.07%	1.12%
2016 Average Household Size	2.55	2.77	2.70

The household count in this area has changed from 20,135 in 2010 to 22,251 in the current year, a change of 1.61% annually. The five-year projection of households is 23,531, a change of 1.12% 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 16,162 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.

April 02, 2017



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$32,295	\$50,273	\$46,138
2021 Median Household Income	\$32,161	\$54,809	\$51,419
2016-2021 Annual Rate	-0.08%	1.74%	2.19%
<b>Average Household Income</b>			
2016 Average Household Income	\$44,233	\$61,278	\$58,500
2021 Average Household Income	\$47,107	\$67,353	\$64,000
2016-2021 Annual Rate	1.27%	1.91%	1.81%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$16,841	\$22,270	\$21,649
2021 Per Capita Income	\$17,993	\$24,512	\$23,720
2016-2021 Annual Rate	1.33%	1.94%	1.84%

### Households by Income

Current median household income is \$46,138 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$51,419 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,500 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$64,000 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$21,649 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$23,720 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	654	6,534	16,956
2000 Owner Occupied Housing Units	451	4,334	10,952
2000 Renter Occupied Housing Units	129	1,586	4,254
2000 Vacant Housing Units	74	614	1,750
2010 Total Housing Units	699	9,167	21,779
2010 Owner Occupied Housing Units	444	5,844	13,504
2010 Renter Occupied Housing Units	197	2,702	6,631
2010 Vacant Housing Units	58	621	1,644
2016 Total Housing Units	786	10,422	24,748
2016 Owner Occupied Housing Units	466	6,271	14,364
2016 Renter Occupied Housing Units	238	3,217	7,887
2016 Vacant Housing Units	81	933	2,497
2021 Total Housing Units	856	11,178	26,637
2021 Owner Occupied Housing Units	503	6,608	15,194
2021 Renter Occupied Housing Units	252	3,403	8,338
2021 Vacant Housing Units	101	1,168	3,106

Currently, 58.0% of the 24,748 housing units in the area are owner occupied; 31.9%, renter occupied; and 10.1% 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 21,779 housing units in the area - 62.0% owner occupied, 30.4% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 5.84%. Median home value in the area is \$139,278, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.95% annually to \$169,052.

**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.

April 02, 2017