

## Vacant Western Agerage

Western Blvd, Jacksonville, NC 28546



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## Vacant Western Acreage

\$3,300,000

Western Blvd. road frontage for sale!! 12 +/- acres on Jacksonville's premiere commercial corridor. Prime location with endless opportunities. Direct access to Western Blvd near intersection of Gum Branch Rd and Western Blvd. near new Lowes Foods.

For more information visit:

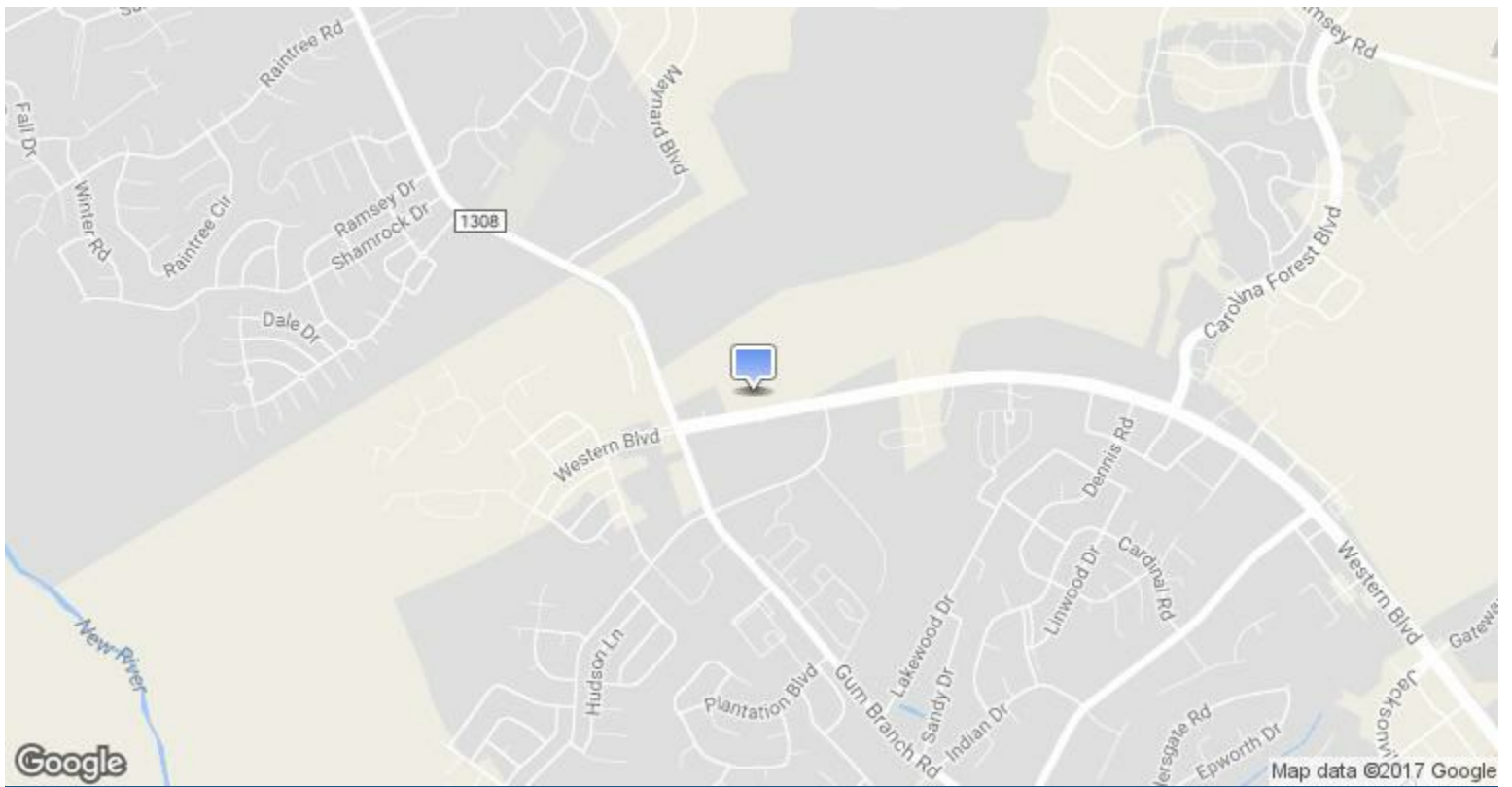
<http://www.crelisting.net/Wsl8c1Z3A/?StepID=107>

Price:	\$3,300,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User

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**\$3,300,000**

Lot Size	12 AC
Price/AC	\$275,000
Lot Type	Commercial/Other (land)



## Western Blvd, Jacksonville, NC 28546

Directly off Western Extension near Gum Branch intersection

# Property Photos





# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,831	17,500	33,777
2015 Female Population	2,948	17,326	32,228
% 2015 Male Population	48.99%	50.25%	51.17%
% 2015 Female Population	51.01%	49.75%	48.83%
2015 Total Population: Adult	4,111	25,482	49,261
2015 Total Daytime Population	6,258	33,709	74,203
2015 Total Employees	2,780	14,730	38,484
2015 Total Population: Median Age	26	27	27
2015 Total Population: Adult Median Age	35	36	36
2015 Total population: Under 5 years	640	3,586	6,459
2015 Total population: 5 to 9 years	489	2,524	4,511
2015 Total population: 10 to 14 years	375	2,150	3,788
2015 Total population: 15 to 19 years	312	2,020	4,304
2015 Total population: 20 to 24 years	989	5,614	10,679
2015 Total population: 25 to 29 years	577	3,975	7,495
2015 Total population: 30 to 34 years	446	2,461	4,502
2015 Total population: 35 to 39 years	345	1,913	3,492
2015 Total population: 40 to 44 years	340	1,764	3,119
2015 Total population: 45 to 49 years	232	1,521	2,960
2015 Total population: 50 to 54 years	224	1,605	3,215
2015 Total population: 55 to 59 years	216	1,519	3,085
2015 Total population: 60 to 64 years	179	1,136	2,308
2015 Total population: 65 to 69 years	141	911	1,828
2015 Total population: 70 to 74 years	100	718	1,453
2015 Total population: 75 to 79 years	72	612	1,242
2015 Total population: 80 to 84 years	48	426	797
2015 Total population: 85 years and over	54	371	768
% 2015 Total population: Under 5 years	11.07%	10.30%	9.79%
% 2015 Total population: 5 to 9 years	8.46%	7.25%	6.83%
% 2015 Total population: 10 to 14 years	6.49%	6.17%	5.74%
% 2015 Total population: 15 to 19 years	5.40%	5.80%	6.52%
% 2015 Total population: 20 to 24 years	17.11%	16.12%	16.18%
% 2015 Total population: 25 to 29 years	9.98%	11.41%	11.36%
% 2015 Total population: 30 to 34 years	7.72%	7.07%	6.82%
% 2015 Total population: 35 to 39 years	5.97%	5.49%	5.29%
% 2015 Total population: 40 to 44 years	5.88%	5.07%	4.73%
% 2015 Total population: 45 to 49 years	4.01%	4.37%	4.48%
% 2015 Total population: 50 to 54 years	3.88%	4.61%	4.87%
% 2015 Total population: 55 to 59 years	3.74%	4.36%	4.67%
% 2015 Total population: 60 to 64 years	3.10%	3.26%	3.50%
% 2015 Total population: 65 to 69 years	2.44%	2.62%	2.77%
% 2015 Total population: 70 to 74 years	1.73%	2.06%	2.20%
% 2015 Total population: 75 to 79 years	1.25%	1.76%	1.88%

# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Total population: 80 to 84 years	0.83%	1.22%	1.21%
% 2015 Total population: 85 years and over	0.93%	1.07%	1.16%
2015 White alone	3,552	23,280	42,934
2015 Black or African American alone	1,366	6,761	14,312
2015 American Indian and Alaska Native alone	25	234	479
2015 Asian alone	215	1,153	1,956
2015 Native Hawaiian and OPI alone	16	113	226
2015 Some Other Race alone	210	1,378	2,742
2015 Two or More Races alone	395	1,907	3,356
2015 Hispanic	787	4,750	8,713
2015 Not Hispanic	4,992	30,076	57,292
% 2015 White alone	61.46%	66.85%	65.05%
% 2015 Black or African American alone	23.64%	19.41%	21.68%
% 2015 American Indian and Alaska Native alone	0.43%	0.67%	0.73%
% 2015 Asian alone	3.72%	3.31%	2.96%
% 2015 Native Hawaiian and OPI alone	0.28%	0.32%	0.34%
% 2015 Some Other Race alone	3.63%	3.96%	4.15%
% 2015 Two or More Races alone	6.84%	5.48%	5.08%
% 2015 Hispanic	13.62%	13.64%	13.20%
% 2015 Not Hispanic	86.38%	86.36%	86.80%
2015 Not Hispanic: White alone	1,753	15,970	30,798
2015 Not Hispanic: Black or African American alone	753	4,993	12,374
2015 Not Hispanic: American Indian and Alaska Native alone	20	127	271
2015 Not Hispanic: Asian alone	72	564	1,143
2015 Not Hispanic: Native Hawaiian and OPI alone	9	45	130
2015 Not Hispanic: Some Other Race alone	7	55	131
2015 Not Hispanic: Two or More Races	105	657	1,280
% 2015 Not Hispanic: White alone	58.61%	66.61%	62.11%
% 2015 Not Hispanic: Black or African American alone	25.18%	20.82%	24.95%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.67%	0.53%	0.55%
% 2015 Not Hispanic: Asian alone	2.41%	2.35%	2.31%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.30%	0.19%	0.26%
% 2015 Not Hispanic: Some Other Race alone	0.23%	0.23%	0.26%
% 2015 Not Hispanic: Two or More Races	3.51%	2.74%	2.58%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	5,779	34,826	66,005
2015 Households	2,244	13,506	25,224

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,026	2,366	3,760
Household Change 2010-2015	429	1,176	2,170
% Population Change 2010-2015	21.59%	7.29%	6.04%
% Household Change 2010-2015	23.64%	9.54%	9.41%
Population Change 2000-2015	2,788	10,849	16,419
Household Change 2000-2015	1,202	4,774	7,441
% Population Change 2000 to 2015	93.21%	45.25%	33.11%
% Household Change 2000 to 2015	115.36%	54.67%	41.84%

## Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,109	9,269	19,272
2015 Occupied Housing Units	1,042	8,733	17,785
2015 Owner Occupied Housing Units	590	5,438	10,352
2015 Renter Occupied Housing Units	452	3,295	7,433
2015 Vacant Housings Units	67	537	1,489
% 2015 Occupied Housing Units	93.96%	94.22%	92.28%
% 2015 Owner occupied housing units	56.62%	62.27%	58.21%
% 2015 Renter occupied housing units	43.38%	37.73%	41.79%
% 2000 Vacant housing units	6.04%	5.79%	7.73%

## Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$46,764	\$46,607	\$45,523
2015 Household Income: Average	\$61,623	\$59,541	\$57,695
2015 Per Capita Income	\$23,928	\$23,171	\$22,684
2015 Household income: Less than \$10,000	83	620	1,571
2015 Household income: \$10,000 to \$14,999	78	412	930
2015 Household income: \$15,000 to \$19,999	182	1,188	2,014
2015 Household income: \$20,000 to \$24,999	99	640	1,367
2015 Household income: \$25,000 to \$29,999	116	828	1,552
2015 Household income: \$30,000 to \$34,999	149	820	1,559
2015 Household income: \$35,000 to \$39,999	171	963	1,757
2015 Household income: \$40,000 to \$44,999	208	1,052	1,711
2015 Household income: \$45,000 to \$49,999	102	715	1,441
2015 Household income: \$50,000 to \$59,999	201	1,237	2,369
2015 Household income: \$60,000 to \$74,999	324	1,736	3,043
2015 Household income: \$75,000 to \$99,999	214	1,419	2,616
2015 Household income: \$100,000 to \$124,999	159	1,037	1,706
2015 Household income: \$125,000 to \$149,999	55	312	607
2015 Household income: \$150,000 to \$199,999	56	325	651
2015 Household income: \$200,000 or more	47	202	330
% 2015 Household income: Less than \$10,000	3.70%	4.59%	6.23%
% 2015 Household income: \$10,000 to \$14,999	3.48%	3.05%	3.69%



# Demographics

## Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	8.11%	8.80%	7.98%
% 2015 Household income: \$20,000 to \$24,999	4.41%	4.74%	5.42%
% 2015 Household income: \$25,000 to \$29,999	5.17%	6.13%	6.15%
% 2015 Household income: \$30,000 to \$34,999	6.64%	6.07%	6.18%
% 2015 Household income: \$35,000 to \$39,999	7.62%	7.13%	6.97%
% 2015 Household income: \$40,000 to \$44,999	9.27%	7.79%	6.78%
% 2015 Household income: \$45,000 to \$49,999	4.55%	5.29%	5.71%
% 2015 Household income: \$50,000 to \$59,999	8.96%	9.16%	9.39%
% 2015 Household income: \$60,000 to \$74,999	14.44%	12.85%	12.06%
% 2015 Household income: \$75,000 to \$99,999	9.54%	10.51%	10.37%
% 2015 Household income: \$100,000 to \$124,999	7.09%	7.68%	6.76%
% 2015 Household income: \$125,000 to \$149,999	2.45%	2.31%	2.41%
% 2015 Household income: \$150,000 to \$199,999	2.50%	2.41%	2.58%
% 2015 Household income: \$200,000 or more	2.09%	1.50%	1.31%

## Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$610,188	\$3,656,495	\$6,740,819
2015 Jewelry stores	\$216,940	\$1,301,841	\$2,408,916
2015 Mens clothing stores	\$705,181	\$4,240,141	\$7,838,635
2015 Shoe stores	\$713,136	\$4,292,697	\$7,919,806
2015 Womens clothing stores	\$1,183,380	\$7,165,038	\$13,253,351
2015 Automobile dealers	\$9,327,512	\$56,443,093	\$104,022,770
2015 Automotive parts and accessories stores	\$1,817,984	\$11,016,352	\$20,399,737
2015 Other motor vehicle dealers	\$261,088	\$1,589,785	\$2,972,390
2015 Tire dealers	\$813,255	\$4,929,384	\$9,121,586
2015 Hardware stores	\$35,944	\$219,849	\$407,854
2015 Home centers	\$362,805	\$2,228,602	\$4,123,176
2015 Nursery and garden centers	\$433,717	\$2,659,716	\$4,921,911
2015 Outdoor power equipment stores	\$201,224	\$1,234,204	\$2,287,049
2015 Paint andwallpaper stores	\$43,484	\$267,465	\$493,667
2015 Appliance, television, and other electronics stores	\$1,242,472	\$7,534,399	\$13,911,538
2015 Camera andphotographic supplies stores	\$96,426	\$581,548	\$1,065,953
2015 Computer andsoftware stores	\$3,441,478	\$20,801,423	\$38,541,174
2015 Beer, wine, and liquor stores	\$592,952	\$3,570,697	\$6,613,377
2015 Convenience stores	\$2,696,703	\$16,181,921	\$29,905,582
2015 Restaurant Expenditures	\$2,437,389	\$14,731,614	\$27,236,596
2015 Supermarkets and other grocery (except convenience) stores	\$9,716,697	\$58,730,683	\$108,925,400
2015 Furniture stores	\$878,383	\$5,294,529	\$9,779,455
2015 Home furnishings stores	\$3,041,753	\$18,466,334	\$34,202,237
2015 General merchandise stores	\$15,865,581	\$96,216,381	\$177,883,424
2015 Gasoline stations with convenience stores	\$8,416,533	\$50,756,386	\$93,857,170
2015 Other gasoline stations	\$6,035,494	\$36,469,519	\$67,459,743
2015 Department stores (excl leased depts)	\$15,648,641	\$94,914,540	\$175,474,508
2015 General merchandise stores	\$15,865,581	\$96,216,381	\$177,883,424
2015 Other health and personal care stores	\$622,088	\$3,768,897	\$6,961,955

# Demographics

## Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$2,485,605	\$15,103,772	\$28,018,744
2015 Pet and pet supplies stores	\$678,728	\$4,131,356	\$7,661,279
2015 Book, periodical, and music stores	\$102,852	\$623,528	\$1,152,191
2015 Hobby, toy, and game stores	\$289,161	\$1,757,806	\$3,266,560
2015 Musical instrument and supplies stores	\$29,923	\$179,373	\$330,317
2015 Sewing, needlework, and piece goods stores	\$54,466	\$331,710	\$615,665
2015 Sporting goods stores	\$287,440	\$1,743,857	\$3,190,595