

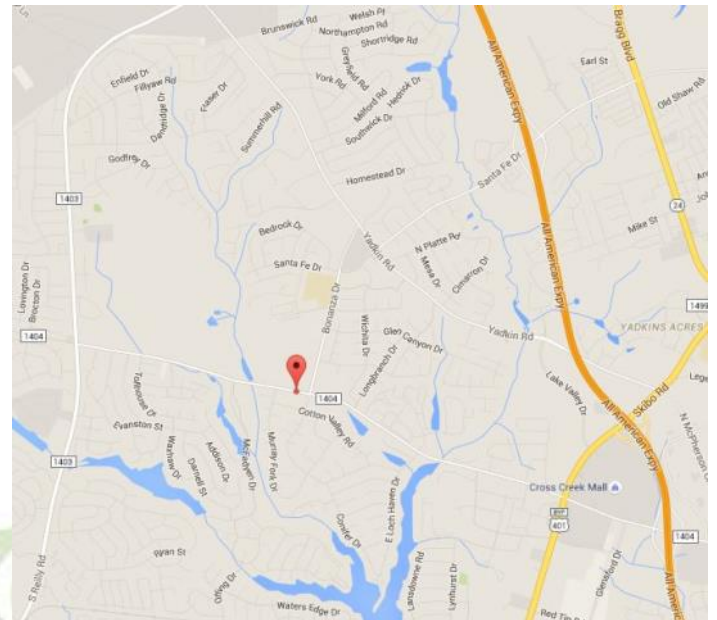
Available for Lease



3-MILE DEMOGRAPHICS		
POPULATION	HOUSEHOLDS	AVG. INCOME
56,160	24,432	\$55,982

Property Highlights

- Available for Build-to-Suit or Ground Lease
- Located between Rite Aid and 100% Leased Murray Fork Center along Morganton Rd
- Amazing Demographics: 10,000+ Population with \$54,634 Median Household Income within 1 Mile
- Zoned NC



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**WESTOVER
MIDDLE &
HIGH SCHOOL**



**MORGANTON RD
ELEMENTARY
SCHOOL**

**Approx. 53,000 SF
Land Available**



Place Dr
Rally Rd
Morganton Rd
Evanson St
Bunker Hill Rd
Shadesford Blvd
Brookford Ct
Irvington Ct
Evanston St
Liversmore Dr
Bailey Ct
Raid Ct
Tilton Ct
Waxhaw Dr
Stewarts Creek
Greycliff Dr
Foxlake Dr
Bent Tree Dr
Foxglen Dr
Tollhouse Dr
Evanston St
Darnell St
Waxhaw Dr
Kittidge Dr
Timberlake Dr
Addison St
Kittridge Dr
Morganon Rd
English Oaks Dr
Holly Oak Dr
Southern Oaks Dr
McFadyen Dr
Morganton Rd
Manza Dr
Tanbark Dr
Foxfire Rd
Wichita Dr
Wajah Creek Dr
Forkhill Pl
Morganton Rd
Cotton Valley Dr
Monterey Ct
Jason Ct
Bundy Ct
Gaston Ct
Wildfire Way Dr
Murray Fork Dr
Wheat Way
Cotton Valley Dr
Potash Pl
Old Farm Rd
Conservation Ct
Old Farm Rd
Rail Fence Ct
Duroc Ct
Chinas Ct
Murray Fork Dr
McFadyen Dr



Executive Summary

Murray Fork Land
6039 Morganton Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.07906
Longitude: -78.99029

	1 mile	3 miles	5 miles
Population			
2000 Population	9,957	52,653	141,516
2010 Population	10,672	54,799	138,207
2015 Population	10,515	56,160	141,139
2020 Population	10,737	58,173	146,126
2000-2010 Annual Rate	0.70%	0.40%	-0.24%
2010-2015 Annual Rate	-0.28%	0.47%	0.40%
2015-2020 Annual Rate	0.42%	0.71%	0.70%
2015 Male Population	49.2%	48.6%	48.2%
2015 Female Population	50.8%	51.4%	51.8%
2015 Median Age	31.9	30.5	30.7

In the identified area, the current year population is 141,139. In 2010, the Census count in the area was 138,207. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 146,126 representing a change of 0.70% annually from 2015 to 2020. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	42.3%	40.6%	44.7%
2015 Black Alone	41.0%	43.0%	40.1%
2015 American Indian/Alaska Native Alone	0.6%	0.9%	1.0%
2015 Asian Alone	5.3%	4.3%	3.5%
2015 Pacific Islander Alone	0.6%	0.6%	0.5%
2015 Other Race	4.3%	4.8%	4.4%
2015 Two or More Races	6.1%	5.8%	5.8%
2015 Hispanic Origin (Any Race)	14.5%	14.5%	13.8%

Persons of Hispanic origin represent 13.8% of the population in the identified area compared to 17.6% 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 72.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,835	20,456	49,403
2010 Households	4,643	23,278	54,505
2015 Total Households	4,688	24,432	57,052
2020 Total Households	4,846	25,578	59,611
2000-2010 Annual Rate	1.93%	1.30%	0.99%
2010-2015 Annual Rate	0.18%	0.93%	0.87%
2015-2020 Annual Rate	0.67%	0.92%	0.88%
2015 Average Household Size	2.24	2.28	2.42

The household count in this area has changed from 54,505 in 2010 to 57,052 in the current year, a change of 0.87% annually. The five-year projection of households is 59,611, a change of 0.88% annually from the current year total. Average household size is currently 2.42, compared to 2.47 in the year 2010. The number of families in the current year is 37,153 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

August 14, 2015



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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$54,634	\$45,404	\$45,325
2020 Median Household Income	\$58,306	\$51,380	\$51,513
2015-2020 Annual Rate	1.31%	2.50%	2.59%
Average Household Income			
2015 Average Household Income	\$61,671	\$55,982	\$57,924
2020 Average Household Income	\$67,574	\$62,214	\$64,504
2015-2020 Annual Rate	1.85%	2.13%	2.18%
Per Capita Income			
2015 Per Capita Income	\$27,507	\$24,323	\$23,539
2020 Per Capita Income	\$30,506	\$27,309	\$26,440
2015-2020 Annual Rate	2.09%	2.34%	2.35%

Households by Income

Current median household income is \$45,325 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$51,513 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$57,924 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$64,504 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,539 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,440 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	4,011	22,644	54,058
2000 Owner Occupied Housing Units	2,157	10,414	26,302
2000 Renter Occupied Housing Units	1,678	10,041	23,101
2000 Vacant Housing Units	176	2,189	4,655
2010 Total Housing Units	5,063	26,085	60,206
2010 Owner Occupied Housing Units	2,170	9,821	26,203
2010 Renter Occupied Housing Units	2,473	13,457	28,302
2010 Vacant Housing Units	420	2,807	5,701
2015 Total Housing Units	5,221	28,166	64,478
2015 Owner Occupied Housing Units	2,030	9,571	25,808
2015 Renter Occupied Housing Units	2,658	14,861	31,244
2015 Vacant Housing Units	533	3,734	7,426
2020 Total Housing Units	5,447	29,911	68,182
2020 Owner Occupied Housing Units	2,040	9,854	26,655
2020 Renter Occupied Housing Units	2,807	15,724	32,956
2020 Vacant Housing Units	601	4,333	8,571

Currently, 40.0% of the 64,478 housing units in the area are owner occupied; 48.5%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 60,206 housing units in the area - 43.5% owner occupied, 47.0% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 3.09%. Median home value in the area is \$178,435, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.80% annually to \$204,903.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

August 14, 2015