



LAND FOR SALE

BINGHAM DR COMMERCIAL LOT 1864 Bingham Dr, Fayetteville, NC 28304

for more information

DR. CHUCK MAXWELL
Broker
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 13.63 Acres

Zoning: R-10

Market: Fayetteville

Price / SF: -

PROPERTY OVERVIEW

13.63 acres of prime commercial property, at the corner of the Lakeridge Dr. New stoplight system recently placed. 800+ Ft. of road frontage and over 700 Ft. of depth. Water, sewer and natural gas at the property line. Owner will subdivide.

PROPERTY HIGHLIGHTS

- Great site for grocery, fast food, convenience store, etc
- Traffic light at intersection of Lake ridge and Bingham
- Great visibility
- Densely populated
- Average income within 3 miles is \$ 60,000
- Population:
 - 1 mile 10,040
 - 3 miles 65,700
 - 5 miles 154,375

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ADDITIONAL PHOTOS



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LOCATION MAPS

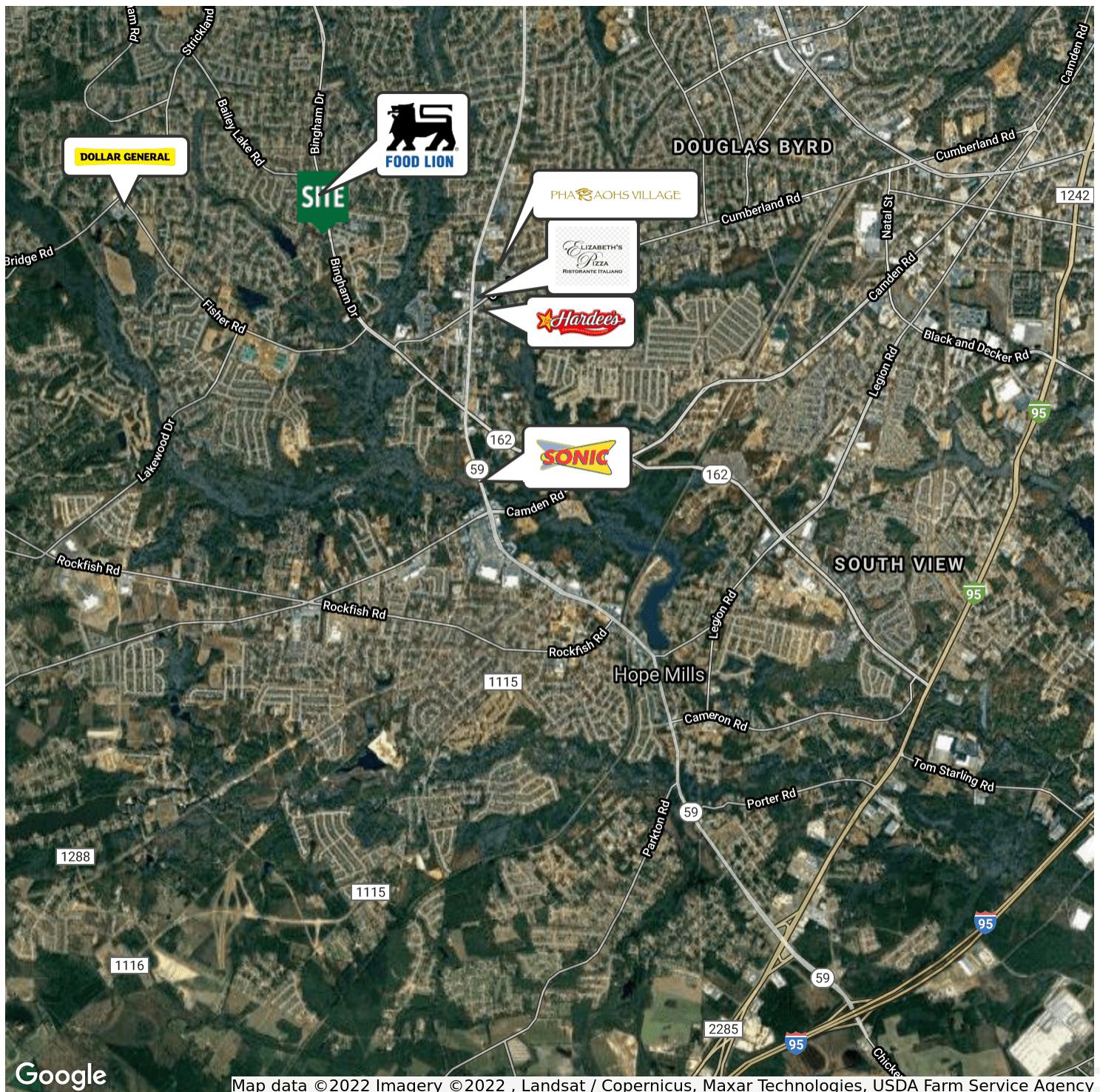


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RETAILER MAP



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	1 mile	3 miles	5 miles
Population			
2000 Population	8,157	54,530	125,684
2010 Population	8,810	62,656	147,429
2021 Population	9,240	64,516	151,980
2026 Population	9,434	65,189	153,786
2000-2010 Annual Rate	0.77%	1.40%	1.61%
2010-2021 Annual Rate	0.42%	0.26%	0.27%
2021-2026 Annual Rate	0.42%	0.21%	0.24%
2021 Male Population	47.5%	47.4%	47.5%
2021 Female Population	52.5%	52.6%	52.5%
2021 Median Age	34.6	34.9	34.2

In the identified area, the current year population is 151,980. In 2010, the Census count in the area was 147,429. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 153,786 representing a change of 0.24% annually from 2021 to 2026. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	40.2%	43.2%	45.8%
2021 Black Alone	43.5%	40.6%	38.1%
2021 American Indian/Alaska Native Alone	1.3%	1.7%	1.7%
2021 Asian Alone	3.3%	3.1%	3.5%
2021 Pacific Islander Alone	0.5%	0.3%	0.4%
2021 Other Race	4.5%	4.7%	4.4%
2021 Two or More Races	6.5%	6.5%	6.1%
2021 Hispanic Origin (Any Race)	14.9%	13.9%	13.6%

Persons of Hispanic origin represent 13.6% of the population in the identified area compared to 18.9% 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 72.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	40	51	52
2000 Households	2,824	20,078	47,099
2010 Households	3,438	23,997	58,046
2021 Total Households	3,661	24,844	60,268
2026 Total Households	3,751	25,144	61,109
2000-2010 Annual Rate	1.99%	1.80%	2.11%
2010-2021 Annual Rate	0.56%	0.31%	0.33%
2021-2026 Annual Rate	0.49%	0.24%	0.28%
2021 Average Household Size	2.52	2.59	2.51

The household count in this area has changed from 58,046 in 2010 to 60,268 in the current year, a change of 0.33% annually. The five-year projection of households is 61,109, a change of 0.28% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2010. The number of families in the current year is 40,341 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	10.8%	11.9%	12.7%
Median Household Income			
2021 Median Household Income	\$48,829	\$48,001	\$48,046
2026 Median Household Income	\$53,948	\$52,718	\$52,739
2021-2026 Annual Rate	2.01%	1.89%	1.88%
Average Household Income			
2021 Average Household Income	\$57,810	\$63,258	\$63,766
2026 Average Household Income	\$65,202	\$71,253	\$71,457
2021-2026 Annual Rate	2.44%	2.41%	2.30%
Per Capita Income			
2021 Per Capita Income	\$22,832	\$24,373	\$25,270
2026 Per Capita Income	\$25,830	\$27,501	\$28,374
2021-2026 Annual Rate	2.50%	2.44%	2.34%
Households by Income			
Current median household income is \$48,046 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,739 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$63,766 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,457 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$25,270 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,374 in five years, compared to \$39,378 for all U.S. households			
Housing			
2021 Housing Affordability Index	196	181	171
2000 Total Housing Units	3,061	22,006	51,347
2000 Owner Occupied Housing Units	1,978	13,300	29,595
2000 Renter Occupied Housing Units	845	6,778	17,504
2000 Vacant Housing Units	238	1,928	4,248
2010 Total Housing Units	3,744	26,047	63,191
2010 Owner Occupied Housing Units	1,995	14,693	33,187
2010 Renter Occupied Housing Units	1,443	9,304	24,859
2010 Vacant Housing Units	306	2,050	5,145
2021 Total Housing Units	4,023	27,774	67,464
2021 Owner Occupied Housing Units	1,832	13,484	30,179
2021 Renter Occupied Housing Units	1,829	11,360	30,089
2021 Vacant Housing Units	362	2,930	7,196
2026 Total Housing Units	4,167	28,567	69,495
2026 Owner Occupied Housing Units	1,900	13,872	31,143
2026 Renter Occupied Housing Units	1,851	11,272	29,966
2026 Vacant Housing Units	416	3,423	8,386

Currently, 44.7% of the 67,464 housing units in the area are owner occupied; 44.6%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 63,191 housing units in the area - 52.5% owner occupied, 39.3% renter occupied, and 8.1% vacant. The annual rate of change in housing units since 2010 is 2.95%. Median home value in the area is \$145,666, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 6.65% annually to \$200,965.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.