



**LAND FOR SALE**

**GREAT COMMERCIAL SITE ON LEGEND AVE**  
 4058 Legend Ave, Fayetteville, NC 28303

*for more information*

**DR. CHUCK MAXWELL**

Broker  
 O: 910.829.1617 x203  
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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$5,400,000

**Lot Size:** 17.18 Acres

**Zoning:** LC and MU/C

**Market:** Fayetteville

**Price / SF:** \$7.22

**PROPERTY HIGHLIGHTS**

- Large tract of land
- Located in the highly desirable Cross Creek Mall Area
- Owner will subdivide
- Build to suit or ground lease
- Legend Ave is planned for improvements to start FY 2017
- Near shopping, hotels, restaurants, etc.
- Great for any retail development

*for more information*

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ADDITIONAL PHOTOS



*for more information*

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LOCATION MAPS



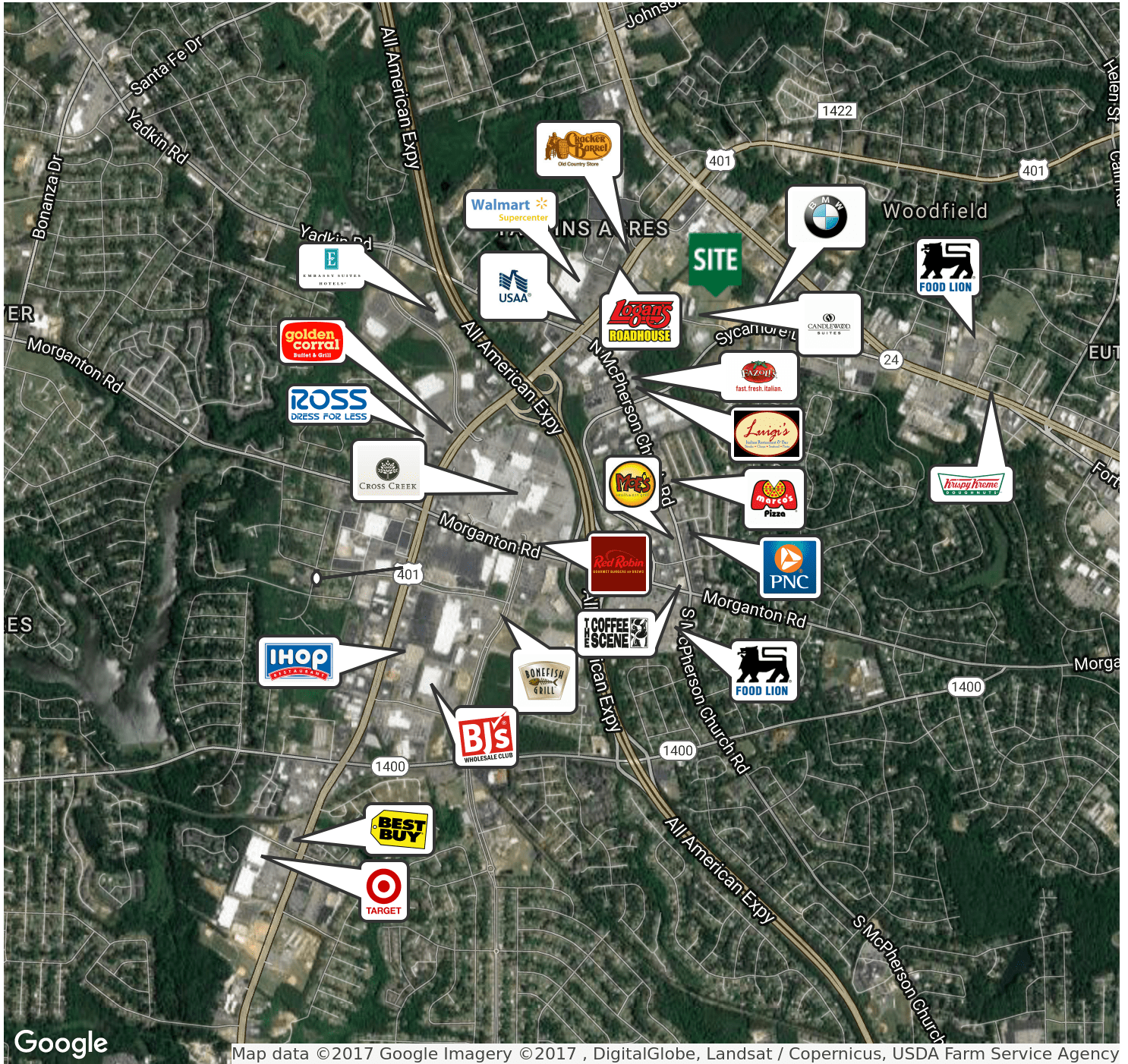
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RETAILER MAP



Google

Map data ©2017 Google Imagery ©2017 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

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# Executive Summary

4058 Legend Ave, Fayetteville, North Carolina, 28303  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.07956  
Longitude: -78.94904

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,330	59,216	151,210
2010 Population	5,514	58,299	146,984
2017 Population	5,807	58,081	146,426
2022 Population	5,941	58,587	148,028
2000-2010 Annual Rate	0.34%	-0.16%	-0.28%
2010-2017 Annual Rate	0.72%	-0.05%	-0.05%
2017-2022 Annual Rate	0.46%	0.17%	0.22%
2017 Male Population	48.0%	47.4%	47.7%
2017 Female Population	52.0%	52.6%	52.3%
2017 Median Age	31.0	34.7	33.0

In the identified area, the current year population is 146,426. In 2010, the Census count in the area was 146,984. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 148,028 representing a change of 0.22% annually from 2017 to 2022. Currently, the population is 47.7% male and 52.3% female.

### Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	41.9%	43.7%	42.0%
2017 Black Alone	42.0%	42.4%	44.0%
2017 American Indian/Alaska Native Alone	0.9%	0.8%	1.1%
2017 Asian Alone	4.6%	4.1%	3.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.4%
2017 Other Race	4.5%	3.7%	3.9%
2017 Two or More Races	5.9%	5.0%	5.3%
2017 Hispanic Origin (Any Race)	13.1%	11.3%	11.9%

Persons of Hispanic origin represent 11.9% 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 70.6 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,298	24,397	56,941
2010 Households	2,473	25,639	60,371
2017 Total Households	2,620	25,785	61,004
2022 Total Households	2,684	26,103	61,889
2000-2010 Annual Rate	0.74%	0.50%	0.59%
2010-2017 Annual Rate	0.80%	0.08%	0.14%
2017-2022 Annual Rate	0.48%	0.25%	0.29%
2017 Average Household Size	2.22	2.24	2.34

The household count in this area has changed from 60,371 in 2010 to 61,004 in the current year, a change of 0.14% annually. The five-year projection of households is 61,889, a change of 0.29% annually from the current year total. Average household size is currently 2.34, compared to 2.35 in the year 2010. The number of families in the current year is 37,195 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.





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<b>Median Household Income</b>			
2017 Median Household Income	\$43,133	\$43,606	\$41,000
2022 Median Household Income	\$48,115	\$47,158	\$43,504
2017-2022 Annual Rate	2.21%	1.58%	1.19%
<b>Average Household Income</b>			
2017 Average Household Income	\$73,343	\$64,338	\$58,122
2022 Average Household Income	\$83,101	\$71,637	\$64,801
2017-2022 Annual Rate	2.53%	2.17%	2.20%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$33,359	\$28,613	\$24,638
2022 Per Capita Income	\$37,826	\$31,953	\$27,516
2017-2022 Annual Rate	2.55%	2.23%	2.23%

Current median household income is \$41,000 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,504 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,122 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$64,801 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,638 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,516 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,544	27,229	62,873
2000 Owner Occupied Housing Units	1,160	13,146	30,162
2000 Renter Occupied Housing Units	1,138	11,251	26,778
2000 Vacant Housing Units	246	2,832	5,933
2010 Total Housing Units	2,760	28,675	67,349
2010 Owner Occupied Housing Units	914	12,143	28,759
2010 Renter Occupied Housing Units	1,559	13,496	31,612
2010 Vacant Housing Units	287	3,036	6,978
2017 Total Housing Units	3,028	30,162	71,282
2017 Owner Occupied Housing Units	877	11,128	26,607
2017 Renter Occupied Housing Units	1,743	14,657	34,397
2017 Vacant Housing Units	408	4,377	10,278
2022 Total Housing Units	3,163	31,237	74,057
2022 Owner Occupied Housing Units	879	11,089	26,711
2022 Renter Occupied Housing Units	1,805	15,015	35,178
2022 Vacant Housing Units	479	5,134	12,168

Currently, 37.3% of the 71,282 housing units in the area are owner occupied; 48.3%, renter occupied; and 14.4% 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 67,349 housing units in the area - 42.7% owner occupied, 46.9% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 2.55%. Median home value in the area is \$118,598, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.91% annually to \$124,069.

**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.