



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



LAND FOR SALE

I-40 & HWY 210 MCGEE CROSSROADS COMMERCIAL LAND FOR SALE
11847 NC HWY 210, Benson, NC 27504

for more information

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	TBD
Lot Size:	51.0 Acres
Zoning:	IHI
Market:	Benson
Utilities	Water and Sewer -

PROPERTY OVERVIEW

Multiple commercial tracts for sale

Lot 1: 2.11 Acres- \$1,200,000

Water Sewer across from Food Lion. Curb Cut and Traffic light. Zoned IHI . Can be expanded to up to 13 Acres.

Lot 2: 7 +/- Acres

Adjacent to the merged lane on east I-40. Water, Sewer. Zoned IHI. Great Hotel site.

Lot 3: 3+/-Acres

Across the street from McDonalds and adjacent to a new Hardees Restaurant .Great strip center, hotel site. Access from Coates -Pleasant Rd and private road between Hardees and C-store . This lot is adjacent to Exit Ramp from west 40 onto HWY 210

Lot 4: 20+/- Acres

At the corner of the 25 Acre lot is a new Waffle House. The sellers are extending a road behind the Waffle House and into the property dissecting the property for access to more road front commercial lots. Water and Sewer lines will be in this right of way. Zoned for commercial development. Great grocery anchored site with multiple small strip centers, sit down restaurant, medical offices, etc.

Lot 5: .75+/- Acres is adjacent to the newly open Hardees Restaurant. A common road constructed by Hardees divides this lot from Hardees. This lot is surrounded by roads, so access is superior to most commercial lots. Water, Sewer and Zoning are in place for a quick development. A great site for fast food, small strip center, etc.

for more information

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

I-40 & HWY 210 COMMERCIAL LAND FOR SALE
11847 NC HWY 210, BENSON, NC 27504

ADDITIONAL PHOTOS



for more information

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

I-40 & HWY 210 COMMERCIAL LAND FOR SALE
11847 NC HWY 210, BENSON, NC 27504

ADDITIONAL PHOTOS



for more information

DR. CHUCK MAXWELL

Broker

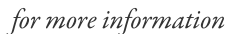
O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



ADDITIONAL PHOTOS



Broker
O: 910.829.1617 x203
C: 910.624.1966
chuck@grantmurrayre.com



Executive Summary

11847 NC-210, Benson, North Carolina, 27504 2
11847 NC-210, Benson, North Carolina, 27504
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.51532
Longitude: -78.55124

	1 mile	3 miles	5 miles
Population			
2000 Population	458	5,536	15,296
2010 Population	779	9,093	25,533
2018 Population	854	10,373	30,658
2023 Population	918	11,356	33,958
2000-2010 Annual Rate	5.46%	5.09%	5.26%
2010-2018 Annual Rate	1.12%	1.61%	2.24%
2018-2023 Annual Rate	1.46%	1.83%	2.07%
2018 Male Population	48.4%	49.1%	49.2%
2018 Female Population	51.8%	50.9%	50.8%
2018 Median Age	34.6	36.0	36.8

In the identified area, the current year population is 30,658. In 2010, the Census count in the area was 25,533. The rate of change since 2010 was 2.24% annually. The five-year projection for the population in the area is 33,958 representing a change of 2.07% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	79.4%	79.4%	79.6%
2018 Black Alone	9.4%	10.2%	10.8%
2018 American Indian/Alaska Native Alone	0.9%	0.9%	0.7%
2018 Asian Alone	1.1%	1.1%	1.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	6.4%	5.9%	5.1%
2018 Two or More Races	2.8%	2.5%	2.7%
2018 Hispanic Origin (Any Race)	10.8%	10.8%	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 18.3% 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 47.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	170	2,061	5,671
2010 Households	271	3,222	8,991
2018 Total Households	296	3,653	10,724
2023 Total Households	317	3,996	11,854
2000-2010 Annual Rate	4.77%	4.57%	4.72%
2010-2018 Annual Rate	1.08%	1.53%	2.16%
2018-2023 Annual Rate	1.38%	1.81%	2.02%
2018 Average Household Size	2.89	2.84	2.86

The household count in this area has changed from 8,991 in 2010 to 10,724 in the current year, a change of 2.16% annually. The five-year projection of households is 11,854, a change of 2.02% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 8,233 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 07, 2019



Executive Summary

11847 NC-210, Benson, North Carolina, 27504 2
11847 NC-210, Benson, North Carolina, 27504
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.51532
Longitude: -78.55124

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$59,952	\$63,380	\$63,651
2023 Median Household Income	\$64,163	\$69,543	\$69,897
2018-2023 Annual Rate	1.37%	1.87%	1.89%
Average Household Income			
2018 Average Household Income	\$72,457	\$73,756	\$74,491
2023 Average Household Income	\$81,933	\$82,468	\$83,245
2018-2023 Annual Rate	2.49%	2.26%	2.25%
Per Capita Income			
2018 Per Capita Income	\$25,341	\$25,938	\$26,195
2023 Per Capita Income	\$28,500	\$28,976	\$29,218
2018-2023 Annual Rate	2.38%	2.24%	2.21%

Current median household income is \$63,651 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$69,897 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$74,491 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,245 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,195 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,218 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	178	2,176	5,979
2000 Owner Occupied Housing Units	141	1,738	4,837
2000 Renter Occupied Housing Units	29	323	833
2000 Vacant Housing Units	8	115	309
2010 Total Housing Units	290	3,450	9,614
2010 Owner Occupied Housing Units	223	2,690	7,582
2010 Renter Occupied Housing Units	48	532	1,409
2010 Vacant Housing Units	19	228	623
2018 Total Housing Units	317	3,922	11,485
2018 Owner Occupied Housing Units	248	3,117	9,113
2018 Renter Occupied Housing Units	47	537	1,611
2018 Vacant Housing Units	21	269	761
2023 Total Housing Units	340	4,295	12,681
2023 Owner Occupied Housing Units	268	3,436	10,161
2023 Renter Occupied Housing Units	49	560	1,693
2023 Vacant Housing Units	23	299	827

Currently, 79.3% of the 11,485 housing units in the area are owner occupied; 14.0%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 9,614 housing units in the area - 78.9% owner occupied, 14.7% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 8.22%. Median home value in the area is \$161,942, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.06% annually to \$188,277.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

March 07, 2019