



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



INDUSTRIAL BUSINESS ASSETS FOR SALE

1238 SLOCOMB RD.
Linden, NC 28356

for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	78.45 Acres
Building Sizes:	1,200 sq. ft. (office) 7,500 sq. ft. (warehouse)
Zoning:	M2
Market:	Fayetteville
Submarket:	Linden

PROPERTY OVERVIEW

Grant-Murray Real Estate is pleased to present the sale of the business assets (excluding most equipment) of Ed’s Auto Service & Salvage, Inc. that includes the following: 78.45-acres of real property housing a motor vehicle salvage yard located at 1238 Slocomb Rd, Linden, NC; approximately 1,500 salvage vehicles and wide variety of vehicle parts currently being listed for sale on Carparts.com valued at \$1,052,000.

Buyers may option to only purchase the real property (without inventory). If buyer options to only purchase the real property (without inventory), seller will remove inventory in a negotiated timely manner.

The 78.45-acre property has ¼ mile of road frontage, providing great visibility and abundant space for additional structures, equipment, and salvage vehicle inventory. Zoning for the property is a site approved Planned Industrial District (M2). Environmental regulations are regularly enforced and duly complied with by the business. The sale presents an excellent and rare owner-use or investment opportunity.

LOCATION OVERVIEW

1238 Slocomb Rd. is located in Linden, N.C., 2 miles from Hwy 401, approximately 3.5 miles from the I-295 Outer Loop, and 10 miles from I-95, providing the property convenient access to the major roads in and around Cumberland County and surrounding counties.

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ADDITIONAL PHOTOS



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Business Summary

1238 Slocomb Rd, Linden, North Carolina, 28356
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17685
Longitude: -78.82458

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	1		87		435							
Total Employees:	52		1,876		5,999							
Total Residential Population:	82		5,373		21,688							
Employee/Residential Population Ratio (per 100 Residents)	63		35		28							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	0	0.0%	4	4.6%	19	1.0%	17	3.9%	86	1.4%
Construction	0	0.0%	2	3.8%	6	6.9%	107	5.7%	27	6.2%	286	4.8%
Manufacturing	0	0.0%	0	0.0%	2	2.3%	12	0.6%	5	1.1%	27	0.5%
Transportation	0	0.0%	0	0.0%	4	4.6%	16	0.9%	15	3.4%	74	1.2%
Communication	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	1.4%	60	1.0%
Utility	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wholesale Trade	0	0.0%	0	0.0%	2	2.3%	13	0.7%	6	1.4%	36	0.6%
Retail Trade Summary	0	0.0%	47	90.4%	15	17.2%	1,338	71.3%	90	20.7%	3,307	55.1%
Home Improvement	0	0.0%	0	0.0%	2	2.3%	6	0.3%	5	1.1%	17	0.3%
General Merchandise Stores	0	0.0%	0	0.0%	1	1.1%	6	0.3%	3	0.7%	330	5.5%
Food Stores	0	0.0%	0	0.0%	2	2.3%	53	2.8%	11	2.5%	149	2.5%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	46	88.5%	1	1.1%	1,201	64.0%	5	1.1%	1,838	30.6%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	4	0.9%	17	0.3%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	1.1%	7	0.4%	3	0.7%	113	1.9%
Eating & Drinking Places	0	0.0%	0	0.0%	5	5.7%	59	3.1%	35	8.0%	631	10.5%
Miscellaneous Retail	0	0.0%	0	0.0%	3	3.4%	5	0.3%	24	5.5%	212	3.5%
Finance, Insurance, Real Estate Summary	0	0.0%	0	0.0%	8	9.2%	33	1.8%	48	11.0%	197	3.3%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	1	1.1%	6	0.3%	7	1.6%	60	1.0%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	1.1%	11	0.2%
Insurance Carriers & Agents	0	0.0%	0	0.0%	1	1.1%	5	0.3%	8	1.8%	24	0.4%
Real Estate, Holding, Other Investment Offices	0	0.0%	0	0.0%	6	6.9%	22	1.2%	27	6.2%	102	1.7%
Services Summary	0	0.0%	2	3.8%	36	41.4%	305	16.3%	178	40.9%	1,843	30.7%
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	16	0.3%
Automotive Services	0	0.0%	0	0.0%	3	3.4%	11	0.6%	10	2.3%	51	0.9%
Motion Pictures & Amusements	0	0.0%	0	0.0%	3	3.4%	11	0.6%	23	5.3%	152	2.5%
Health Services	0	0.0%	0	0.0%	1	1.1%	18	1.0%	24	5.5%	284	4.7%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.7%	163	2.7%
Education Institutions & Libraries	0	0.0%	1	1.9%	3	3.4%	174	9.3%	13	3.0%	660	11.0%
Other Services	0	0.0%	1	1.9%	25	28.7%	90	4.8%	104	23.9%	518	8.6%
Government	0	0.0%	0	0.0%	2	2.3%	27	1.4%	5	1.1%	58	1.0%
Unclassified Establishments	0	0.0%	0	0.0%	9	10.3%	6	0.3%	39	9.0%	25	0.4%
Totals	1	100.0%	52	100.0%	87	100.0%	1,876	100.0%	435	100.0%	5,999	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



Business Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17685
Longitude: -78.82458

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	1.1%	2	0.1%	3	0.7%	6	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	6	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	0	0.0%	2	3.8%	6	6.9%	107	5.7%	28	6.4%	290	4.8%
Manufacturing	0	0.0%	0	0.0%	2	2.3%	12	0.6%	5	1.1%	33	0.6%
Wholesale Trade	0	0.0%	0	0.0%	2	2.3%	13	0.7%	6	1.4%	36	0.6%
Retail Trade	0	0.0%	47	90.4%	9	10.3%	1,279	68.2%	53	12.2%	2,662	44.4%
Motor Vehicle & Parts Dealers	0	0.0%	46	88.5%	1	1.1%	1,201	64.0%	3	0.7%	1,813	30.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.5%	103	1.7%
Electronics & Appliance Stores	0	0.0%	0	0.0%	1	1.1%	8	0.4%	2	0.5%	13	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	1	1.1%	6	0.3%	4	0.9%	16	0.3%
Food & Beverage Stores	0	0.0%	0	0.0%	2	2.3%	53	2.8%	10	2.3%	136	2.3%
Health & Personal Care Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	9	2.1%	154	2.6%
Gasoline Stations	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.5%	25	0.4%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	1	0.1%	5	1.1%	18	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.7%	9	0.2%
General Merchandise Stores	0	0.0%	0	0.0%	1	1.1%	6	0.3%	3	0.7%	330	5.5%
Miscellaneous Store Retailers	0	0.0%	0	0.0%	2	2.3%	5	0.3%	8	1.8%	46	0.8%
Nonstore Retailers	0	0.0%	0	0.0%	1	1.1%	0	0.0%	2	0.5%	0	0.0%
Transportation & Warehousing	0	0.0%	0	0.0%	3	3.4%	11	0.6%	10	2.3%	59	1.0%
Information	0	0.0%	0	0.0%	0	0.0%	0	0.0%	12	2.8%	77	1.3%
Finance & Insurance	0	0.0%	0	0.0%	2	2.3%	11	0.6%	20	4.6%	95	1.6%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	1	1.1%	6	0.3%	7	1.6%	60	1.0%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	1.1%	11	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	0	0.0%	1	1.1%	5	0.3%	8	1.8%	24	0.4%
Real Estate, Rental & Leasing	0	0.0%	0	0.0%	6	6.9%	22	1.2%	30	6.9%	104	1.7%
Professional, Scientific & Tech Services	0	0.0%	0	0.0%	5	5.7%	13	0.7%	25	5.7%	262	4.4%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.7%	163	2.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.5%	6	0.1%
Administrative & Support & Waste Management & Remediation	0	0.0%	0	0.0%	5	5.7%	20	1.1%	21	4.8%	109	1.8%
Educational Services	0	0.0%	1	1.9%	3	3.4%	174	9.3%	15	3.4%	673	11.2%
Health Care & Social Assistance	0	0.0%	0	0.0%	2	2.3%	25	1.3%	31	7.1%	383	6.4%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	3	3.4%	11	0.6%	18	4.1%	131	2.2%
Accommodation & Food Services	0	0.0%	0	0.0%	5	5.7%	59	3.1%	37	8.5%	655	10.9%
Accommodation	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	16	0.3%
Food Services & Drinking Places	0	0.0%	0	0.0%	5	5.7%	59	3.1%	36	8.3%	639	10.7%
Other Services (except Public Administration)	0	0.0%	1	1.9%	20	23.0%	83	4.4%	75	17.2%	330	5.5%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	3	3.4%	11	0.6%	9	2.1%	45	0.8%
Public Administration	0	0.0%	0	0.0%	2	2.3%	27	1.4%	5	1.1%	58	1.0%
Unclassified Establishments	0	0.0%	0	0.0%	9	10.3%	6	0.3%	39	9.0%	25	0.4%
Total	1	100.0%	52	100.0%	87	100.0%	1,876	100.0%	435	100.0%	5,999	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Executive Summary

1238 Slocomb Rd, Linden, North Carolina, 28356
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17685
Longitude: -78.82458

	1 mile	3 miles	5 miles
Population			
2000 Population	74	3,637	17,533
2010 Population	82	4,703	20,566
2020 Population	82	5,373	21,688
2025 Population	82	5,488	22,144
2000-2010 Annual Rate	1.03%	2.60%	1.61%
2010-2020 Annual Rate	0.00%	1.31%	0.52%
2020-2025 Annual Rate	0.00%	0.42%	0.42%
2020 Male Population	50.0%	48.3%	48.7%
2020 Female Population	51.2%	51.7%	51.3%
2020 Median Age	46.2	36.6	34.6

In the identified area, the current year population is 21,688. In 2010, the Census count in the area was 20,566. The rate of change since 2010 was 0.52% annually. The five-year projection for the population in the area is 22,144 representing a change of 0.42% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 46.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	63.9%	56.8%	56.1%
2020 Black Alone	28.9%	30.7%	31.9%
2020 American Indian/Alaska Native Alone	1.2%	0.9%	0.9%
2020 Asian Alone	1.2%	3.4%	3.2%
2020 Pacific Islander Alone	0.0%	0.4%	0.3%
2020 Other Race	2.4%	2.6%	2.8%
2020 Two or More Races	2.4%	5.2%	4.8%
2020 Hispanic Origin (Any Race)	4.9%	8.3%	9.5%

Persons of Hispanic origin represent 9.5% of the population in the identified area compared to 18.8% 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 65.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	73	72	70
2000 Households	28	1,383	6,379
2010 Households	32	1,901	7,918
2020 Total Households	32	2,180	8,464
2025 Total Households	32	2,235	8,669
2000-2010 Annual Rate	1.34%	3.23%	2.18%
2010-2020 Annual Rate	0.00%	1.35%	0.65%
2020-2025 Annual Rate	0.00%	0.50%	0.48%
2020 Average Household Size	2.56	2.46	2.48

The household count in this area has changed from 7,918 in 2010 to 8,464 in the current year, a change of 0.65% annually. The five-year projection of households is 8,669, a change of 0.48% annually from the current year total. Average household size is currently 2.48, compared to 2.50 in the year 2010. The number of families in the current year is 5,682 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	0.0%	15.9%	15.3%
Median Household Income			
2020 Median Household Income	\$54,798	\$60,294	\$57,236
2025 Median Household Income	\$63,689	\$65,618	\$61,698
2020-2025 Annual Rate	3.05%	1.71%	1.51%
Average Household Income			
2020 Average Household Income	\$74,658	\$79,019	\$76,416
2025 Average Household Income	\$84,054	\$88,927	\$85,474
2020-2025 Annual Rate	2.40%	2.39%	2.27%
Per Capita Income			
2020 Per Capita Income	\$28,947	\$31,377	\$30,118
2025 Per Capita Income	\$32,657	\$35,426	\$33,769
2020-2025 Annual Rate	2.44%	2.46%	2.31%

Households by Income

Current median household income is \$57,236 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$61,698 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$76,416 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$85,474 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,118 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,769 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	0	145	148
2000 Total Housing Units	29	1,541	6,935
2000 Owner Occupied Housing Units	24	987	4,207
2000 Renter Occupied Housing Units	4	396	2,172
2000 Vacant Housing Units	1	158	556
2010 Total Housing Units	33	2,182	8,860
2010 Owner Occupied Housing Units	25	1,188	4,759
2010 Renter Occupied Housing Units	7	713	3,159
2010 Vacant Housing Units	1	281	942
2020 Total Housing Units	34	2,469	9,661
2020 Owner Occupied Housing Units	23	1,198	4,442
2020 Renter Occupied Housing Units	9	982	4,022
2020 Vacant Housing Units	2	289	1,197
2025 Total Housing Units	34	2,561	10,027
2025 Owner Occupied Housing Units	24	1,230	4,581
2025 Renter Occupied Housing Units	9	1,005	4,088
2025 Vacant Housing Units	2	326	1,358

Currently, 46.0% of the 9,661 housing units in the area are owner occupied; 41.6%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 8,860 housing units in the area - 53.7% owner occupied, 35.7% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 3.92%. Median home value in the area is \$209,075, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.75% annually to \$227,971.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.