



LAND FOR SALE

COMMERCIAL PROPERTY FOR SALE

119 Joseph St , Fayetteville, NC 28303

for more information

DR. CHUCK MAXWELL

Broker

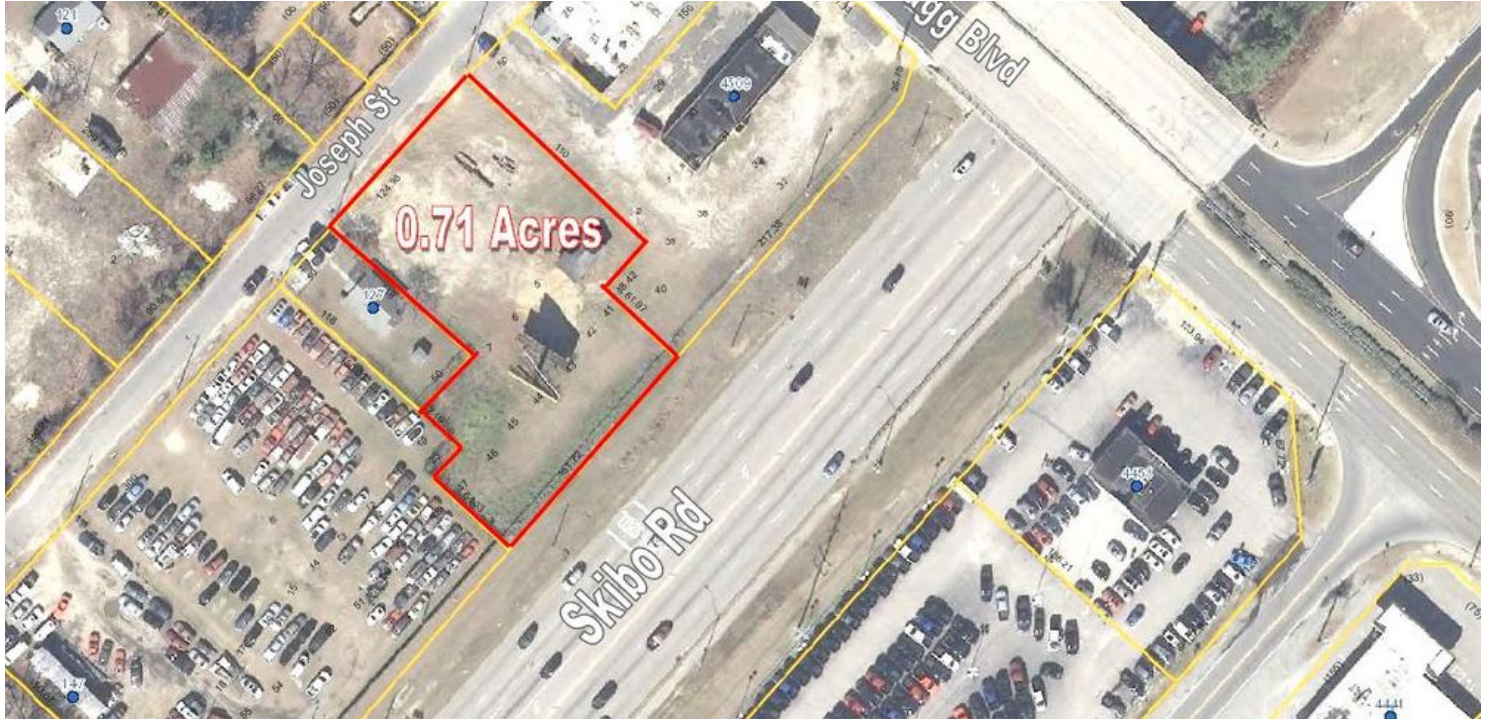
O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.71 Acres

Zoning: CC

Price / SF:



PROPERTY OVERVIEW

- 0.71 Acres
- 124' of road frontage on Skibo Rd
- Access on Joseph St, 212' of depth
- Zoned CC
- Water and Sewer
- Great visibility on busy Skibo Rd
- Cleared Lot
- Priced to sell

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LOCATION MAPS

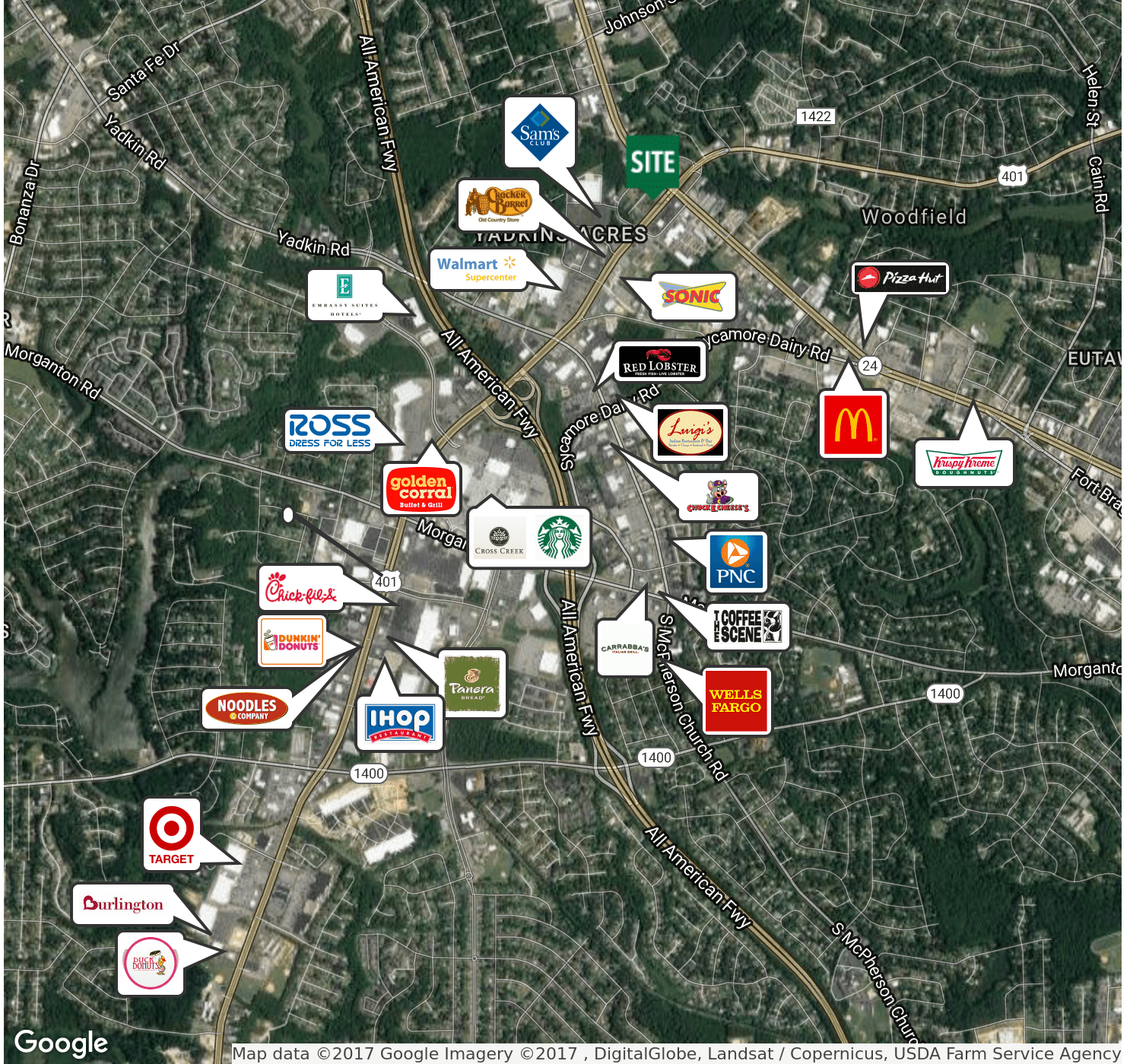


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RETAILER MAP



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

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Executive Summary

119 Joseph St, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.08594
Longitude: -78.95176

	1 mile	3 miles	5 miles
Population			
2000 Population	6,343	56,896	147,872
2010 Population	6,212	55,884	143,027
2017 Population	6,438	55,809	142,226
2022 Population	6,588	56,365	143,746
2000-2010 Annual Rate	-0.21%	-0.18%	-0.33%
2010-2017 Annual Rate	0.49%	-0.02%	-0.08%
2017-2022 Annual Rate	0.46%	0.20%	0.21%
2017 Male Population	47.5%	47.9%	47.8%
2017 Female Population	52.5%	52.1%	52.2%
2017 Median Age	30.5	33.6	32.6

In the identified area, the current year population is 142,226. In 2010, the Census count in the area was 143,027. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 143,746 representing a change of 0.21% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	36.5%	42.8%	42.6%
2017 Black Alone	47.3%	42.8%	43.5%
2017 American Indian/Alaska Native Alone	1.0%	0.8%	1.0%
2017 Asian Alone	3.5%	4.2%	3.4%
2017 Pacific Islander Alone	0.3%	0.4%	0.4%
2017 Other Race	5.4%	3.9%	3.9%
2017 Two or More Races	5.9%	5.1%	5.3%
2017 Hispanic Origin (Any Race)	14.1%	12.0%	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 70.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,751	23,014	55,344
2010 Households	2,832	24,095	58,768
2017 Total Households	2,953	24,280	59,308
2022 Total Households	3,027	24,605	60,160
2000-2010 Annual Rate	0.29%	0.46%	0.60%
2010-2017 Annual Rate	0.58%	0.11%	0.13%
2017-2022 Annual Rate	0.50%	0.27%	0.29%
2017 Average Household Size	2.18	2.27	2.34

The household count in this area has changed from 58,768 in 2010 to 59,308 in the current year, a change of 0.13% annually. The five-year projection of households is 60,160, 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 36,162 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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Median Household Income			
2017 Median Household Income	\$35,075	\$43,602	\$41,262
2022 Median Household Income	\$36,911	\$46,930	\$43,920
2017-2022 Annual Rate	1.03%	1.48%	1.26%
Average Household Income			
2017 Average Household Income	\$56,818	\$64,254	\$58,621
2022 Average Household Income	\$64,489	\$71,425	\$65,459
2017-2022 Annual Rate	2.57%	2.14%	2.23%
Per Capita Income			
2017 Per Capita Income	\$26,449	\$28,083	\$24,860
2022 Per Capita Income	\$30,049	\$31,295	\$27,809
2017-2022 Annual Rate	2.59%	2.19%	2.27%

Current median household income is \$41,262 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,920 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,621 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$65,459 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$24,860 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$27,809 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	3,289	25,695	61,033
2000 Owner Occupied Housing Units	1,340	12,192	28,760
2000 Renter Occupied Housing Units	1,411	10,821	26,583
2000 Vacant Housing Units	538	2,682	5,690
2010 Total Housing Units	3,277	26,965	65,665
2010 Owner Occupied Housing Units	937	11,250	27,427
2010 Renter Occupied Housing Units	1,895	12,845	31,341
2010 Vacant Housing Units	445	2,870	6,897
2017 Total Housing Units	3,550	28,405	69,458
2017 Owner Occupied Housing Units	868	10,335	25,309
2017 Renter Occupied Housing Units	2,084	13,944	33,999
2017 Vacant Housing Units	597	4,125	10,150
2022 Total Housing Units	3,714	29,456	72,170
2022 Owner Occupied Housing Units	867	10,319	25,398
2022 Renter Occupied Housing Units	2,160	14,286	34,762
2022 Vacant Housing Units	687	4,851	12,010

Currently, 36.4% of the 69,458 housing units in the area are owner occupied; 48.9%, renter occupied; and 14.6% 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 65,665 housing units in the area - 41.8% owner occupied, 47.7% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 2.53%. Median home value in the area is \$120,335, 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 \$125,885.

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.