



Gum Branch/Raintree Retail Land

4199 Gum Branch Rd, Jacksonville, NC 28540



Matt Ray

Ray Properties, Inc.

3684-C Henderson Drive, Jacksonville, NC 28546

matt@rayproperties.com

(910) 388-6620

License: 266827



Gum Branch/Raintree Retail Land

\$260,000

This sale offering includes +/- 2 acres of vacant land between two different parcels (4199 Gum Branch Rd/125 Raintree Rd). Water and sewer service available to site. 31,000 cpd (45 mph) on Gum Branch Road.

- Adjacent Shopping Center

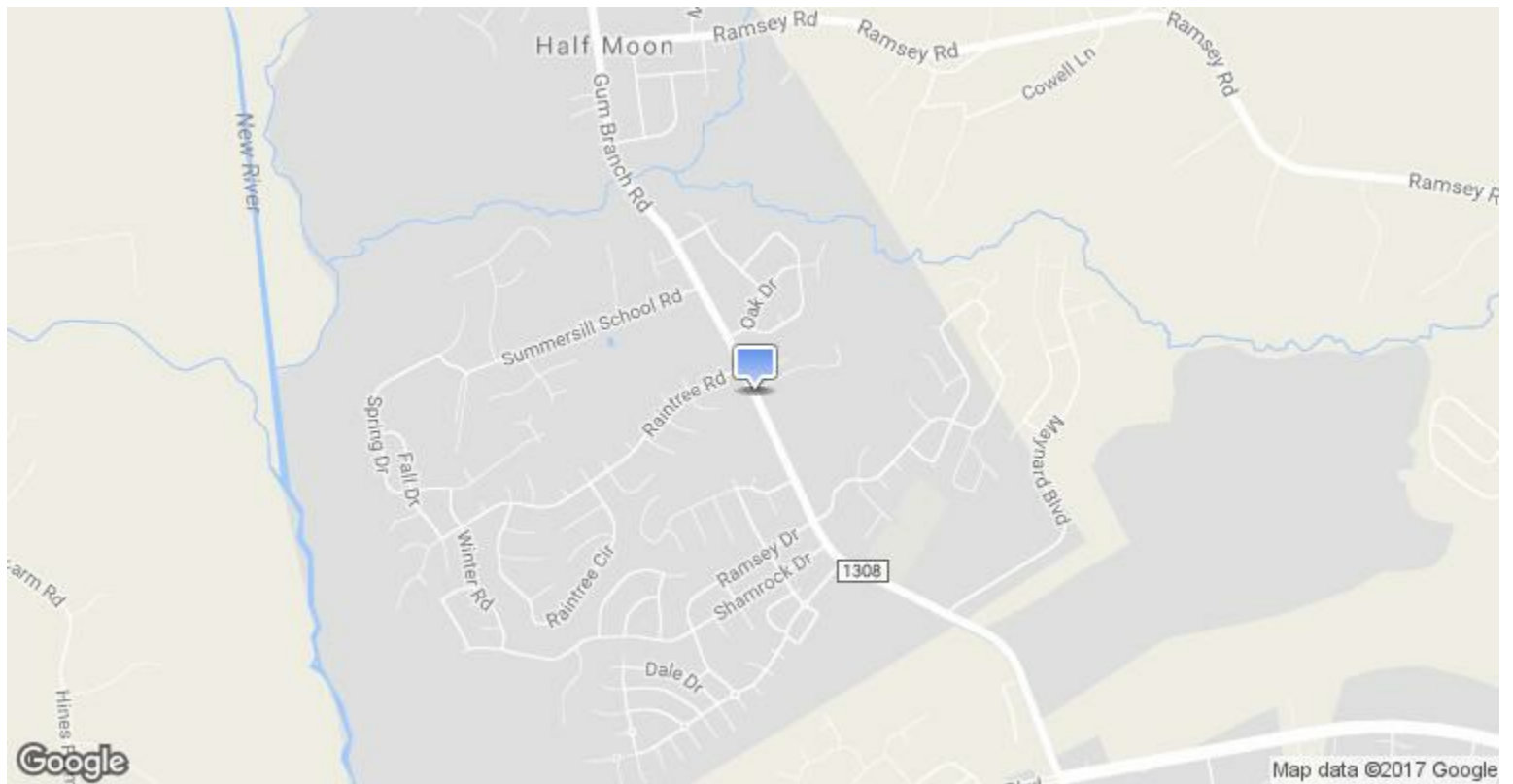
For more information visit:

<http://www.crelisting.net/BGT59YG8w/?StepID=107>

Price:	\$260,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Zoning Description:	Commercial B-1

\$260,000

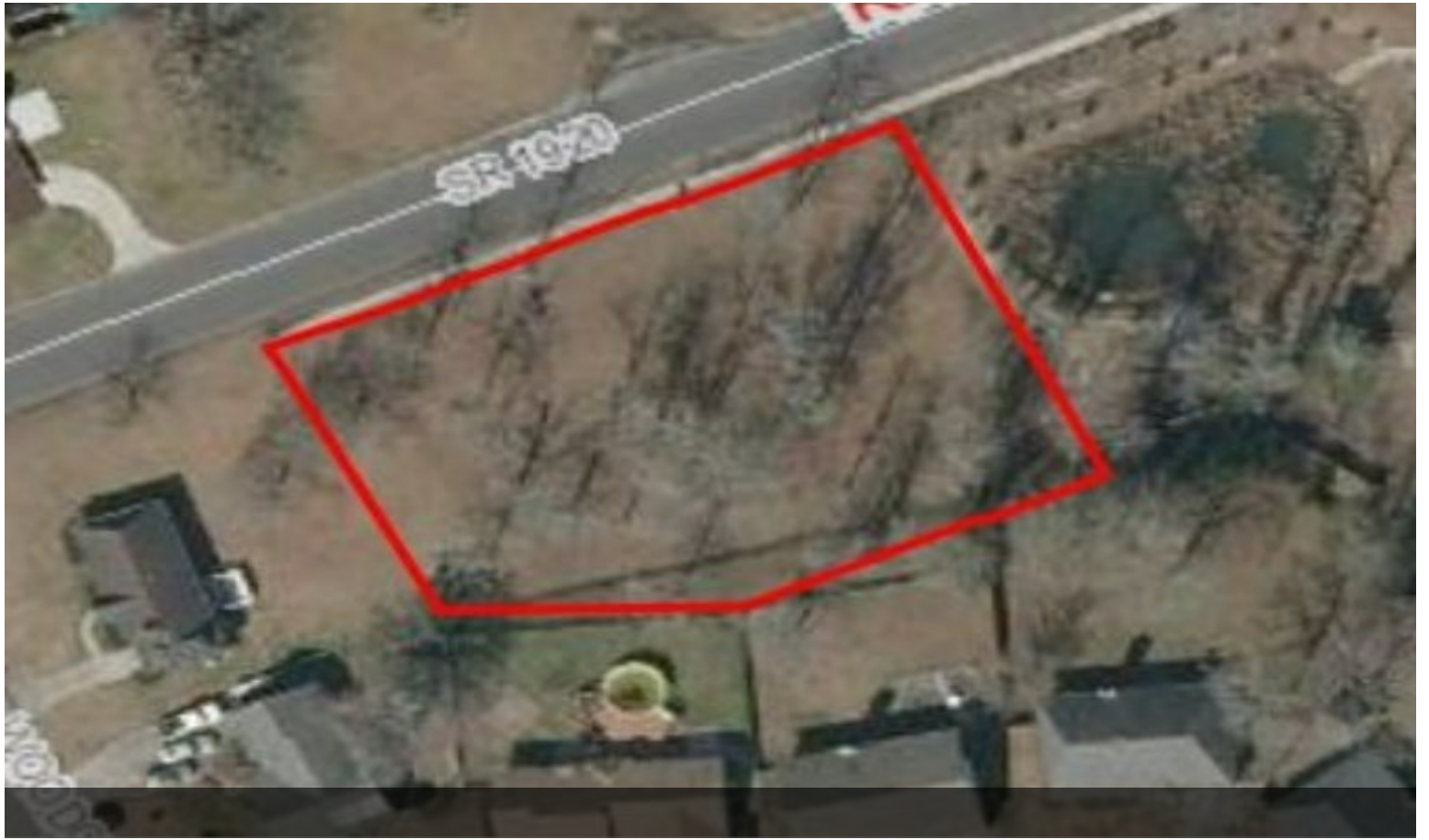
Lot Size	2.03 AC
Price/AC	\$128,078.82
Lot Type	Commercial/Other (land)
Commission Split	3.5%



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Located on the corner of Gum Branch and Raintree Roads adjacent to the new Dollar General.

Property Photos



Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,744	10,422	28,450
2015 Female Population	2,761	10,492	27,799
% 2015 Male Population	49.85%	49.83%	50.58%
% 2015 Female Population	50.15%	50.17%	49.42%
2015 Total Population: Adult	3,916	14,915	41,539
2015 Total Daytime Population	3,545	16,730	58,902
2015 Total Employees	385	4,395	28,021
2015 Total Population: Median Age	27	29	28
2015 Total Population: Adult Median Age	35	39	37
2015 Total population: Under 5 years	624	2,173	5,672
2015 Total population: 5 to 9 years	435	1,694	3,992
2015 Total population: 10 to 14 years	359	1,447	3,314
2015 Total population: 15 to 19 years	305	1,177	3,282
2015 Total population: 20 to 24 years	736	2,462	8,594
2015 Total population: 25 to 29 years	693	2,145	6,432
2015 Total population: 30 to 34 years	478	1,570	3,936
2015 Total population: 35 to 39 years	292	1,261	3,121
2015 Total population: 40 to 44 years	210	1,157	2,718
2015 Total population: 45 to 49 years	235	1,013	2,640
2015 Total population: 50 to 54 years	295	1,056	2,799
2015 Total population: 55 to 59 years	288	1,075	2,625
2015 Total population: 60 to 64 years	204	809	1,945
2015 Total population: 65 to 69 years	124	637	1,549
2015 Total population: 70 to 74 years	123	471	1,252
2015 Total population: 75 to 79 years	58	350	1,088
2015 Total population: 80 to 84 years	24	239	656
2015 Total population: 85 years and over	22	178	634
% 2015 Total population: Under 5 years	11.34%	10.39%	10.08%
% 2015 Total population: 5 to 9 years	7.90%	8.10%	7.10%
% 2015 Total population: 10 to 14 years	6.52%	6.92%	5.89%
% 2015 Total population: 15 to 19 years	5.54%	5.63%	5.83%
% 2015 Total population: 20 to 24 years	13.37%	11.77%	15.28%
% 2015 Total population: 25 to 29 years	12.59%	10.26%	11.43%
% 2015 Total population: 30 to 34 years	8.68%	7.51%	7.00%
% 2015 Total population: 35 to 39 years	5.30%	6.03%	5.55%
% 2015 Total population: 40 to 44 years	3.81%	5.53%	4.83%
% 2015 Total population: 45 to 49 years	4.27%	4.84%	4.69%
% 2015 Total population: 50 to 54 years	5.36%	5.05%	4.98%
% 2015 Total population: 55 to 59 years	5.23%	5.14%	4.67%
% 2015 Total population: 60 to 64 years	3.71%	3.87%	3.46%
% 2015 Total population: 65 to 69 years	2.25%	3.05%	2.75%
% 2015 Total population: 70 to 74 years	2.23%	2.25%	2.23%
% 2015 Total population: 75 to 79 years	1.05%	1.67%	1.93%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.44%	1.14%	1.17%
% 2015 Total population: 85 years and over	0.40%	0.85%	1.13%
2015 White alone	3,592	14,393	37,523
2015 Black or African American alone	1,176	4,010	11,533
2015 American Indian and Alaska Native alone	31	132	411
2015 Asian alone	158	563	1,599
2015 Native Hawaiian and OPI alone	33	60	185
2015 Some Other Race alone	209	686	2,182
2015 Two or More Races alone	306	1,070	2,816
2015 Hispanic	677	2,424	7,121
2015 Not Hispanic	4,828	18,490	49,128
% 2015 White alone	65.25%	68.82%	66.71%
% 2015 Black or African American alone	21.36%	19.17%	20.50%
% 2015 American Indian and Alaska Native alone	0.56%	0.63%	0.73%
% 2015 Asian alone	2.87%	2.69%	2.84%
% 2015 Native Hawaiian and OPI alone	0.60%	0.29%	0.33%
% 2015 Some Other Race alone	3.80%	3.28%	3.88%
% 2015 Two or More Races alone	5.56%	5.12%	5.01%
% 2015 Hispanic	12.30%	11.59%	12.66%
% 2015 Not Hispanic	87.70%	88.41%	87.34%
2015 Not Hispanic: White alone	3,096	9,456	25,818
2015 Not Hispanic: Black or African American alone	1,268	2,853	9,564
2015 Not Hispanic: American Indian and Alaska Native alone	27	85	215
2015 Not Hispanic: Asian alone	136	303	828
2015 Not Hispanic: Native Hawaiian and OPI alone	11	23	90
2015 Not Hispanic: Some Other Race alone	16	35	92
2015 Not Hispanic: Two or More Races	185	411	1,046
% 2015 Not Hispanic: White alone	60.16%	67.22%	64.27%
% 2015 Not Hispanic: Black or African American alone	24.64%	20.28%	23.81%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.52%	0.60%	0.54%
% 2015 Not Hispanic: Asian alone	2.64%	2.15%	2.06%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.21%	0.16%	0.22%
% 2015 Not Hispanic: Some Other Race alone	0.31%	0.25%	0.23%
% 2015 Not Hispanic: Two or More Races	3.60%	2.92%	2.60%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	5,505	20,914	56,249
2015 Households	2,027	7,778	21,902

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	-134	1,671	4,193
Household Change 2010-2015	2	786	2,188
% Population Change 2010-2015	-2.38%	8.68%	8.05%
% Household Change 2010-2015	0.10%	11.24%	11.10%
Population Change 2000-2015	359	6,846	16,077
Household Change 2000-2015	296	2,802	6,957
% Population Change 2000 to 2015	6.98%	48.66%	40.02%
% Household Change 2000 to 2015	17.10%	56.31%	46.55%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,819	5,303	16,291
2015 Occupied Housing Units	1,732	4,977	14,947
2015 Owner Occupied Housing Units	1,088	3,452	8,723
2015 Renter Occupied Housing Units	644	1,525	6,224
2015 Vacant Housings Units	88	327	1,346
% 2015 Occupied Housing Units	95.22%	93.85%	91.75%
% 2015 Owner occupied housing units	62.82%	69.36%	58.36%
% 2015 Renter occupied housing units	37.18%	30.64%	41.64%
% 2000 Vacant housing units	4.84%	6.17%	8.26%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$52,004	\$51,470	\$44,901
2015 Household Income: Average	\$61,672	\$64,151	\$57,393
2015 Per Capita Income	\$22,717	\$23,860	\$22,524
2015 Household income: Less than \$10,000	82	327	1,365
2015 Household income: \$10,000 to \$14,999	20	210	825
2015 Household income: \$15,000 to \$19,999	174	601	1,817
2015 Household income: \$20,000 to \$24,999	77	331	1,156
2015 Household income: \$25,000 to \$29,999	131	424	1,321
2015 Household income: \$30,000 to \$34,999	100	457	1,366
2015 Household income: \$35,000 to \$39,999	142	497	1,594
2015 Household income: \$40,000 to \$44,999	126	531	1,537
2015 Household income: \$45,000 to \$49,999	118	396	1,170
2015 Household income: \$50,000 to \$59,999	217	782	1,997
2015 Household income: \$60,000 to \$74,999	280	1,071	2,669
2015 Household income: \$75,000 to \$99,999	243	902	2,262
2015 Household income: \$100,000 to \$124,999	185	658	1,548
2015 Household income: \$125,000 to \$149,999	54	201	463
2015 Household income: \$150,000 to \$199,999	64	241	510
2015 Household income: \$200,000 or more	14	149	302
% 2015 Household income: Less than \$10,000	4.05%	4.20%	6.23%
% 2015 Household income: \$10,000 to \$14,999	0.99%	2.70%	3.77%

Demographics

Income (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	8.58%	7.73%	8.30%
% 2015 Household income: \$20,000 to \$24,999	3.80%	4.26%	5.28%
% 2015 Household income: \$25,000 to \$29,999	6.46%	5.45%	6.03%
% 2015 Household income: \$30,000 to \$34,999	4.93%	5.88%	6.24%
% 2015 Household income: \$35,000 to \$39,999	7.01%	6.39%	7.28%
% 2015 Household income: \$40,000 to \$44,999	6.22%	6.83%	7.02%
% 2015 Household income: \$45,000 to \$49,999	5.82%	5.09%	5.34%
% 2015 Household income: \$50,000 to \$59,999	10.71%	10.05%	9.12%
% 2015 Household income: \$60,000 to \$74,999	13.81%	13.77%	12.19%
% 2015 Household income: \$75,000 to \$99,999	11.99%	11.60%	10.33%
% 2015 Household income: \$100,000 to \$124,999	9.13%	8.46%	7.07%
% 2015 Household income: \$125,000 to \$149,999	2.66%	2.58%	2.11%
% 2015 Household income: \$150,000 to \$199,999	3.16%	3.10%	2.33%
% 2015 Household income: \$200,000 or more	0.69%	1.92%	1.38%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$555,642	\$2,117,885	\$5,852,813
2015 Jewelry stores	\$198,581	\$759,467	\$2,087,479
2015 Mens clothing stores	\$647,034	\$2,472,350	\$6,793,431
2015 Shoe stores	\$655,805	\$2,505,116	\$6,875,713
2015 Womens clothing stores	\$1,097,136	\$4,208,912	\$11,491,926
2015 Automobile dealers	\$8,678,452	\$33,338,996	\$90,325,574
2015 Automotive parts and accessories stores	\$1,693,622	\$6,505,085	\$17,701,369
2015 Other motor vehicle dealers	\$244,278	\$940,301	\$2,582,301
2015 Tire dealers	\$757,417	\$2,909,836	\$7,920,115
2015 Hardware stores	\$34,640	\$133,437	\$352,210
2015 Home centers	\$349,269	\$1,352,018	\$3,579,188
2015 Nursery and garden centers	\$411,928	\$1,618,248	\$4,280,273
2015 Outdoor power equipment stores	\$191,005	\$742,371	\$1,983,797
2015 Paint andwallpaper stores	\$42,123	\$160,269	\$428,440
2015 Appliance, television, and other electronics stores	\$1,164,409	\$4,478,772	\$12,077,045
2015 Camera andphotographic supplies stores	\$89,831	\$343,856	\$926,221
2015 Computer andsoftware stores	\$3,178,265	\$12,189,734	\$33,461,663
2015 Beer, wine, and liquor stores	\$544,805	\$2,093,471	\$5,732,949
2015 Convenience stores	\$2,459,357	\$9,389,939	\$25,940,494
2015 Restaurant Expenditures	\$2,258,075	\$8,688,837	\$23,624,831
2015 Supermarkets and other grocery (except convenience) stores	\$8,949,931	\$34,369,551	\$94,557,348
2015 Furniture stores	\$812,663	\$3,125,591	\$8,480,569
2015 Home furnishings stores	\$2,840,325	\$10,963,284	\$29,690,687
2015 General merchandise stores	\$14,780,290	\$57,077,999	\$154,428,155
2015 Gasoline stations with convenience stores	\$7,766,658	\$29,708,307	\$81,477,129
2015 Other gasoline stations	\$5,593,945	\$21,413,508	\$58,579,659
2015 Department stores (excl leased depts)	\$14,581,709	\$56,318,532	\$152,340,676
2015 General merchandise stores	\$14,780,290	\$57,077,999	\$154,428,155
2015 Other health and personal care stores	\$577,702	\$2,229,538	\$6,044,159

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$2,312,830	\$8,944,253	\$24,332,016
2015 Pet and pet supplies stores	\$639,391	\$2,454,537	\$6,654,716
2015 Book, periodical, and music stores	\$95,779	\$371,233	\$1,000,438
2015 Hobby, toy, and game stores	\$270,418	\$1,038,471	\$2,834,478
2015 Musical instrument and supplies stores	\$27,383	\$105,621	\$285,931
2015 Sewing, needlework, and piece goods stores	\$51,432	\$196,915	\$532,418
2015 Sporting goods stores	\$270,520	\$1,031,306	\$2,778,788