

DEVELOPMENT SITE FOR SALE

207 Acre Development Site on I-95

Chicken Rd, Fairmont, NC 28340



207+ AC

for more information

RICHARD L. FOX III, ESQ.

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$3,208,500
Lot Size:	207.6 Acres
Zoning:	I2-Heavy Industrial
PIN #:	925979512300
County:	Robeson County
Traffic Count:	50,498

property description

Grant-Murray Real Estate is pleased to present this 207 acre development site located in Fairmont, NC at Exit 10 along I-95. The property is zoned I2 (Heavy Industrial) with Duke Energy providing power and Robeson County providing water. Sewer is not yet available to the site but an estimate to install lines has been provided, see agent for details. The property is currently being farmed by a tenant. The site is an ideal location for an industrial facility, distribution, or fulfillment center given its excellent logistical access to the interstate system.

Property Description

GRANT-MURRAY REAL ESTATE IS PLEASED TO PRESENT THIS 207 ACRE DEVELOPMENT SITE LOCATED IN FAIRMONT, NC AT EXIT 10 ALONG I-95. THE PROPERTY IS ZONED I2 (HEAVY INDUSTRIAL) WITH DUKE ENERGY PROVIDING POWER AND ROBESON COUNTY PROVIDING WATER. SEWER IS NOT YET AVAILABLE TO THE SITE BUT AN ESTIMATE TO INSTALL LINES HAS BEEN PROVIDED, SEE AGENT FOR DETAILS. THE PROPERTY IS CURRENTLY BEING FARMED BY A TENANT. THE SITE IS AN IDEAL LOCATION FOR AN INDUSTRIAL FACILITY, DISTRIBUTION, OR FULFILLMENT CENTER GIVEN ITS EXCELLENT LOGISTICAL ACCESS TO THE INTERSTATE SYSTEM.



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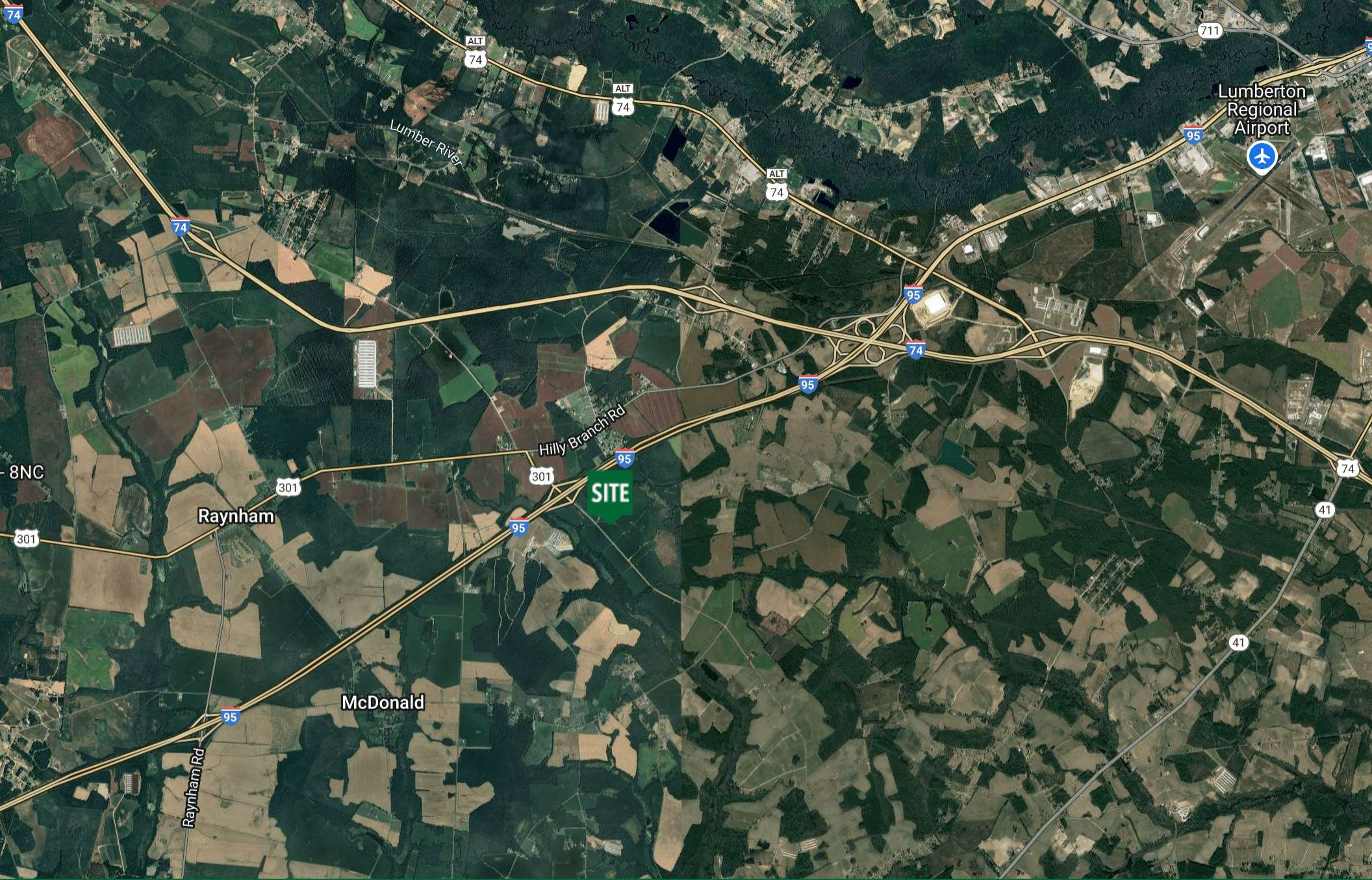
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Maxar Technologies

Google



Executive Summary

5515-7399 Chicken Rd
5515-7399 Chicken Rd, Fairmont, North Carolina, 28340
Drive time: 15, 30, 60 minute radii

Prepared by Patrick Murray, CCIM, CLS
Latitude: 34.57421
Longitude: -79.14757

	15 minutes	30 minutes	60 minutes
Population			
2010 Population	37,541	157,093	897,436
2020 Population	31,661	137,270	876,371
2023 Population	30,760	133,553	874,548
2028 Population	30,102	130,840	870,009
2010-2020 Annual Rate	-1.69%	-1.34%	-0.24%
2020-2023 Annual Rate	-0.88%	-0.84%	-0.06%
2023-2028 Annual Rate	-0.43%	-0.41%	-0.10%
2020 Male Population	48.5%	47.7%	48.3%
2020 Female Population	51.5%	52.3%	51.7%
2020 Median Age	41.1	39.0	37.5
2023 Male Population	49.2%	48.5%	48.8%
2023 Female Population	50.8%	51.5%	51.2%
2023 Median Age	39.8	37.9	37.1

In the identified area, the current year population is 874,548. In 2020, the Census count in the area was 876,371. The rate of change since 2020 was -0.06% annually. The five-year projection for the population in the area is 870,009 representing a change of -0.10% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	25.0%	29.0%	42.9%
2023 Black Alone	31.7%	29.5%	36.2%
2023 American Indian/Alaska Native Alone	33.7%	30.7%	7.2%
2023 Asian Alone	1.2%	0.9%	1.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.2%
2023 Other Race	3.4%	4.9%	4.4%
2023 Two or More Races	5.0%	5.0%	7.2%
2023 Hispanic Origin (Any Race)	5.5%	7.3%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 19.4% 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 72.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	43	40	52
2010 Households	13,913	57,681	340,176
2020 Households	12,163	52,490	340,225
2023 Households	11,859	51,508	341,913
2028 Households	11,720	50,999	343,777
2010-2020 Annual Rate	-1.34%	-0.94%	0.00%
2020-2023 Annual Rate	-0.78%	-0.58%	0.15%
2023-2028 Annual Rate	-0.24%	-0.20%	0.11%
2023 Average Household Size	2.46	2.49	2.46

The household count in this area has changed from 340,225 in 2020 to 341,913 in the current year, a change of 0.15% annually. The five-year projection of households is 343,777, a change of 0.11% annually from the current year total. Average household size is currently 2.46, compared to 2.48 in the year 2020. The number of families in the current year is 226,243 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	16.7%	16.4%	18.8%
Median Household Income			
2023 Median Household Income	\$38,447	\$37,121	\$48,435
2028 Median Household Income	\$42,759	\$41,240	\$54,190
2023-2028 Annual Rate	2.15%	2.13%	2.27%
Average Household Income			
2023 Average Household Income	\$57,888	\$56,191	\$68,964
2028 Average Household Income	\$65,491	\$63,793	\$79,275
2023-2028 Annual Rate	2.50%	2.57%	2.83%
Per Capita Income			
2023 Per Capita Income	\$22,431	\$21,664	\$27,294
2028 Per Capita Income	\$25,612	\$24,844	\$31,677
2023-2028 Annual Rate	2.69%	2.78%	3.02%
GINI Index			
2023 Gini Index	46.7	46.7	44.8

Households by Income

Current median household income is \$48,435 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$54,190 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$68,964 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$79,275 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$27,294 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$31,677 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	142	148	129
2010 Total Housing Units	15,394	64,206	381,014
2010 Owner Occupied Housing Units	8,437	36,502	213,879
2010 Renter Occupied Housing Units	5,476	21,179	126,299
2010 Vacant Housing Units	1,481	6,525	40,838
2020 Total Housing Units	14,185	59,173	379,938
2020 Owner Occupied Housing Units	7,411	33,486	209,711
2020 Renter Occupied Housing Units	4,752	19,004	130,514
2020 Vacant Housing Units	1,953	6,575	39,619
2023 Total Housing Units	13,939	58,586	383,155
2023 Owner Occupied Housing Units	7,359	32,749	211,424
2023 Renter Occupied Housing Units	4,500	18,759	130,489
2023 Vacant Housing Units	2,080	7,078	41,242
2028 Total Housing Units	13,905	58,333	384,435
2028 Owner Occupied Housing Units	7,467	33,215	217,180
2028 Renter Occupied Housing Units	4,253	17,784	126,597
2028 Vacant Housing Units	2,185	7,334	40,658

Socioeconomic Status Index

2023 Socioeconomic Status Index	39.1	38.7	43.3
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Currently, 55.2% of the 383,155 housing units in the area are owner occupied; 34.1%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 379,938 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.26%. Median home value in the area is \$151,293, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.94% annually to \$183,499.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021