

FOR SALE

21+ Acres Commercial /Multifamily Land Skibo Rd, Fayetteville NC 28314



Property Highlights

- Large tract on Skibo Rd
- Coming into town side of the road
- Adjacent tracts listed as well
- Water and sewer
- Road frontage
- Mixed uses
- Many Possibilities
- Busiest corridor in Fayetteville

Site Information

Sales Price	2,383,650
Acreage	21.3 Acres
Zoning	Commercial & Multifamily
Utilities	On Site
Topography	Flat & Slopped
Flood Zone	No



Grant-Murray Real Estate, LLC
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Executive Summary

2167 Skibo Rd, Fayetteville, North Carolina, 28314 2
2167 Skibo Rd, Fayetteville, North Carolina, 28314
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.04677
Longitude: -78.97591

	1 mile	3 miles	5 miles
Population			
2000 Population	8,760	72,467	146,383
2010 Population	9,429	76,952	157,206
2015 Population	9,237	77,701	162,690
2020 Population	9,284	79,689	169,236
2000-2010 Annual Rate	0.74%	0.60%	0.72%
2010-2015 Annual Rate	-0.39%	0.18%	0.66%
2015-2020 Annual Rate	0.10%	0.51%	0.79%
2015 Male Population	47.7%	47.7%	47.5%
2015 Female Population	52.3%	52.3%	52.5%
2015 Median Age	30.8	32.4	33.0

In the identified area, the current year population is 162,690. In 2010, the Census count in the area was 157,206. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 169,236 representing a change of 0.79% annually from 2015 to 2020. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 30.8, compared to U.S. median age of 37.9.

Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	34.6%	45.0%	46.1%
2015 Black Alone	51.1%	39.6%	39.2%
2015 American Indian/Alaska Native Alone	1.2%	1.1%	1.3%
2015 Asian Alone	2.0%	3.9%	3.4%
2015 Pacific Islander Alone	0.6%	0.4%	0.4%
2015 Other Race	5.0%	4.3%	4.1%
2015 Two or More Races	5.5%	5.6%	5.5%
2015 Hispanic Origin (Any Race)	13.3%	12.9%	12.6%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 17.6% 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 71.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	3,525	27,900	56,168
2010 Households	3,999	31,983	63,860
2015 Total Households	3,996	32,982	67,249
2020 Total Households	4,062	34,157	70,447
2000-2010 Annual Rate	1.27%	1.38%	1.29%
2010-2015 Annual Rate	-0.01%	0.59%	0.99%
2015-2020 Annual Rate	0.33%	0.70%	0.93%
2015 Average Household Size	2.31	2.35	2.40

The household count in this area has changed from 63,860 in 2010 to 67,249 in the current year, a change of 0.99% annually. The five-year projection of households is 70,447, a change of 0.93% annually from the current year total. Average household size is currently 2.40, compared to 2.43 in the year 2010. The number of families in the current year is 43,201 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

February 29, 2016



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Median Household Income			
2015 Median Household Income	\$38,190	\$45,164	\$46,892
2020 Median Household Income	\$42,608	\$51,233	\$52,589
2015-2020 Annual Rate	2.21%	2.55%	2.32%
Average Household Income			
2015 Average Household Income	\$45,739	\$58,331	\$59,874
2020 Average Household Income	\$51,036	\$64,808	\$66,701
2015-2020 Annual Rate	2.22%	2.13%	2.18%
Per Capita Income			
2015 Per Capita Income	\$19,709	\$24,725	\$24,753
2020 Per Capita Income	\$22,215	\$27,742	\$27,763
2015-2020 Annual Rate	2.42%	2.33%	2.32%

Households by Income

Current median household income is \$46,892 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$52,589 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$59,874 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$66,701 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,753 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,763 in five years, compared to \$32,501 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	4,040	30,206	62,018
2000 Owner Occupied Housing Units	1,802	16,030	33,013
2000 Renter Occupied Housing Units	1,723	11,870	23,156
2000 Vacant Housing Units	515	2,306	5,849
2010 Total Housing Units	4,544	35,068	70,383
2010 Owner Occupied Housing Units	1,609	15,988	34,046
2010 Renter Occupied Housing Units	2,390	15,995	29,814
2010 Vacant Housing Units	545	3,085	6,523
2015 Total Housing Units	4,708	37,159	75,748
2015 Owner Occupied Housing Units	1,497	15,469	33,918
2015 Renter Occupied Housing Units	2,499	17,513	33,331
2015 Vacant Housing Units	712	4,177	8,499
2020 Total Housing Units	4,879	39,002	80,275
2020 Owner Occupied Housing Units	1,493	15,772	35,203
2020 Renter Occupied Housing Units	2,569	18,385	35,244
2020 Vacant Housing Units	817	4,845	9,828

Currently, 44.8% of the 75,748 housing units in the area are owner occupied; 44.0% renter occupied; and 11.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 70,383 housing units in the area - 48.4% owner occupied, 42.4% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 3.32%. Median home value in the area is \$180,408, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.85% annually to \$207,591.

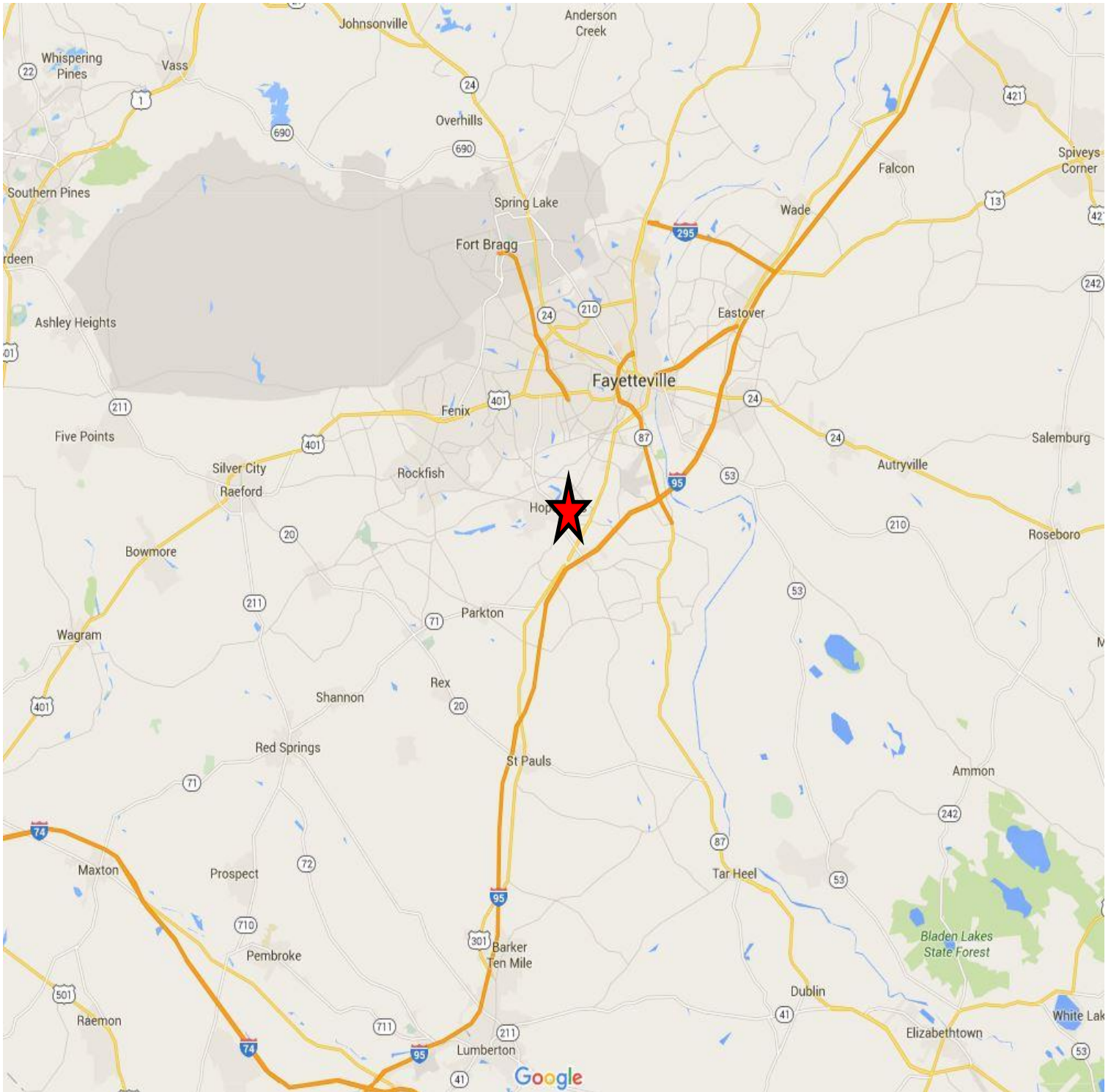
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