



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

9 ACRES ON SIGNALIZED INTERSECTION
5013 Bragg Blvd , Fayetteville, NC 28303

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,125,000

Lot Size: 9.0 Acres

Zoning: SF-6 & MR-5

Market: Fayetteville

Traffic Count: 29,000

Price / SF: \$2.87

PROPERTY HIGHLIGHTS

- Parcels are located on the going home side of Ft. Bragg
- Will Subdivide
- Signalized intersection
- Great site for retail, convenience store, pharmacy, etc.
- High traffic count
- Hard corner will sell
- Population of 139,326 within 5 miles

for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

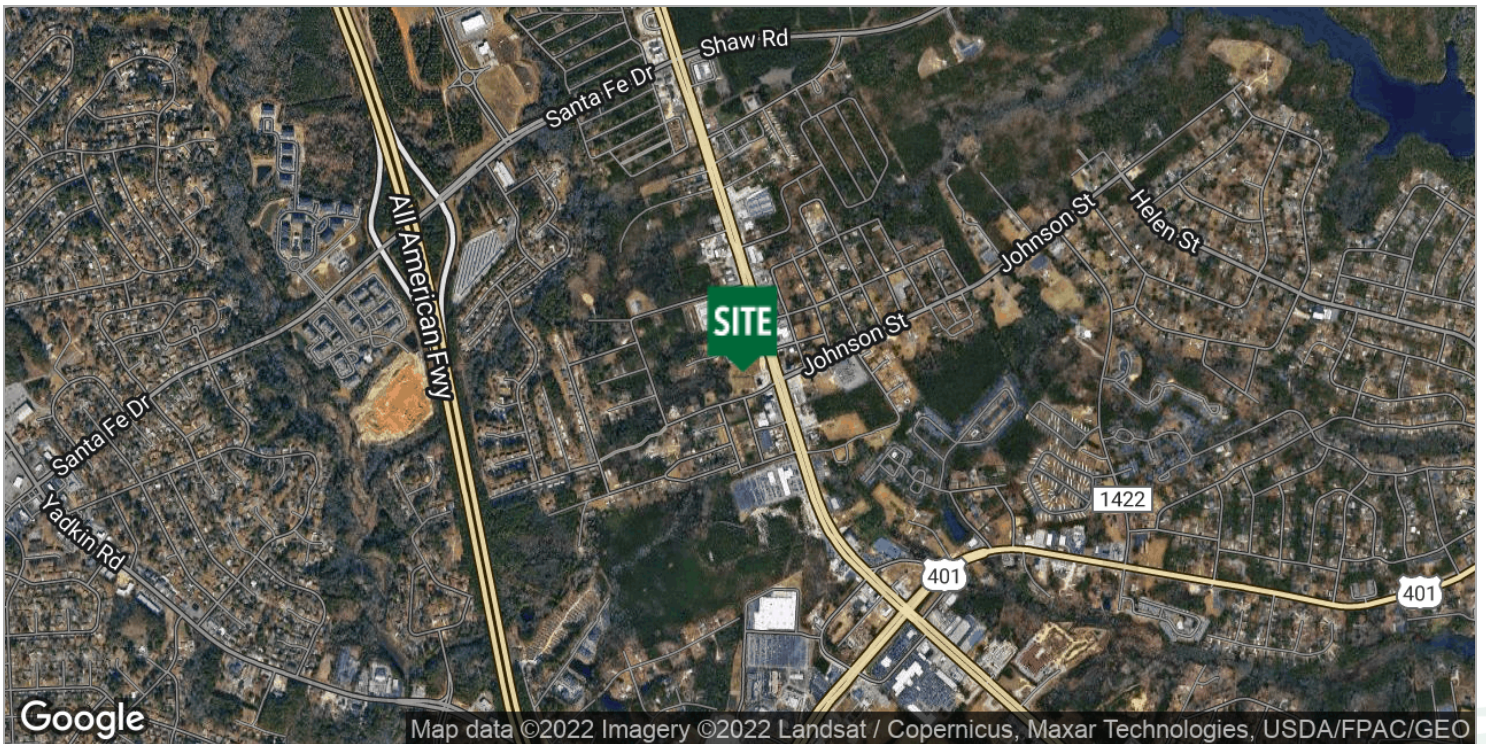


LOCATION MAPS



Google

Imagery ©2022 Maxar Technologies, USDA/FPAC/GEO

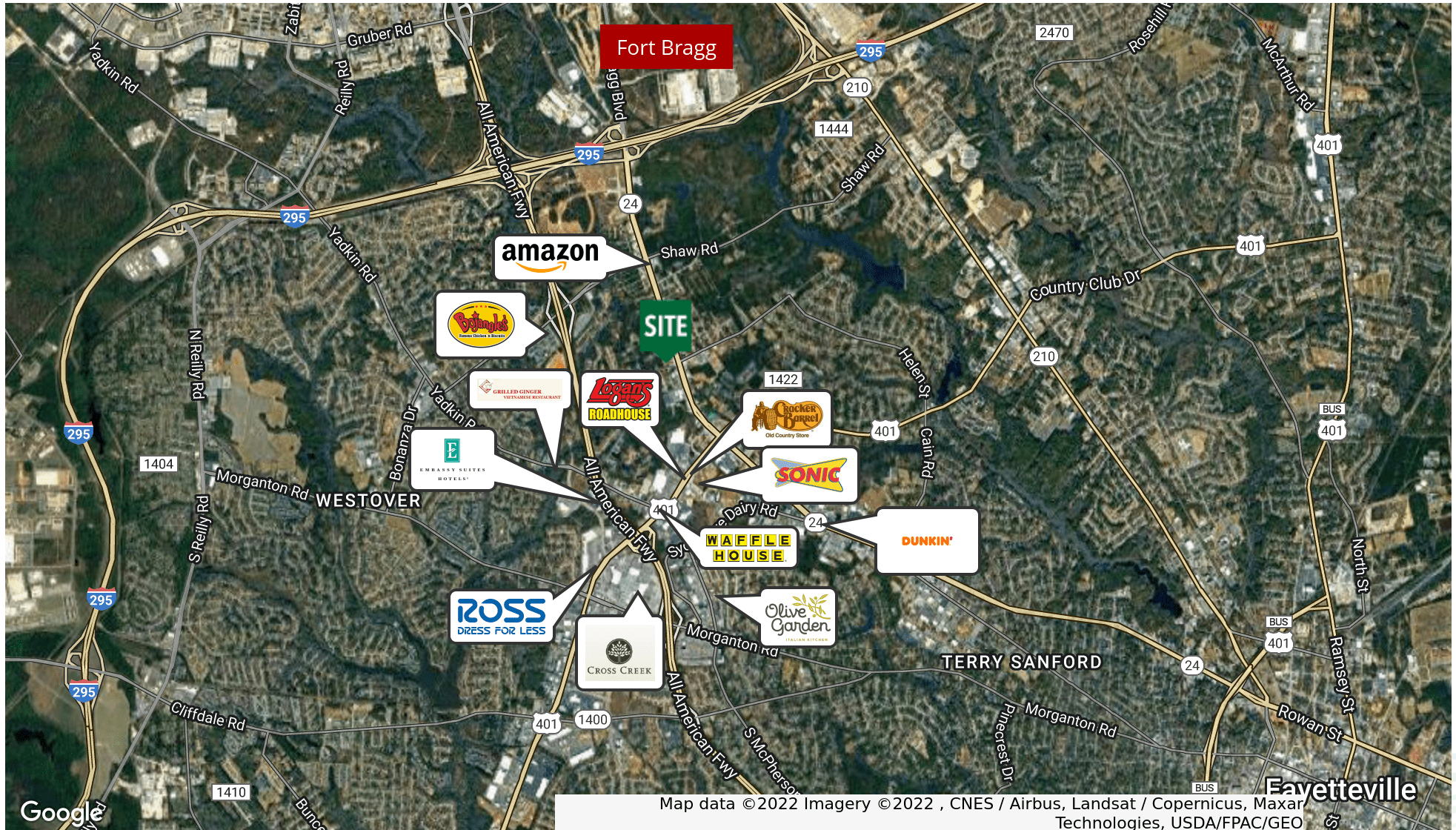


Google

Map data ©2022 Imagery ©2022 Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



for more information

NEIL GRANT

Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com



Executive Summary

5013 Bragg Blvd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.09331
Longitude: -78.95523

	1 mile	3 miles	5 miles
Population			
2000 Population	5,826	51,026	145,190
2010 Population	4,916	49,623	137,263
2016 Population	5,279	50,931	140,378
2021 Population	5,501	52,148	143,384
2000-2010 Annual Rate	-1.68%	-0.28%	-0.56%
2010-2016 Annual Rate	1.15%	0.42%	0.36%
2016-2021 Annual Rate	0.83%	0.47%	0.42%
2016 Male Population	47.6%	48.2%	48.0%
2016 Female Population	52.4%	51.8%	52.0%
2016 Median Age	31.1	32.6	31.4

In the identified area, the current year population is 140,378. In 2010, the Census count in the area was 137,263. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 143,384 representing a change of 0.42% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 31.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	32.9%	42.6%	44.0%
2016 Black Alone	51.4%	42.5%	42.1%
2016 American Indian/Alaska Native Alone	1.1%	0.8%	0.9%
2016 Asian Alone	2.2%	4.4%	3.4%
2016 Pacific Islander Alone	0.3%	0.4%	0.4%
2016 Other Race	6.4%	4.1%	3.9%
2016 Two or More Races	5.8%	5.3%	5.3%
2016 Hispanic Origin (Any Race)	15.6%	12.5%	12.1%

Persons of Hispanic origin represent 12.1% of the population in the identified area compared to 17.9% 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 63.5 for the U.S. as a whole.

Households

2000 Households	2,450	19,957	53,034
2010 Households	2,253	20,858	56,057
2016 Total Households	2,444	21,725	58,341
2021 Total Households	2,558	22,376	59,966
2000-2010 Annual Rate	-0.83%	0.44%	0.56%
2010-2016 Annual Rate	1.31%	0.65%	0.64%
2016-2021 Annual Rate	0.92%	0.59%	0.55%
2016 Average Household Size	2.16	2.30	2.33

The household count in this area has changed from 56,057 in 2010 to 58,341 in the current year, a change of 0.64% annually. The five-year projection of households is 59,966, a change of 0.55% annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2010. The number of families in the current year is 35,942 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

5013 Bragg Blvd, Fayetteville, North Carolina, 28303
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.09331
Longitude: -78.95523

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$27,331	\$41,616	\$40,208
2021 Median Household Income	\$27,314	\$45,261	\$42,180
2016-2021 Annual Rate	-0.01%	1.69%	0.96%
Average Household Income			
2016 Average Household Income	\$38,567	\$61,366	\$56,376
2021 Average Household Income	\$40,947	\$65,823	\$60,816
2016-2021 Annual Rate	1.20%	1.41%	1.53%
Per Capita Income			
2016 Per Capita Income	\$17,679	\$26,462	\$23,879
2021 Per Capita Income	\$18,846	\$28,516	\$25,866
2016-2021 Annual Rate	1.29%	1.51%	1.61%

Current median household income is \$40,208 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,180 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$56,376 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$60,816 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,879 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,866 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,169	22,252	58,443
2000 Owner Occupied Housing Units	1,199	10,293	26,653
2000 Renter Occupied Housing Units	1,252	9,664	26,381
2000 Vacant Housing Units	718	2,295	5,409
2010 Total Housing Units	2,714	23,272	62,739
2010 Owner Occupied Housing Units	769	9,593	25,346
2010 Renter Occupied Housing Units	1,484	11,265	30,711
2010 Vacant Housing Units	461	2,414	6,682
2016 Total Housing Units	3,054	25,057	67,399
2016 Owner Occupied Housing Units	743	9,299	24,583
2016 Renter Occupied Housing Units	1,700	12,426	33,758
2016 Vacant Housing Units	610	3,332	9,058
2021 Total Housing Units	3,268	26,297	70,628
2021 Owner Occupied Housing Units	762	9,456	24,992
2021 Renter Occupied Housing Units	1,796	12,920	34,974
2021 Vacant Housing Units	710	3,921	10,662

Currently, 36.5% of the 67,399 housing units in the area are owner occupied; 50.1%, renter occupied; and 13.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 62,739 housing units in the area - 40.4% owner occupied, 49.0% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 3.24%. Median home value in the area is \$121,219, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.10% annually to \$141,191.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.