



Grant - Murray

REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

7745 GOOD MIDDLEING DR Fayetteville, NC 28304

for more information

ROGER SHAH, CCIM Broker O: 910.829.1617 x212 C: 910.578.8039 roger@grantmurrayre.com	RISHI SHAH, CCIM Broker O: 910.829.1617 x204 C: 910.977.1596 rishi@grantmurrayre.com
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OFFERING SUMMARY

Sale Price:	\$1,905,000
Lot Size:	7.62 Acres
Zoning:	CC - Community Commercial
Market:	Fayetteville MSA
Submarket:	Western District
Traffic Count:	25,000
Traffic Count Road:	US 401

PROPERTY OVERVIEW

Fayetteville, NC is the seat of Cumberland County and home of Fort Bragg military base, the largest land military base in the US which pumps approximately \$9 billion into the local economy annually. Fayetteville serves as the region's hub for shopping, eating, lodging, healthcare, and entertainment.

Located between Super WalMart & Lowe's Home Improvement, this site sits in the most commercialized area between Cumberland & Hoke County drawing traffic from both areas as well as the military base. All plazas and strips in this location have enjoyed historically high occupancy and this lot is the largest parcel available along Good Middling Dr in a prime location.

This rapidly growing area benefits from the large draw of consumers coming to WalMart, Lowe's, Food Lion, or any of the many restaurants and businesses along Good Middling Dr.

LOCATION OVERVIEW

Lot located adjacent and behind Sonic Restaurant on Good Middling Dr. ADDRESS IS APPROXIMATE.

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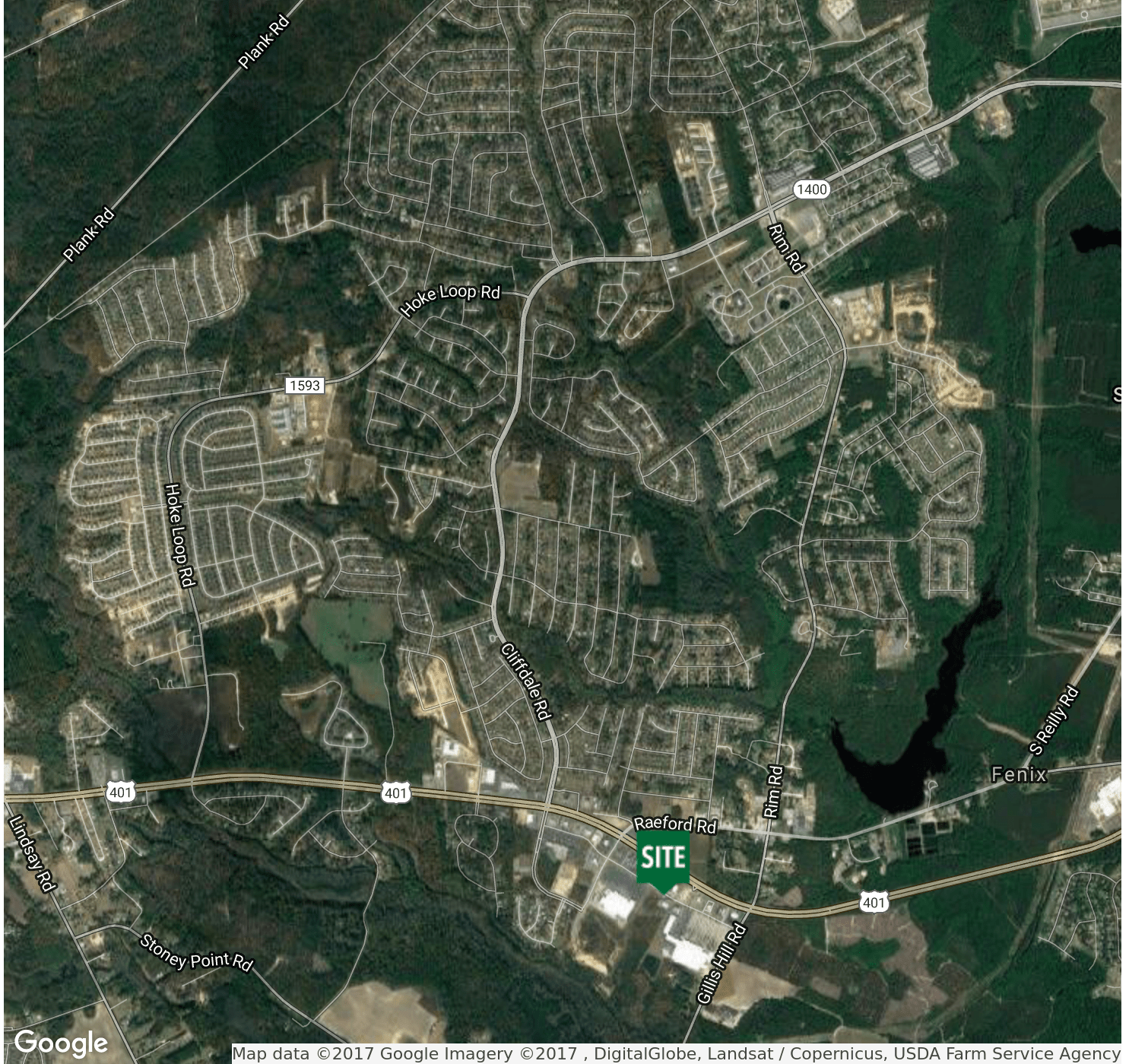
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SURROUNDING AREA



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Executive Summary

7745 Good Middling Dr, Fayetteville, North Carolina, 28304
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.02778
Longitude: -79.05559

	1 mile	3 miles	5 miles
Population			
2000 Population	2,252	28,164	76,138
2010 Population	2,547	37,473	96,520
2016 Population	2,496	41,614	105,927
2021 Population	2,532	44,405	112,384
2000-2010 Annual Rate	1.24%	2.90%	2.40%
2010-2016 Annual Rate	-0.32%	1.69%	1.50%
2016-2021 Annual Rate	0.29%	1.31%	1.19%
2016 Male Population	46.8%	47.7%	47.8%
2016 Female Population	53.2%	52.3%	52.2%
2016 Median Age	32.1	31.5	31.0

In the identified area, the current year population is 105,927. In 2010, the Census count in the area was 96,520. The rate of change since 2010 was 1.50% annually. The five-year projection for the population in the area is 112,384 representing a change of 1.19% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 32.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	34.4%	41.1%	44.4%
2016 Black Alone	49.9%	43.4%	40.1%
2016 American Indian/Alaska Native Alone	0.6%	1.0%	1.3%
2016 Asian Alone	2.9%	3.3%	3.4%
2016 Pacific Islander Alone	0.6%	0.5%	0.5%
2016 Other Race	5.5%	4.5%	4.4%
2016 Two or More Races	6.1%	6.2%	6.0%
2016 Hispanic Origin (Any Race)	17.1%	14.6%	14.0%

Persons of Hispanic origin represent 14.0% 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 72.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	650	8,942	26,430
2010 Households	835	12,965	36,029
2016 Total Households	828	14,514	39,840
2021 Total Households	842	15,562	42,438
2000-2010 Annual Rate	2.54%	3.78%	3.15%
2010-2016 Annual Rate	-0.13%	1.82%	1.62%
2016-2021 Annual Rate	0.34%	1.40%	1.27%
2016 Average Household Size	3.01	2.86	2.66

The household count in this area has changed from 36,029 in 2010 to 39,840 in the current year, a change of 1.62% annually. The five-year projection of households is 42,438, a change of 1.27% annually from the current year total. Average household size is currently 2.66, compared to 2.68 in the year 2010. The number of families in the current year is 28,718 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.



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Median Household Income			
2016 Median Household Income	\$53,635	\$59,344	\$52,745
2021 Median Household Income	\$60,023	\$66,171	\$57,585
2016-2021 Annual Rate	2.28%	2.20%	1.77%
Average Household Income			
2016 Average Household Income	\$67,167	\$71,345	\$64,638
2021 Average Household Income	\$74,217	\$78,459	\$70,464
2016-2021 Annual Rate	2.02%	1.92%	1.74%
Per Capita Income			
2016 Per Capita Income	\$23,074	\$24,988	\$24,365
2021 Per Capita Income	\$25,574	\$27,593	\$26,663
2016-2021 Annual Rate	2.08%	2.00%	1.82%

Households by Income

Current median household income is \$52,745 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,585 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$64,638 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$70,464 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,365 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,663 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	675	9,657	28,750
2000 Owner Occupied Housing Units	505	6,687	17,266
2000 Renter Occupied Housing Units	144	2,255	9,164
2000 Vacant Housing Units	26	715	2,320
2010 Total Housing Units	884	14,007	39,275
2010 Owner Occupied Housing Units	646	9,399	21,891
2010 Renter Occupied Housing Units	189	3,566	14,138
2010 Vacant Housing Units	49	1,042	3,246
2016 Total Housing Units	919	16,055	44,576
2016 Owner Occupied Housing Units	619	10,174	23,186
2016 Renter Occupied Housing Units	209	4,339	16,655
2016 Vacant Housing Units	91	1,541	4,736
2021 Total Housing Units	961	17,479	48,247
2021 Owner Occupied Housing Units	625	10,877	24,559
2021 Renter Occupied Housing Units	217	4,685	17,879
2021 Vacant Housing Units	119	1,917	5,809

Currently, 52.0% of the 44,576 housing units in the area are owner occupied; 37.4%, renter occupied; and 10.6% 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 39,275 housing units in the area - 55.7% owner occupied, 36.0% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 5.79%. Median home value in the area is \$146,419, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.75% annually to \$176,030.

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.