

KENLY

CHURCH & ASSEMBLY BUILDING

500 W Goldsboro St
Kenly, NC 27524



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CENTURY 21 COMMERCIAL[®]

Triangle Group

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Kenly

Church & Assembly Building

500 W Goldsboro St
Kenly, NC 27524



KENLY CHURCH & ASSEMBLY BUILDING

PROPERTY INFORMATION

Purchase Price
\$1,200,000.00

Property Address
*500 W Goldsboro St
Kenly, NC 27524*

Year Built
1975

Property Size
23,520 Sq. Ft.

Land Size
4.85 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

**CENTURY 21
COMMERCIAL.**

Triangle Group



PROPERTY OVERVIEW

Positioned on a highly visible corner lot along Goldsboro Street, this church and assembly facility offers an excellent opportunity for organizations seeking a move-in ready property. The building is currently unoccupied and prepared for immediate use, making it ideal for religious services, community gatherings, or other assembly purposes.

With R-20 AR zoning, the site allows for continued use as a place of worship or community facility, while also providing flexibility for future agricultural or residential redevelopment. Its location near Downtown Kenly ensures accessibility, with quick connections to US-301 and I-95 for regional convenience.

KENLY

CHURCH & ASSEMBLY BUILDING

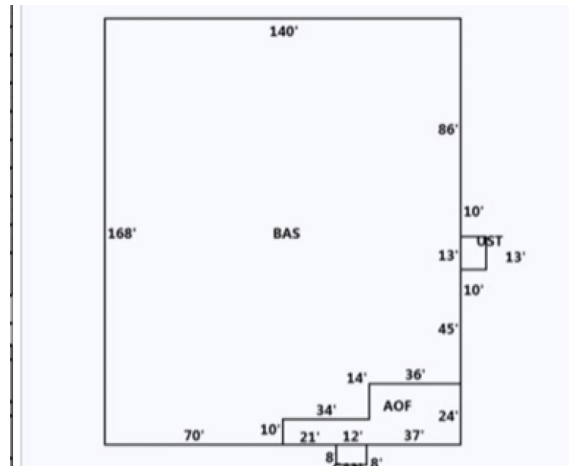
500 W Goldsboro St
Kenly, NC 27524

PROPERTY DETAILS

Investment Highlights

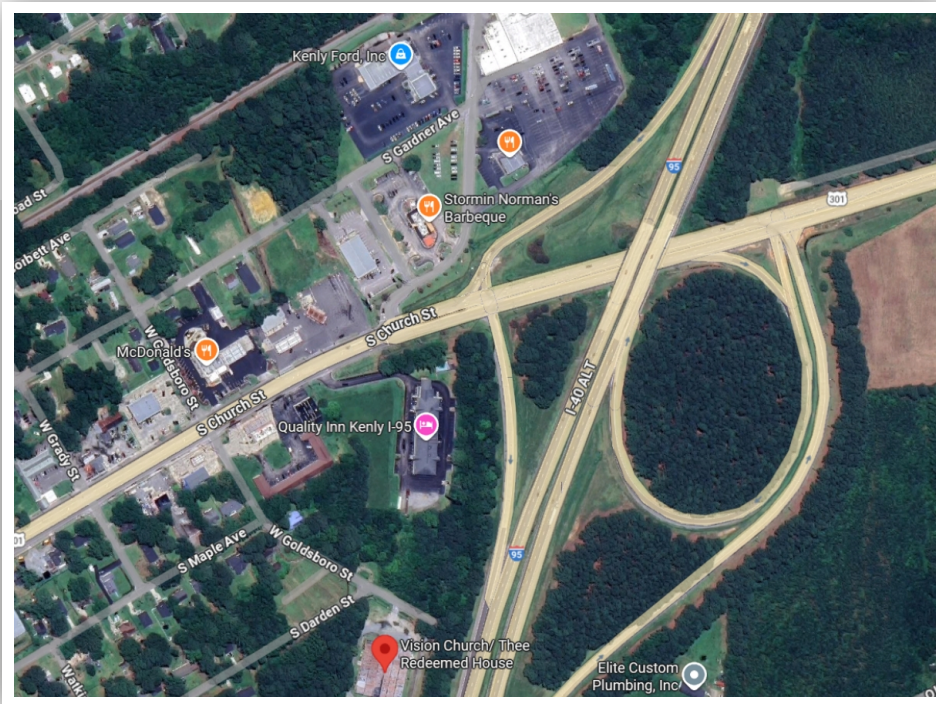
- ±32-acre assemblage in a high-growth area
- Zoning: RA and OI, offering flexible development options
- Agreement in place deferring parkway construction obligations until 2029
- Ideal for production builders and developers
- Strong demographic trends and demand for new housing
- Convenient access to Fuquay-Varina Parkway and regional highways

PROPERTY PHOTOS



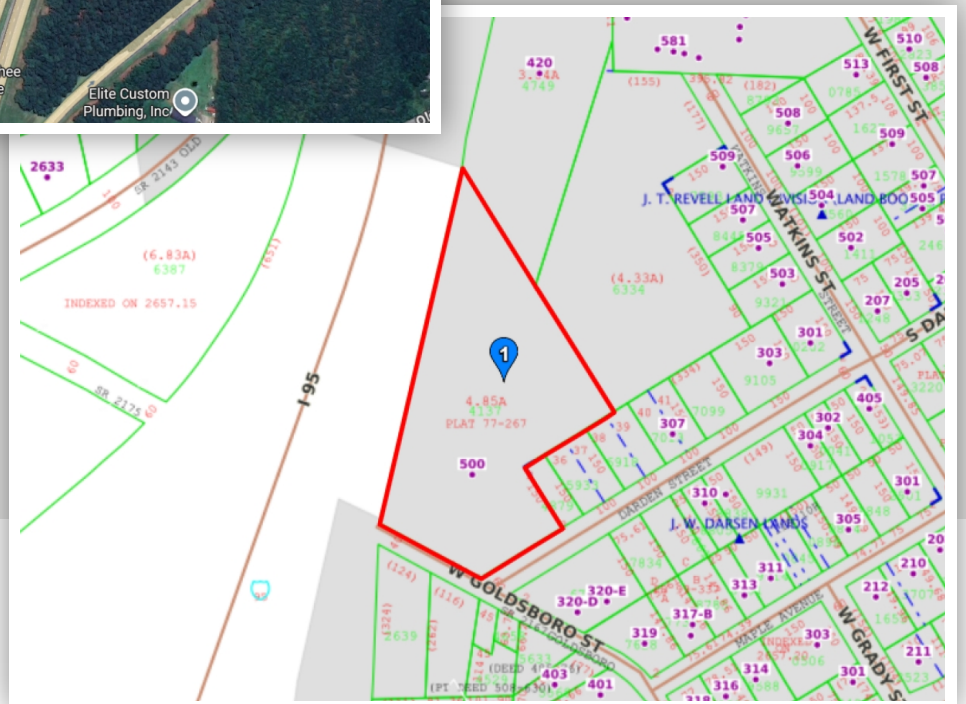
CENTURY 21
COMMERCIAL.
Triangle Group

PROPERTY PHOTOS

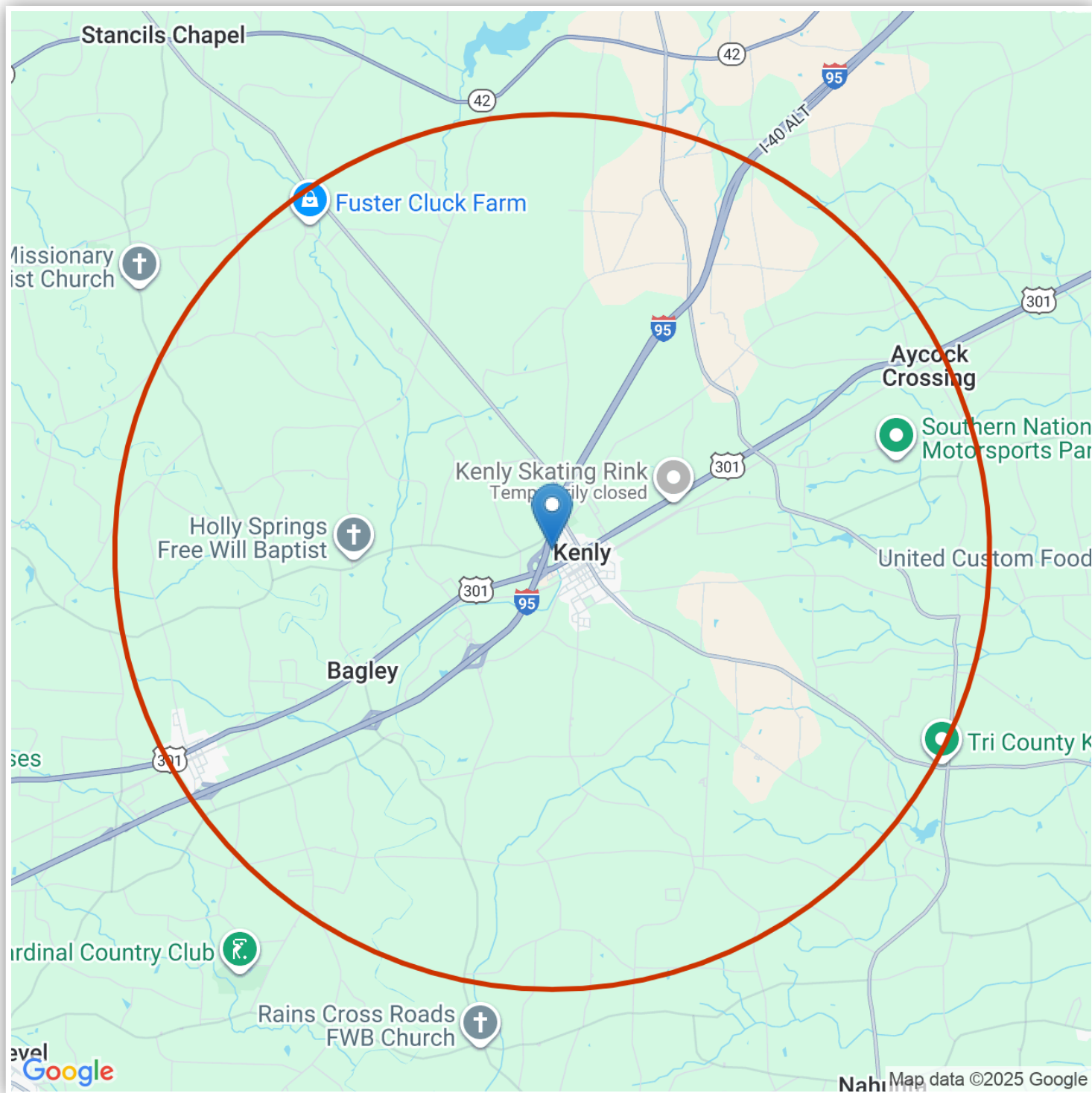


KENLY

CHURCH & ASSEMBLY
BUILDING



LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



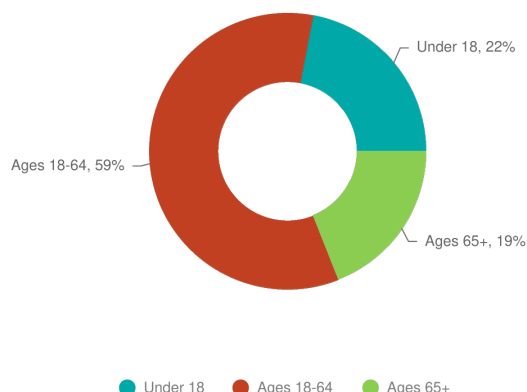
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

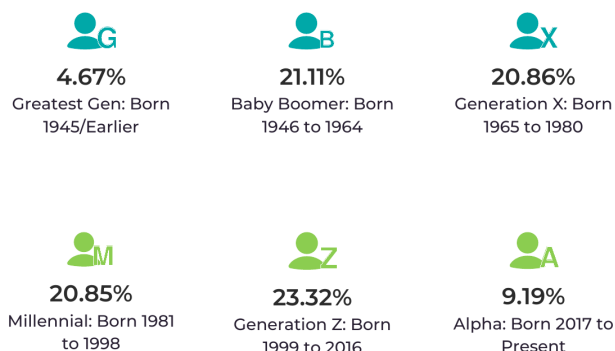
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

8,508 Population	3,392 Households	41.3 Median Age
2.51 Avg Size Household	\$59,058 Median Household Income	\$224,041 Median Home Value
61 Wealth Index	105 Housing Affordability	63.6 Diversity Index

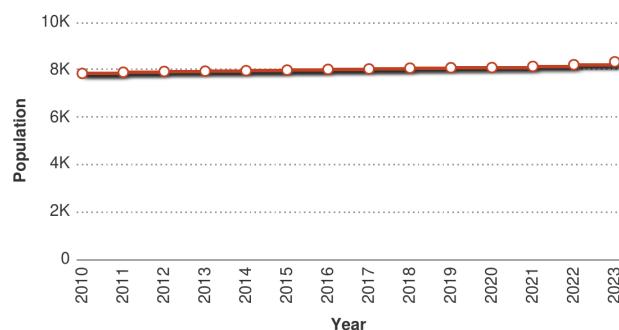
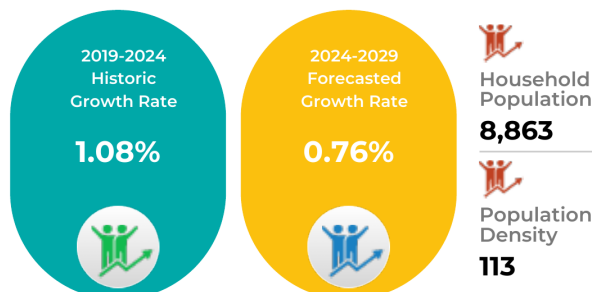
POPULATION BY AGE



POPULATION BY GENERATION



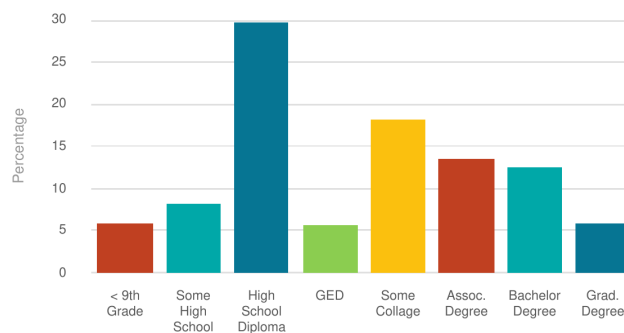
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



8,508
Population
Total

1.08%
Population
Growth

2.51
Average
HH Size

41.3
Median
Age

63.6
Diversity
Index

\$59,058
Median HH
Income

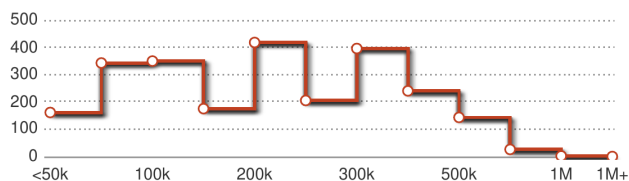
\$224,041
Median Home
Value

22.36%
Under 18

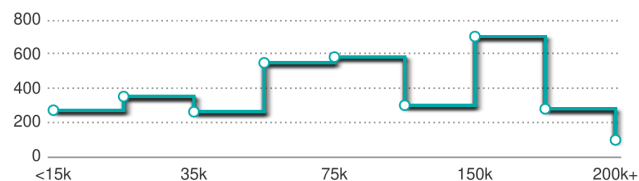
58.72%
Ages 18
to 65

18.92%
Aged 66+

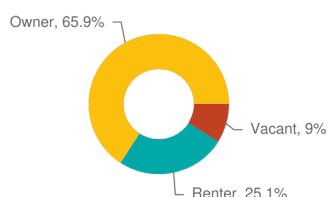
HOME VALUE



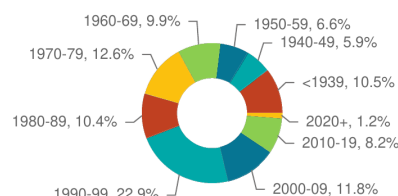
HOUSEHOLD INCOME



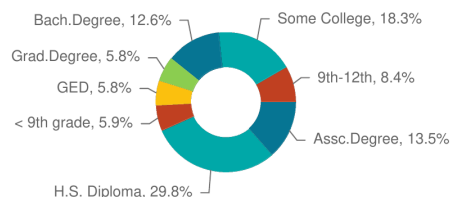
HOME OWNERSHIP



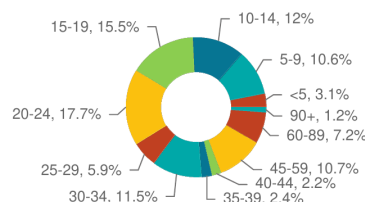
HOUSING: YEAR BUILT



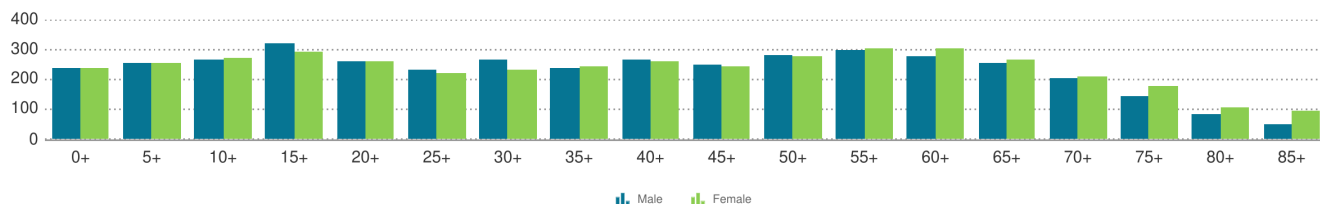
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Population

2010 Population	7,878
2020 Population	8,127
2025 Population	8,571
2030 Population	9,238
2010-2020 Annual Rate	0.31%
2020-2025 Annual Rate	1.02%
2025-2030 Annual Rate	1.51%
2020 Male Population	48.8%
2020 Female Population	51.2%
2020 Median Age	40.9
2025 Male Population	49.4%
2025 Female Population	50.6%
2025 Median Age	41.3

In the identified area, the current year population is 8,571. In 2020, the Census count in the area was 8,127. The rate of change since 2020 was 1.02% annually. The five-year projection for the population in the area is 9,238 representing a change of 1.51% annually from 2025 to 2030. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	66.8%
2025 Black Alone	15.4%
2025 American Indian/Alaska Native Alone	0.7%
2025 Asian Alone	0.3%
2025 Pacific Islander Alone	0.0%
2025 Other Race	7.1%
2025 Two or More Races	9.7%
2025 Hispanic Origin (Any Race)	15.2%

Persons of Hispanic origin represent 15.2% of the population in the identified area compared to 19.7% 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 64.1 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	59
2010 Households	3,089
2020 Households	3,217
2025 Households	3,496
2030 Households	3,838
2010-2020 Annual Rate	0.41%
2020-2025 Annual Rate	1.60%
2025-2030 Annual Rate	1.88%
2025 Average Household Size	2.45

The household count in this area has changed from 3,217 in 2020 to 3,496 in the current year, a change of 1.60% annually. The five-year projection of households is 3,838, a change of 1.88% annually from the current year total. Average household size is currently 2.45, compared to 2.53 in the year 2020. The number of families in the current year is 2,366 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

5 mile

Mortgage Income

2025 Percent of Income for Mortgage	22.8%
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Median Household Income

2025 Median Household Income	\$65,080
2030 Median Household Income	\$75,121
2025-2030 Annual Rate	2.91%

Average Household Income

2025 Average Household Income	\$79,783
2030 Average Household Income	\$88,523
2025-2030 Annual Rate	2.10%

Per Capita Income

2025 Per Capita Income	\$32,185
2030 Per Capita Income	\$36,350
2025-2030 Annual Rate	2.46%

GINI Index

2025 Gini Index	41.9
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Households by Income

Current median household income is \$65,080 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$75,121 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$79,783 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$88,523 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$32,185 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$36,350 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	101
2010 Total Housing Units	3,475
2010 Owner Occupied Housing Units	2,121
2010 Renter Occupied Housing Units	968
2010 Vacant Housing Units	386
2020 Total Housing Units	3,560
2020 Owner Occupied Housing Units	2,233
2020 Renter Occupied Housing Units	984
2020 Vacant Housing Units	343
2025 Total Housing Units	3,836
2025 Owner Occupied Housing Units	2,518
2025 Renter Occupied Housing Units	978
2025 Vacant Housing Units	340
2030 Total Housing Units	4,179
2030 Owner Occupied Housing Units	2,822
2030 Renter Occupied Housing Units	1,017
2030 Vacant Housing Units	341

Socioeconomic Status Index

2025 Socioeconomic Status Index	46.3
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Currently, 65.6% of the 3,836 housing units in the area are owner occupied; 25.5%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 3,560 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.43%. Median home value in the area is \$237,058, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 7.59% annually to \$341,696.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030		
Population	7,878		8,127		8,571		9,238		
Households	3,089		3,217		3,496		3,838		
Families	2,119		2,230		2,366		2,575		
Average Household Size	2.55		2.53		2.45		2.41		
Owner Occupied Housing Units	2,121		2,233		2,518		2,822		
Renter Occupied Housing Units	968		984		978		1,017		
Median Age	39.3		40.9		41.3		42.0		
Trends: 2025-2030 Annual Rate			Area		State		National		
Population	1.51%				0.80%		0.42%		
Households	1.88%				1.10%		0.64%		
Families	1.71%				0.94%		0.54%		
Owner HHs	2.31%				1.21%		0.91%		
Median Household Income	2.91%				2.61%		2.53%		
Households by Income					2025		2030		
					Number	Percent	Number	Percent	
	<\$15,000				324	9.3%	299	7.8%	
	\$15,000 - \$24,999				268	7.7%	232	6.0%	
	\$25,000 - \$34,999				343	9.8%	311	8.1%	
	\$35,000 - \$49,999				495	14.2%	514	13.4%	
	\$50,000 - \$74,999				540	15.4%	561	14.6%	
	\$75,000 - \$99,999				371	10.6%	397	10.3%	
	\$100,000 - \$149,999				685	19.6%	857	22.3%	
	\$150,000 - \$199,999				326	9.3%	472	12.3%	
\$200,000+				144	4.1%	195	5.1%		
Median Household Income				\$65,080		\$75,121			
Average Household Income				\$79,783		\$88,523			
Per Capita Income				\$32,185		\$36,350			
		Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4	490	6.2%	450	5.5%	480	5.6%	509	5.5%	
5 - 9	524	6.7%	484	6.0%	506	5.9%	522	5.6%	
10 - 14	569	7.2%	640	7.9%	502	5.9%	541	5.9%	
15 - 19	536	6.8%	563	6.9%	602	7.0%	491	5.3%	
20 - 24	459	5.8%	442	5.4%	508	5.9%	558	6.0%	
25 - 34	865	11.0%	913	11.2%	1,051	12.3%	1,166	12.6%	
35 - 44	1,139	14.5%	961	11.8%	1,039	12.1%	1,172	12.7%	
45 - 54	1,162	14.7%	1,107	13.6%	1,050	12.2%	1,134	12.3%	
55 - 64	1,030	13.1%	1,121	13.8%	1,184	13.8%	1,208	13.1%	
65 - 74	685	8.7%	881	10.8%	977	11.4%	1,104	11.9%	
75 - 84	329	4.2%	445	5.5%	531	6.2%	647	7.0%	
85+	93	1.2%	119	1.5%	143	1.7%	187	2.0%	
		Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	5,971	75.8%	5,669	69.8%	5,727	66.8%	6,002	65.0%	
Black Alone	1,256	15.9%	1,157	14.2%	1,316	15.4%	1,462	15.8%	
American Indian Alone	41	0.5%	54	0.7%	61	0.7%	68	0.7%	
Asian Alone	21	0.3%	22	0.3%	28	0.3%	35	0.4%	
Pacific Islander Alone	0	0.0%	0	0.0%	1	0.0%	1	0.0%	
Some Other Race Alone	494	6.3%	512	6.3%	605	7.1%	705	7.6%	
Two or More Races	95	1.2%	712	8.8%	833	9.7%	966	10.5%	
Hispanic Origin (Any Race)	726	9.2%	1,102	13.6%	1,306	15.2%	1,518	16.4%	

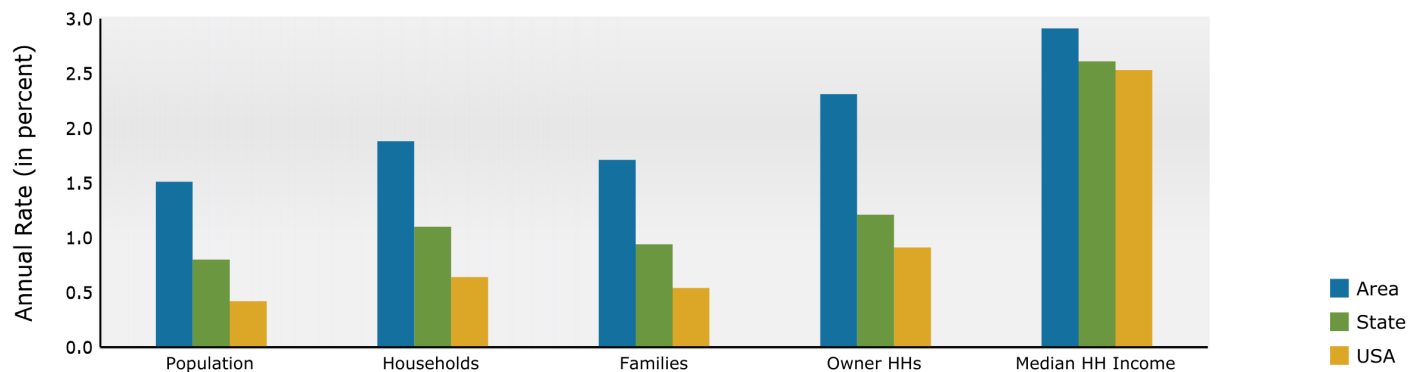
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

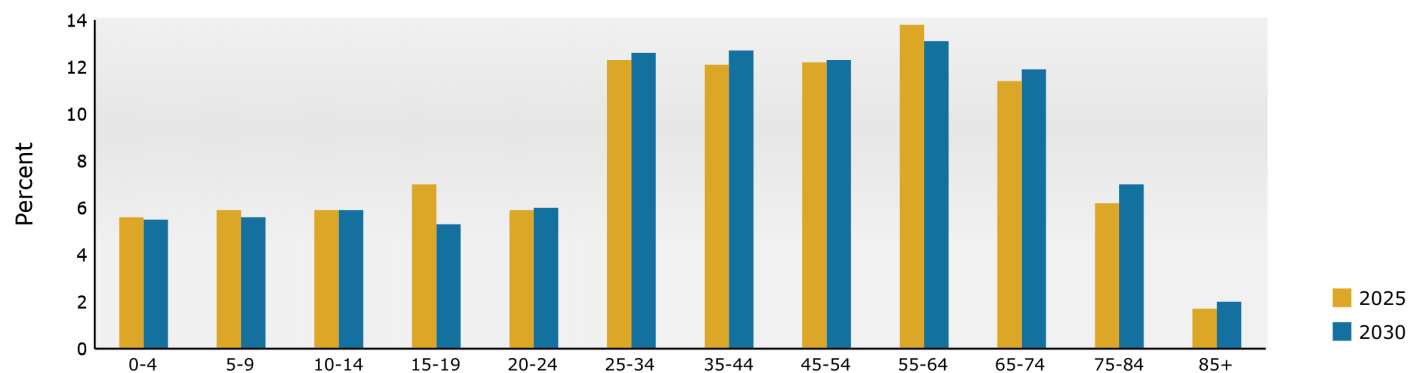


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

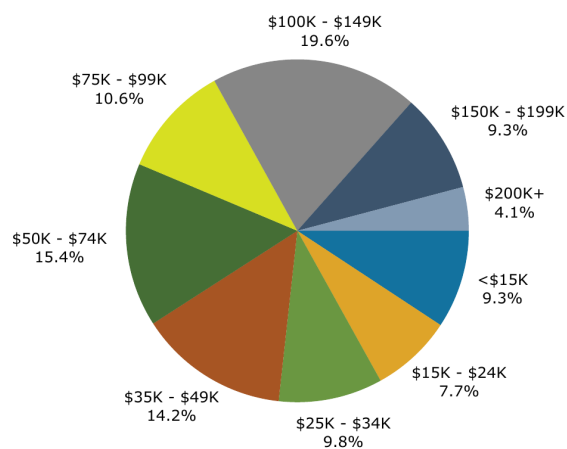
Trends 2025-2030



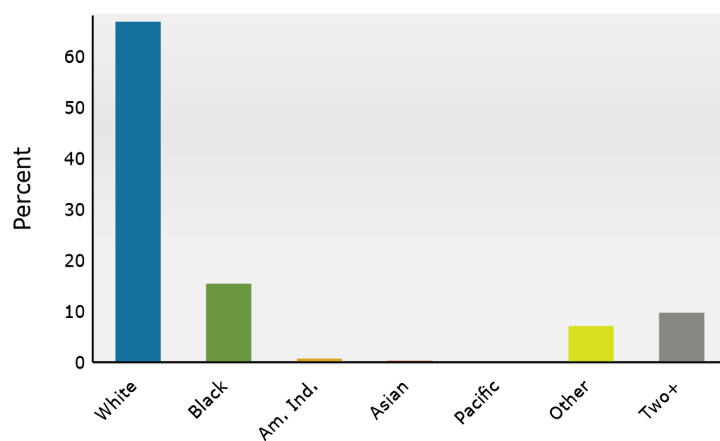
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 15.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	8,127	2025 Median Household Income	\$65,080
2025 Total Population	8,571	2030 Median Household Income	\$75,121
2030 Total Population	9,238	2025-2030 Annual Rate	2.91%
2025-2030 Annual Rate	1.51%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,560	100.0%	3,836	100.0%	4,179	100.0%
Occupied	3,217	90.4%	3,496	91.1%	3,839	91.9%
Owner	2,233	62.7%	2,518	65.6%	2,822	67.5%
Renter	984	27.6%	978	25.5%	1,017	24.3%
Vacant	343	9.6%	340	8.9%	341	8.2%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	2,518	100.0%	2,822	100.0%
<\$50,000	143	5.7%	76	2.7%
\$50,000-\$99,999	277	11.0%	98	3.5%
\$100,000-\$149,999	286	11.4%	149	5.3%
\$150,000-\$199,999	196	7.8%	143	5.1%
\$200,000-\$249,999	481	19.1%	391	13.9%
\$250,000-\$299,999	179	7.1%	200	7.1%
\$300,000-\$399,999	513	20.4%	849	30.1%
\$400,000-\$499,999	212	8.4%	418	14.8%
\$500,000-\$749,999	157	6.2%	333	11.8%
\$750,000-\$999,999	54	2.1%	109	3.9%
\$1,000,000-\$1,499,999	10	0.4%	39	1.4%
\$1,500,000-\$1,999,999	1	0.0%	1	0.0%
\$2,000,000+	9	0.4%	16	0.6%
Median Value	\$237,058		\$341,696	
Average Value	\$279,521		\$379,244	

Census 2020 Housing Units	Number	Percent
Total	3,560	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	3,560	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,232	100.0%
Owned with a Mortgage/Loan	1,311	58.7%
Owned Free and Clear	921	41.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	343	100.0%
For Rent	54	15.7%
Rented- Not Occupied	9	2.6%
For Sale Only	49	14.3%
Sold - Not Occupied	8	2.3%
Seasonal/Recreational/Occasional Use	12	3.5%
For Migrant Workers	2	0.6%
Other Vacant	208	60.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	3,217	2,233	69.4%
15-24	101	39	38.6%
25-34	376	206	54.8%
35-44	494	306	61.9%
45-54	621	449	72.3%
55-59	320	229	71.6%
60-64	346	259	74.9%
65-74	563	434	77.1%
75-84	300	235	78.3%
85+	99	76	76.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	3,217	2,233	69.4%
White Alone	2,382	1,782	74.8%
Black/African American Alone	458	236	51.5%
American Indian/Alaska Native	26	18	69.2%
Asian Alone	10	7	70.0%
Pacific Islander Alone	2	0	0.0%
Other Race Alone	144	72	50.0%
Two or More Races	195	118	60.5%
Hispanic Origin	284	154	54.2%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	3,217	2,233	69.4%
1-Person	843	524	62.2%
2-Person	1,071	828	77.3%
3-Person	529	367	69.4%
4-Person	412	296	71.8%
5-Person	227	137	60.4%
6-Person	85	49	57.6%
7+ Person	51	33	64.7%

2025 Housing Affordability

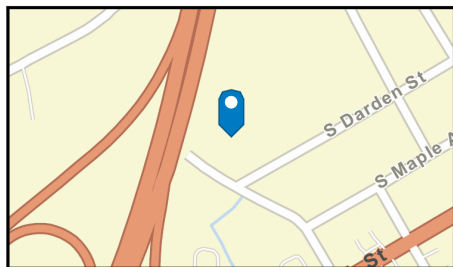
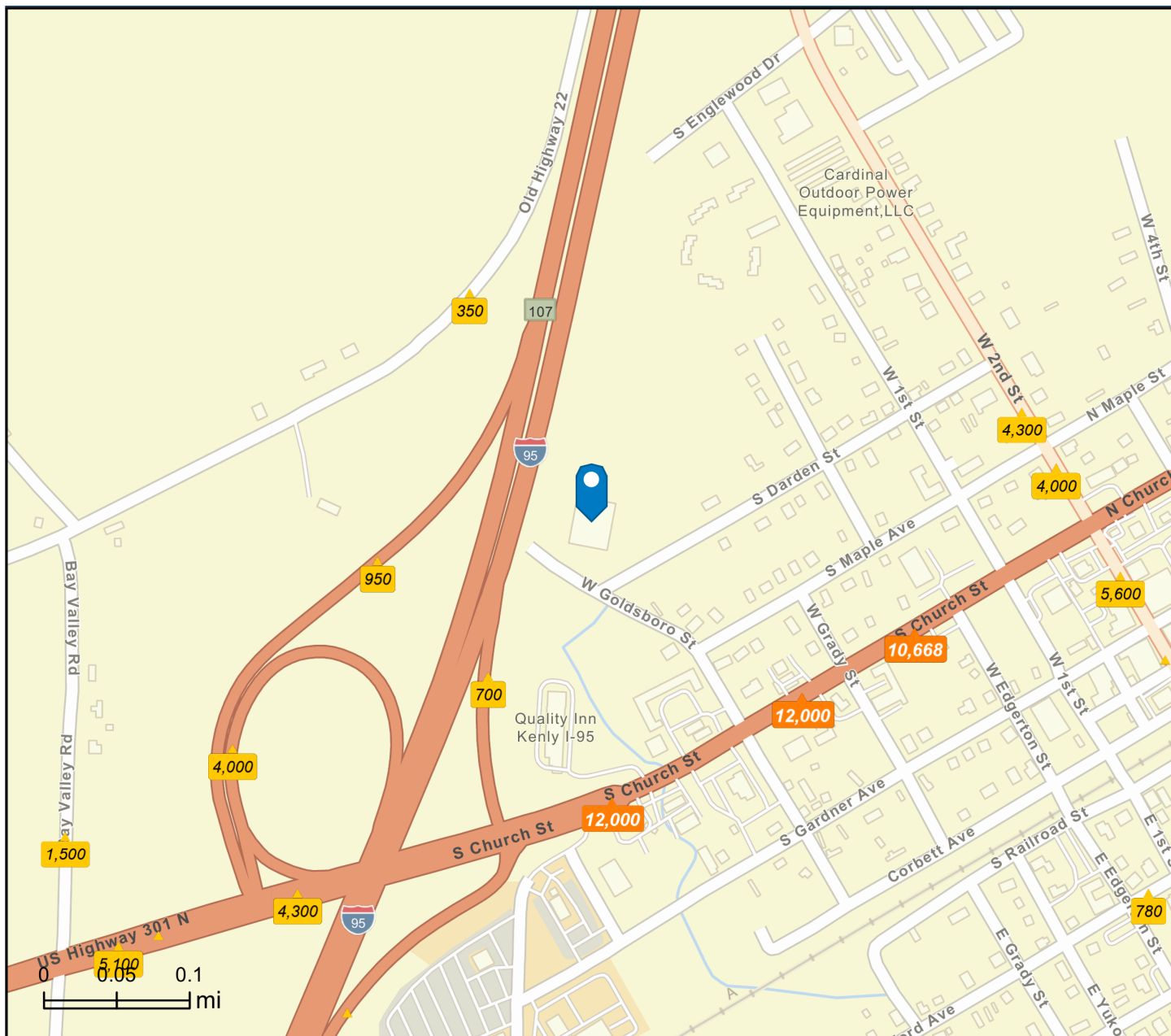
Housing Affordability Index	101
Percent of Income for Mortgage	22.8%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

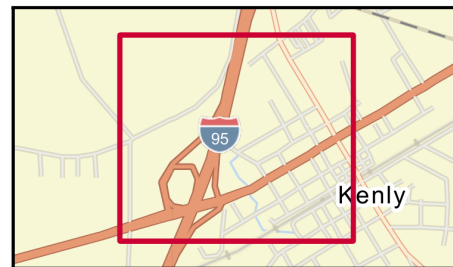


TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





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