



LAND FOR SALE

2881 GILLESPIE ST  
Fayetteville, NC 28306

*for more information*

NEIL GRANT

Principal / Broker  
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RICHARD L. FOX III, ESQ.

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**OFFERING SUMMARY**

**Sale Price:** \$40,000 / acre

**Lot Size:** 50.0 Acres

**Market:** Fayetteville

**Submarket:** East Fayetteville

**PROPERTY OVERVIEW**

2881 Gillespie St (Lot 1) consists of 50+/- acres) located in the East Fayetteville submarket approximately ½ mile from the Fayetteville Regional Airport. The fifty-acre (50) tract has been well maintained and is mostly cleared. Owner will permit subdivision, price negotiable.

Currently, the property is primarily zoned residential but every neighboring parcel south of Ivan Dr. is zoned commercial. For that reason, commercial rezoning will most likely be allowed if desired. Property uses range anywhere from multifamily, to industrial, to mixed use. The property presents numerous development opportunities.

The property is also located adjacent to I-95N Business, less than 2.5 miles from the MLK/NC Hwy 87, and less than 5 miles from I-95, providing the property convenient access to the major roads in and around Fayetteville. The properties can be accessed via Ivan Dr. with a signalized intersection at Ivan Dr. and I-95N Business. For nearby retail, a neighborhood center featuring Walmart is located directly across I-95N Business.

Fayetteville, NC is the seat of Cumberland County and serves as economic and cultural hub of southeastern North Carolina, mainly due to the \$9 billion in local economic stimulus that Fort Bragg provides to the area.

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ADDITIONAL PHOTOS



for more information

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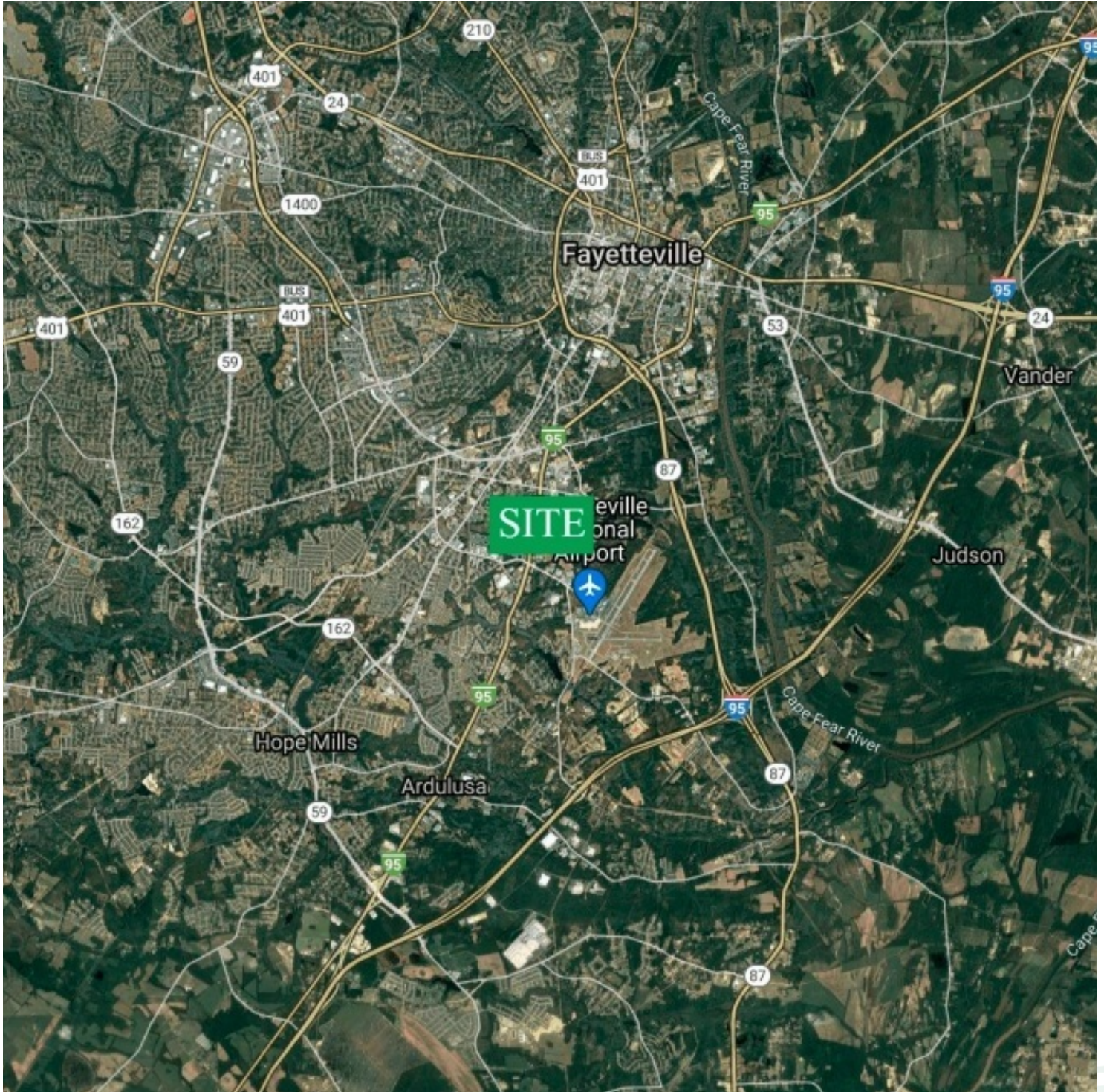
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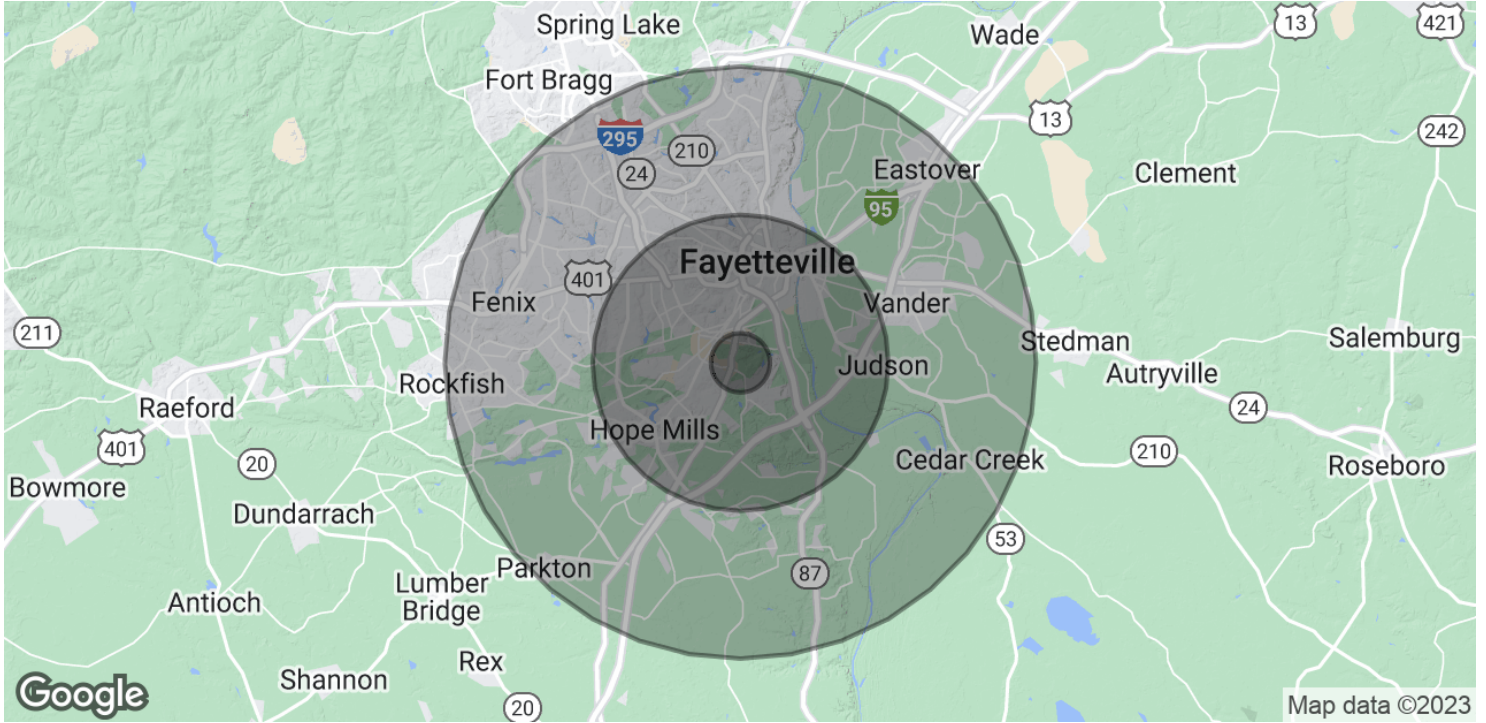
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DEMOGRAPHICS MAP & REPORT



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,488	77,941	269,149
Average Age	31.2	35.4	33.4
Average Age (Male)	29.2	34.5	32.2
Average Age (Female)	33.0	36.4	34.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	899	31,842	106,458
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$48,703	\$55,363	\$55,060
Average House Value	\$116,859	\$107,917	\$125,653

\* Demographic data derived from 2020 ACS - US Census

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# Executive Summary

2881 Gillespie St, Fayetteville, North Carolina, 28306  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.00270  
Longitude: -78.89197

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	1,260	27,111	82,839
2020 Population	1,363	26,973	82,075
2022 Population	1,363	26,785	82,009
2027 Population	1,358	26,575	81,884
2010-2020 Annual Rate	0.79%	-0.05%	-0.09%
2020-2022 Annual Rate	0.00%	-0.31%	-0.04%
2022-2027 Annual Rate	-0.07%	-0.16%	-0.03%
2022 Male Population	47.8%	46.8%	47.0%
2022 Female Population	52.2%	53.2%	53.0%
2022 Median Age	42.4	35.9	37.2

In the identified area, the current year population is 82,009. In 2020, the Census count in the area was 82,075. The rate of change since 2020 was -0.04% annually. The five-year projection for the population in the area is 81,884 representing a change of -0.03% annually from 2022 to 2027. Currently, the population is 47.0% male and 53.0% female.

### Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	48.3%	37.7%	43.2%
2022 Black Alone	32.5%	42.4%	37.7%
2022 American Indian/Alaska Native Alone	3.1%	2.4%	2.4%
2022 Asian Alone	1.4%	2.1%	2.3%
2022 Pacific Islander Alone	0.4%	0.3%	0.3%
2022 Other Race	4.0%	4.9%	4.4%
2022 Two or More Races	10.3%	10.2%	9.7%
2022 Hispanic Origin (Any Race)	10.3%	11.1%	10.2%

Persons of Hispanic origin represent 10.2% of the population in the identified area compared to 19.0% 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 72.1 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	46	43	49
2010 Households	578	10,823	33,048
2020 Households	694	10,917	33,061
2022 Households	697	10,919	33,198
2027 Households	700	10,873	33,246
2010-2020 Annual Rate	1.85%	0.09%	0.00%
2020-2022 Annual Rate	0.19%	0.01%	0.18%
2022-2027 Annual Rate	0.09%	-0.08%	0.03%
2022 Average Household Size	1.93	2.44	2.43

The household count in this area has changed from 33,061 in 2020 to 33,198 in the current year, a change of 0.18% annually. The five-year projection of households is 33,246, a change of 0.03% annually from the current year total. Average household size is currently 2.43, compared to 2.44 in the year 2020. The number of families in the current year is 20,530 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.3%	17.0%	17.3%
<b>Median Household Income</b>			
2022 Median Household Income	\$45,446	\$45,107	\$45,660
2027 Median Household Income	\$52,084	\$50,780	\$53,999
2022-2027 Annual Rate	2.76%	2.40%	3.41%
<b>Average Household Income</b>			
2022 Average Household Income	\$68,217	\$63,943	\$66,495
2027 Average Household Income	\$83,148	\$75,588	\$78,915
2022-2027 Annual Rate	4.04%	3.40%	3.48%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$32,099	\$25,819	\$27,146
2027 Per Capita Income	\$39,374	\$30,639	\$32,304
2022-2027 Annual Rate	4.17%	3.48%	3.54%

### Households by Income

Current median household income is \$45,660 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$53,999 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$66,495 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$78,915 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,146 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,304 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	194	136	132
2010 Total Housing Units	638	11,813	36,494
2010 Owner Occupied Housing Units	395	6,337	19,122
2010 Renter Occupied Housing Units	183	4,486	13,927
2010 Vacant Housing Units	60	990	3,446
2020 Total Housing Units	745	11,980	36,685
2020 Vacant Housing Units	51	1,063	3,624
2022 Total Housing Units	743	11,969	36,752
2022 Owner Occupied Housing Units	381	5,807	17,904
2022 Renter Occupied Housing Units	316	5,112	15,295
2022 Vacant Housing Units	46	1,050	3,554
2027 Total Housing Units	747	11,999	36,920
2027 Owner Occupied Housing Units	390	5,923	18,278
2027 Renter Occupied Housing Units	311	4,951	14,968
2027 Vacant Housing Units	47	1,126	3,674

Currently, 48.7% of the 36,752 housing units in the area are owner occupied; 41.6%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 36,685 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.08%. Median home value in the area is \$149,814, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 8.43% annually to \$224,535.

**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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Business Summary

2881 Gillespie St, Fayetteville, North Carolina, 28306  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
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Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	187		1,234		5,000							
Total Employees:	2,794		18,462		70,787							
Total Residential Population:	1,363		26,785		82,009							
Employee/Residential Population Ratio (per 100 Residents)	205		69		86							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	0.5%	4	0.1%	9	0.7%	62	0.3%	45	0.9%	238	0.3%
Construction	14	7.5%	398	14.2%	101	8.2%	1,684	9.1%	310	6.2%	3,708	5.2%
Manufacturing	10	5.3%	579	20.7%	42	3.4%	2,377	12.9%	113	2.3%	3,739	5.3%
Transportation	9	4.8%	80	2.9%	69	5.6%	1,013	5.5%	142	2.8%	2,221	3.1%
Communication	2	1.1%	29	1.0%	6	0.5%	47	0.3%	29	0.6%	432	0.6%
Utility	1	0.5%	9	0.3%	6	0.5%	34	0.2%	13	0.3%	166	0.2%
Wholesale Trade	8	4.3%	65	2.3%	53	4.3%	559	3.0%	147	2.9%	2,485	3.5%
Retail Trade Summary	45	24.1%	592	21.2%	217	17.6%	2,134	11.6%	890	17.8%	9,683	13.7%
Home Improvement	5	2.7%	77	2.8%	21	1.7%	266	1.4%	44	0.9%	674	1.0%
General Merchandise Stores	3	1.6%	81	2.9%	11	0.9%	164	0.9%	37	0.7%	883	1.2%
Food Stores	6	3.2%	169	6.0%	26	2.1%	329	1.8%	99	2.0%	1,329	1.9%
Auto Dealers, Gas Stations, Auto Aftermarket	3	1.6%	29	1.0%	35	2.8%	235	1.3%	122	2.4%	923	1.3%
Apparel & Accessory Stores	2	1.1%	15	0.5%	10	0.8%	67	0.4%	42	0.8%	190	0.3%
Furniture & Home Furnishings	2	1.1%	3	0.1%	13	1.1%	85	0.5%	64	1.3%	448	0.6%
Eating & Drinking Places	15	8.0%	192	6.9%	50	4.1%	708	3.8%	239	4.8%	3,784	5.3%
Miscellaneous Retail	9	4.8%	26	0.9%	51	4.1%	280	1.5%	243	4.9%	1,452	2.1%
Finance, Insurance, Real Estate Summary	12	6.4%	46	1.6%	91	7.4%	464	2.5%	528	10.6%	3,314	4.7%
Banks, Savings & Lending Institutions	4	2.1%	19	0.7%	18	1.5%	153	0.8%	112	2.2%	708	1.0%
Securities Brokers	2	1.1%	6	0.2%	11	0.9%	48	0.3%	66	1.3%	259	0.4%
Insurance Carriers & Agents	0	0.0%	2	0.1%	7	0.6%	31	0.2%	94	1.9%	511	0.7%
Real Estate, Holding, Other Investment Offices	6	3.2%	19	0.7%	55	4.5%	232	1.3%	257	5.1%	1,836	2.6%
Services Summary	67	35.8%	794	28.4%	513	41.6%	6,950	37.6%	2,181	43.6%	32,024	45.2%
Hotels & Lodging	3	1.6%	9	0.3%	16	1.3%	131	0.7%	43	0.9%	461	0.7%
Automotive Services	8	4.3%	55	2.0%	69	5.6%	278	1.5%	179	3.6%	773	1.1%
Motion Pictures & Amusements	7	3.7%	143	5.1%	30	2.4%	350	1.9%	112	2.2%	1,186	1.7%
Health Services	3	1.6%	129	4.6%	92	7.5%	2,357	12.8%	418	8.4%	11,982	16.9%
Legal Services	1	0.5%	6	0.2%	6	0.5%	26	0.1%	137	2.7%	753	1.1%
Education Institutions & Libraries	3	1.6%	49	1.8%	26	2.1%	975	5.3%	87	1.7%	3,861	5.5%
Other Services	41	21.9%	403	14.4%	274	22.2%	2,834	15.4%	1,205	24.1%	13,009	18.4%
Government	6	3.2%	94	3.4%	39	3.2%	2,877	15.6%	176	3.5%	12,101	17.1%
Unclassified Establishments	11	5.9%	104	3.7%	89	7.2%	261	1.4%	425	8.5%	676	1.0%
Totals	187	100.0%	2,794	100.0%	1,234	100.0%	18,462	100.0%	5,000	100.0%	70,787	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.





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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	0.1%	24	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	9	0.0%
Utilities	0	0.0%	3	0.1%	3	0.2%	16	0.1%	6	0.1%	105	0.1%
Construction	15	8.0%	386	13.8%	106	8.6%	1,638	8.9%	325	6.5%	3,712	5.2%
Manufacturing	10	5.3%	577	20.7%	46	3.7%	2,377	12.9%	123	2.5%	3,806	5.4%
Wholesale Trade	8	4.3%	65	2.3%	51	4.1%	554	3.0%	141	2.8%	2,452	3.5%
Retail Trade	29	15.5%	388	13.9%	158	12.8%	1,387	7.5%	627	12.5%	5,727	8.1%
Motor Vehicle & Parts Dealers	3	1.6%	28	1.0%	29	2.4%	202	1.1%	92	1.8%	788	1.1%
Furniture & Home Furnishings Stores	1	0.5%	1	0.0%	9	0.7%	71	0.4%	42	0.8%	280	0.4%
Electronics & Appliance Stores	0	0.0%	0	0.0%	1	0.1%	3	0.0%	15	0.3%	93	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	5	2.7%	74	2.6%	17	1.4%	255	1.4%	39	0.8%	662	0.9%
Food & Beverage Stores	4	2.1%	157	5.6%	21	1.7%	307	1.7%	86	1.7%	1,265	1.8%
Health & Personal Care Stores	4	2.1%	17	0.6%	10	0.8%	121	0.7%	58	1.2%	476	0.7%
Gasoline Stations	0	0.0%	1	0.0%	7	0.6%	34	0.2%	30	0.6%	135	0.2%
Clothing & Clothing Accessories Stores	2	1.1%	15	0.5%	10	0.8%	67	0.4%	49	1.0%	208	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	2	0.2%	9	0.0%	25	0.5%	88	0.1%
General Merchandise Stores	3	1.6%	81	2.9%	11	0.9%	164	0.9%	37	0.7%	883	1.2%
Miscellaneous Store Retailers	4	2.1%	14	0.5%	26	2.1%	84	0.5%	101	2.0%	734	1.0%
Nonstore Retailers	3	1.6%	0	0.0%	16	1.3%	71	0.4%	53	1.1%	117	0.2%
Transportation & Warehousing	8	4.3%	78	2.8%	66	5.3%	952	5.2%	133	2.7%	2,146	3.0%
Information	5	2.7%	57	2.0%	15	1.2%	128	0.7%	73	1.5%	1,268	1.8%
Finance & Insurance	7	3.7%	28	1.0%	37	3.0%	240	1.3%	263	5.3%	1,477	2.1%
Central Bank/Credit Intermediation & Related Activities	4	2.1%	20	0.7%	19	1.5%	161	0.9%	104	2.1%	707	1.0%
Securities, Commodity Contracts & Other Financial	2	1.1%	6	0.2%	11	0.9%	48	0.3%	66	1.3%	259	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	0	0.0%	2	0.1%	7	0.6%	31	0.2%	94	1.9%	511	0.7%
Real Estate, Rental & Leasing	13	7.0%	56	2.0%	85	6.9%	406	2.2%	324	6.5%	2,164	3.1%
Professional, Scientific & Tech Services	11	5.9%	250	8.9%	57	4.6%	1,678	9.1%	424	8.5%	7,539	10.7%
Legal Services	1	0.5%	6	0.2%	8	0.6%	31	0.2%	144	2.9%	769	1.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.2%	9	0.0%	11	0.2%	44	0.1%
Administrative & Support & Waste Management & Remediation	8	4.3%	52	1.9%	39	3.2%	349	1.9%	141	2.8%	1,059	1.5%
Educational Services	4	2.1%	55	2.0%	30	2.4%	986	5.3%	97	1.9%	3,586	5.1%
Health Care & Social Assistance	7	3.7%	166	5.9%	127	10.3%	2,658	14.4%	583	11.7%	13,965	19.7%
Arts, Entertainment & Recreation	4	2.1%	139	5.0%	21	1.7%	341	1.8%	89	1.8%	1,191	1.7%
Accommodation & Food Services	18	9.6%	202	7.2%	66	5.3%	840	4.5%	287	5.7%	4,273	6.0%
Accommodation	3	1.6%	9	0.3%	16	1.3%	131	0.7%	43	0.9%	461	0.7%
Food Services & Drinking Places	15	8.0%	192	6.9%	50	4.1%	709	3.8%	244	4.9%	3,811	5.4%
Other Services (except Public Administration)	23	12.3%	94	3.4%	195	15.8%	765	4.1%	738	14.8%	3,288	4.6%
Automotive Repair & Maintenance	3	1.6%	9	0.3%	41	3.3%	144	0.8%	126	2.5%	501	0.7%
Public Administration	6	3.2%	94	3.4%	39	3.2%	2,877	15.6%	179	3.6%	12,277	17.3%
Unclassified Establishments	11	5.9%	104	3.7%	89	7.2%	261	1.4%	425	8.5%	676	1.0%
<b>Total</b>	<b>187</b>	<b>100.0%</b>	<b>2,794</b>	<b>100.0%</b>	<b>1,234</b>	<b>100.0%</b>	<b>18,462</b>	<b>100.0%</b>	<b>5,000</b>	<b>100.0%</b>	<b>70,787</b>	<b>100.0%</b>

**Source:** Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

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March 31, 2023