



LAND FOR SALE

5956 CAMDEN RD & 0000 CAMDEN RD

5956 Camden Rd & 0000 Camden Rd , Fayetteville, NC 28306

for more information

NEIL GRANT

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



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,890,000
Acreage	5.1 Acres
Price/Acre	\$ 370,588.23
Zoning:	RR & R-10
Market:	Fayetteville MSA
Submarket:	Hope Mills MSA

PROPERTY OVERVIEW

5956 Camden Rd is a 5.1± acre site available for sale at \$1,890,000 (\$370,588/AC). This land sits directly in front of Millstone Cinema Plaza along Camden Rd and is ripe for commercial development. A four-way traffic light sits in front of the site dividing the property into two separate parcels of approximately 1.2 acres & 3.9 acres. Utilities are close and can be pulled to the parcels.

This site has been long awaiting to come to market with over 630' of frontage along Camden Rd. A multitude of uses will succeed here including convenience store, restaurant, retail, multifamily, and others. Within a 3-mile radius, this location serves a population of 48,549 with an average household income of \$69,738. Beyond the traffic coming to and from Hope Mills, this site feeds off the multitude of housing developments in the area, including Kensington Village, Castlefield at Millstone, and more.

For most commercial uses, the property will need to be rezoned from residential. Neil Grant has experience rezoning parcels in Cumberland County and the owners are willing to subdivide for the right deal.

PROPERTY HIGHLIGHTS

- 5.1 Acre Site
- Directly Across from Millstone Cinema Plaza

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ADDITIONAL PHOTOS



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LOCATION MAPS



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RETAILER MAP



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Executive Summary

5956 Camden Rd, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.98058
Longitude: -78.97653

	1 mile	3 miles	5 miles
Population			
2000 Population	5,447	36,779	87,416
2010 Population	5,225	45,694	104,389
2018 Population	5,369	48,549	108,598
2023 Population	5,524	50,239	111,428
2000-2010 Annual Rate	-0.42%	2.19%	1.79%
2010-2018 Annual Rate	0.33%	0.74%	0.48%
2018-2023 Annual Rate	0.57%	0.69%	0.52%
2018 Male Population	47.3%	47.4%	47.3%
2018 Female Population	52.7%	52.6%	52.7%
2018 Median Age	36.1	34.4	34.4

In the identified area, the current year population is 108,598. In 2010, the Census count in the area was 104,389. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 111,428 representing a change of 0.52% annually from 2018 to 2023. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	59.7%	54.8%	49.7%
2018 Black Alone	25.6%	29.9%	35.5%
2018 American Indian/Alaska Native Alone	2.7%	2.1%	2.2%
2018 Asian Alone	2.2%	2.9%	2.6%
2018 Pacific Islander Alone	0.2%	0.3%	0.3%
2018 Other Race	4.3%	4.1%	4.1%
2018 Two or More Races	5.4%	5.9%	5.7%
2018 Hispanic Origin (Any Race)	12.2%	13.3%	12.5%

Persons of Hispanic origin represent 12.5% of the population in the identified area compared to 18.3% 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 70.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,992	13,130	32,014
2010 Households	1,986	16,812	39,499
2018 Total Households	2,057	17,853	41,133
2023 Total Households	2,118	18,469	42,221
2000-2010 Annual Rate	-0.03%	2.50%	2.12%
2010-2018 Annual Rate	0.43%	0.73%	0.49%
2018-2023 Annual Rate	0.59%	0.68%	0.52%
2018 Average Household Size	2.61	2.71	2.63

The household count in this area has changed from 39,499 in 2010 to 41,133 in the current year, a change of 0.49% annually. The five-year projection of households is 42,221, a change of 0.52% annually from the current year total. Average household size is currently 2.63, compared to 2.63 in the year 2010. The number of families in the current year is 28,901 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$52,450	\$55,527	\$50,549
2023 Median Household Income	\$58,205	\$61,075	\$55,172
2018-2023 Annual Rate	2.10%	1.92%	1.77%
Average Household Income			
2018 Average Household Income	\$64,491	\$69,738	\$64,589
2023 Average Household Income	\$73,261	\$78,564	\$73,177
2018-2023 Annual Rate	2.58%	2.41%	2.53%
Per Capita Income			
2018 Per Capita Income	\$24,358	\$25,630	\$24,559
2023 Per Capita Income	\$27,661	\$28,846	\$27,824
2018-2023 Annual Rate	2.58%	2.39%	2.53%

Current median household income is \$50,549 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$55,172 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,589 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,177 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,559 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,824 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,171	14,337	35,253
2000 Owner Occupied Housing Units	1,314	9,354	21,753
2000 Renter Occupied Housing Units	677	3,776	10,261
2000 Vacant Housing Units	180	1,207	3,239
2010 Total Housing Units	2,144	18,146	42,779
2010 Owner Occupied Housing Units	1,326	11,466	24,850
2010 Renter Occupied Housing Units	660	5,346	14,649
2010 Vacant Housing Units	158	1,334	3,280
2018 Total Housing Units	2,264	19,627	45,870
2018 Owner Occupied Housing Units	1,299	11,231	23,472
2018 Renter Occupied Housing Units	758	6,622	17,660
2018 Vacant Housing Units	207	1,774	4,737
2023 Total Housing Units	2,370	20,608	47,881
2023 Owner Occupied Housing Units	1,381	11,984	24,842
2023 Renter Occupied Housing Units	738	6,485	17,379
2023 Vacant Housing Units	252	2,139	5,660

Currently, 51.2% of the 45,870 housing units in the area are owner occupied; 38.5%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 42,779 housing units in the area - 58.1% owner occupied, 34.2% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 3.15%. Median home value in the area is \$139,271, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.20% annually to \$155,254.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.