

# FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC 28311

CITY OF FAYETTEVILLE

BRADLEY ROSE E

OLDHAM GERALD

NEWELL JAMES

R: NEWELL ADA DIANNE

LUCKY MAZD  
VENTURE LLC

O&J REAL ESTA

LUCKY MMMM  
VENTURE LLC

STROUT JERRY LEE

STROUT JERRY LEE

**CENTURY 21  
COMMERCIAL.**

Triangle Group

MICHELL EDWARD

**Pat Flanagan, VP of Commercial Real Estate**

CENTURY 21 Triangle Group

9193023298

License: 295126

[pat.flanagan@century21.com](mailto:pat.flanagan@century21.com)

LUCKY MMMM  
VENTURE LLC

PINEY GROVE FREE

WILL BAPTIST

CHURCH INC

©Copyright 2011-2024 CRE Tech®, Inc.  
All Rights Reserved

DAVIS CAROLYN  
POOLE ROBERT  
FULTON LEE

BURKE

2

**Property Info & Disclaimer**

3

**Property Description**

4

**Property Photos**

7

**Demographic Analysis**

19

**Location Risk Analysis**

24

**Aerial & Location Report**

# TABLE OF CONTENTS



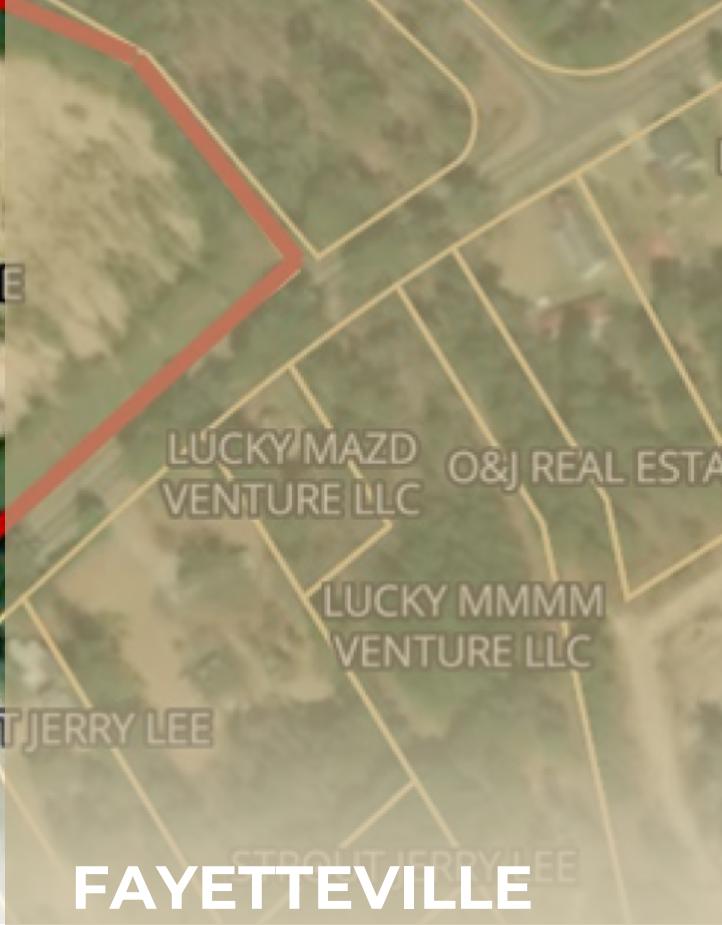
E JOSEPH P  
MICHAEL

## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$899,900.00

**PROPERTY ADDRESS**  
269 Slocomb Rd, Fayetteville, NC 28311  
Fayetteville, NC 28311

**LAND SIZE**  
10.01 Acres



## FAYETTEVILLE

269 Slocomb Rd,  
Fayetteville, NC  
28311 Fayetteville,  
NC 28311

### 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..

# PROPERTY OVERVIEW

Prime Commercial Opportunity: 10.01 Acres on 269 Slocomb Rd, Fayetteville, NC.

This expansive 10.01-acre parcel of unimproved land presents an exceptional opportunity for savvy developers, entrepreneurs, and investors alike. Whether you envision retail space, office buildings, industrial facilities, or mixed-use developments, this blank canvas offers the space and flexibility to bring your vision to life. Positioned in a rapidly growing area, this parcel benefits from its proximity to residential neighborhoods, schools, local amenities and manufacturing facilities.

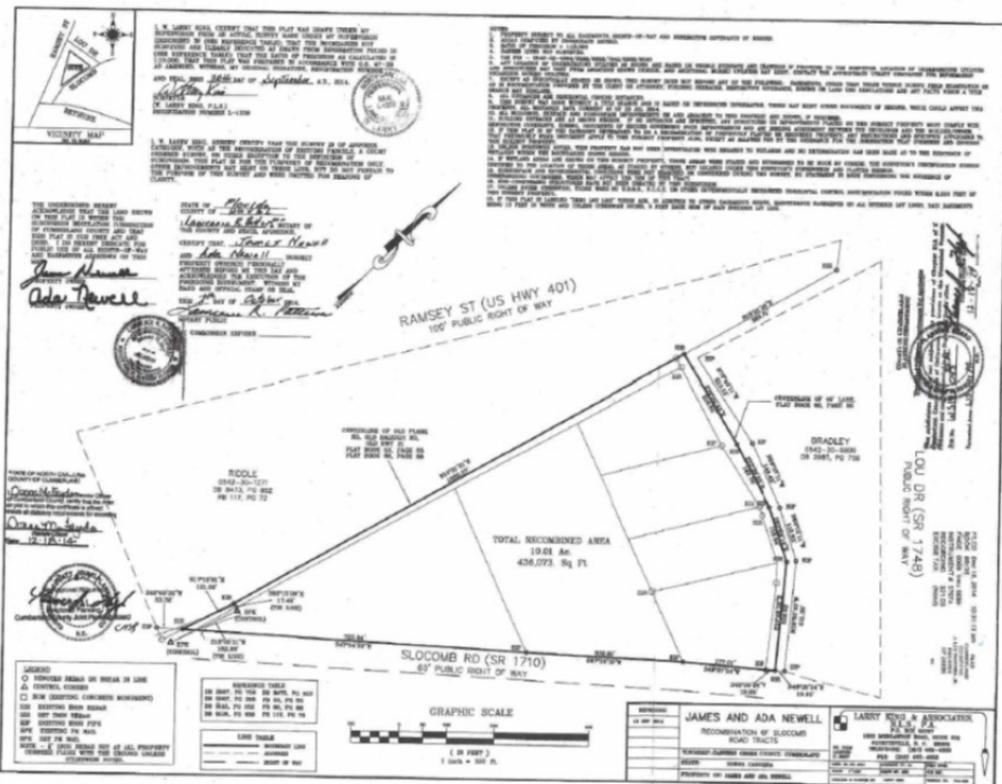


269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC 28311

CENTURY 21  
COMMERCIAL.  
Triangle Group

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.  
©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

# PROPERTY PHOTOS



# FAYETTEVILLE

269 Siocomb Rd, Fayetteville, NC 28311, Fayetteville, NC 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

**CENTURY 21  
COMMERCIAL.**  
Triangle Group

# PROPERTY PHOTOS

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC 28311



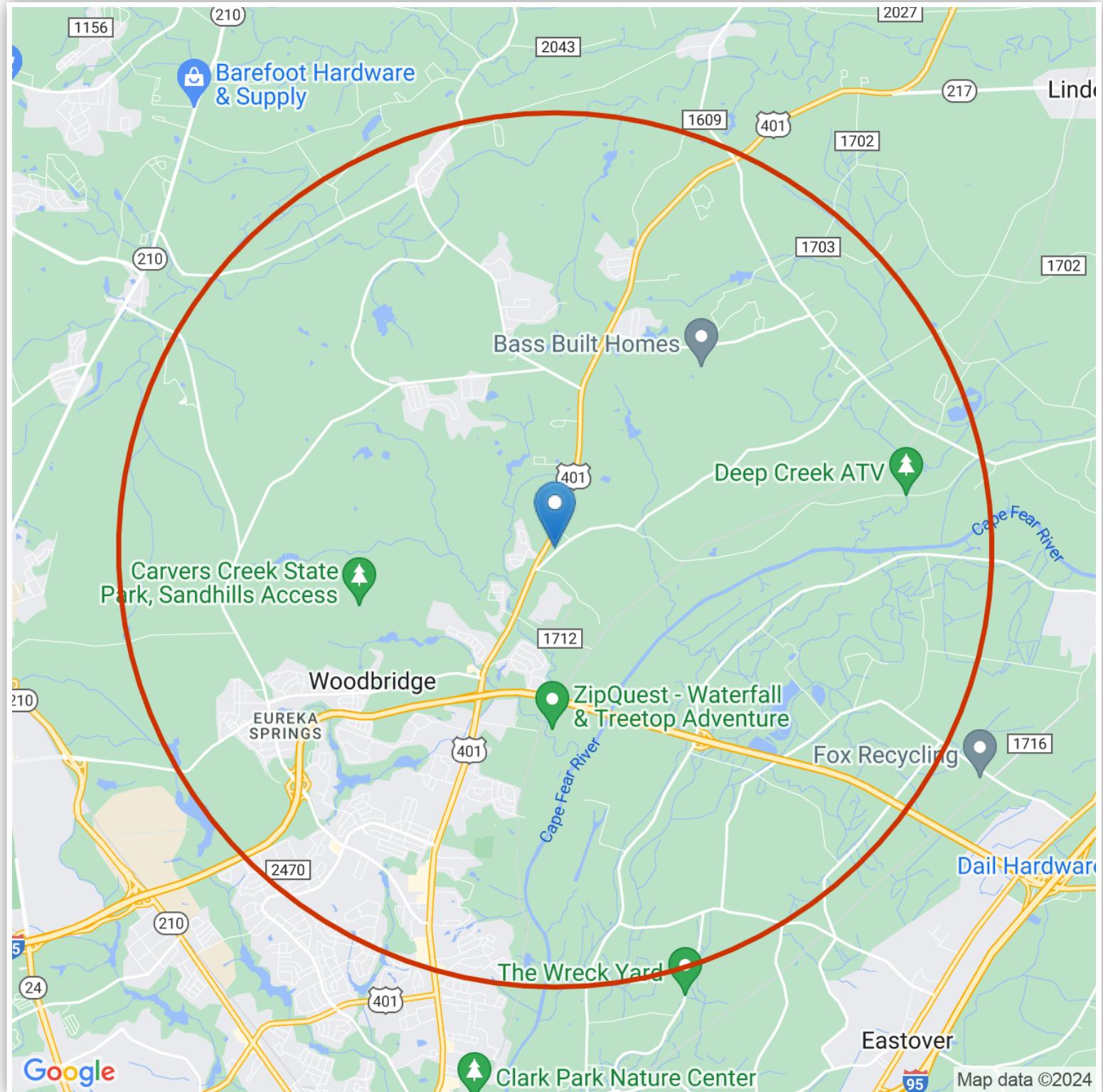
# PROPERTY PHOTOS



# FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC 28311

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



## FAYETTEVILLE

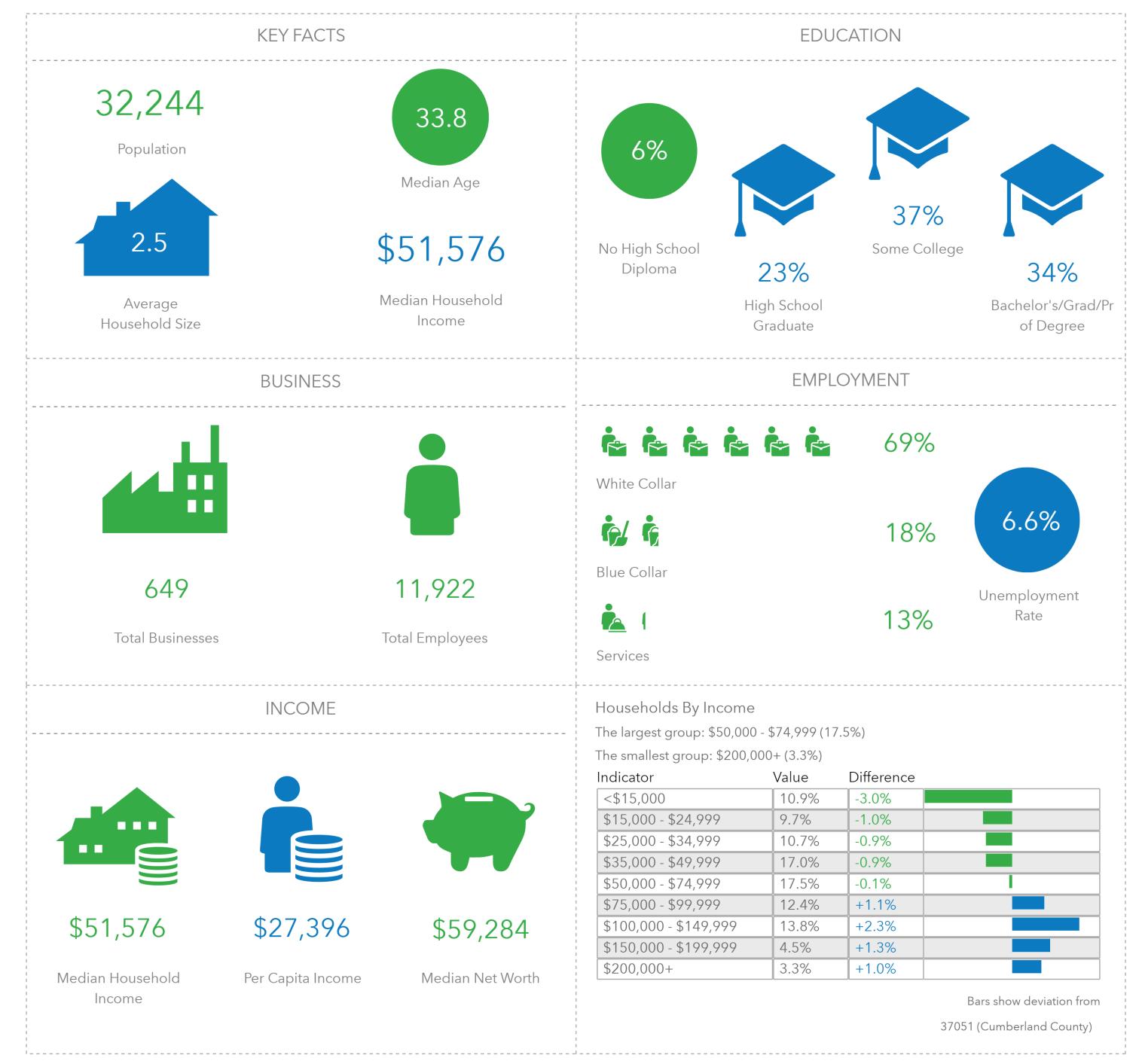
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



## FAYETTEVILLE

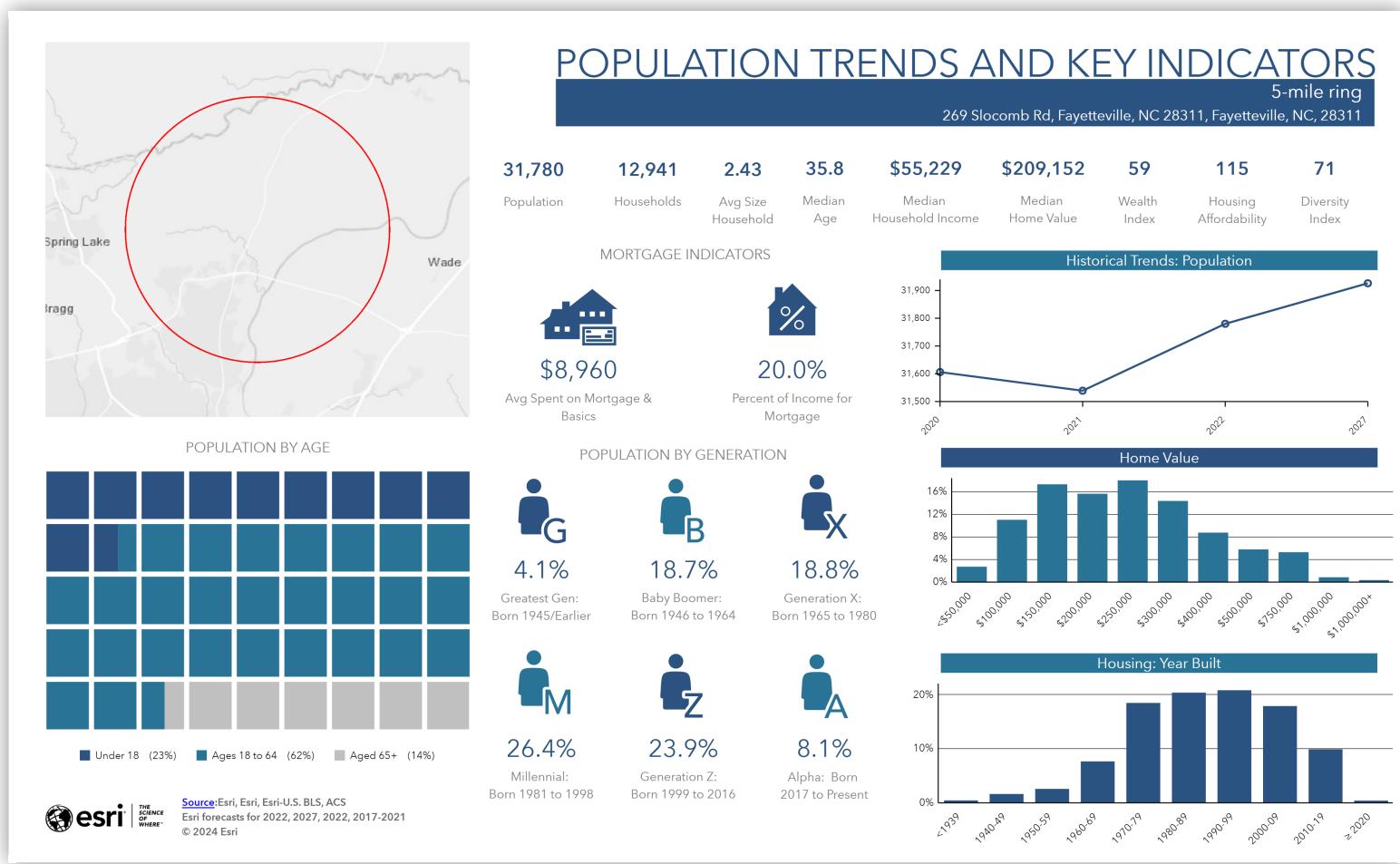
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

		5 mile
<b>Population</b>		
2010 Population		29,172
2020 Population		31,600
2023 Population		32,071
2028 Population		32,395
2010-2020 Annual Rate		0.80%
2020-2023 Annual Rate		0.46%
2023-2028 Annual Rate		0.20%
2020 Male Population		47.7%
2020 Female Population		52.3%
2020 Median Age		35.0
2023 Male Population		48.3%
2023 Female Population		51.7%
2023 Median Age		36.0

In the identified area, the current year population is 32,071. In 2020, the Census count in the area was 31,600. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 32,395 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

## Median Age

The median age in this area is 36.0, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	43.8%
2023 Black Alone	37.5%
2023 American Indian/Alaska Native Alone	1.0%
2023 Asian Alone	3.1%
2023 Pacific Islander Alone	0.4%
2023 Other Race	4.1%
2023 Two or More Races	10.1%
2023 Hispanic Origin (Any Race)	10.7%

Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 19.4% 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 72.1 for the U.S. as a whole.

## Households

2023 Wealth Index	66
2010 Households	11,212
2020 Households	12,846
2023 Households	13,160
2028 Households	13,457
2010-2020 Annual Rate	1.37%
2020-2023 Annual Rate	0.75%
2023-2028 Annual Rate	0.45%
2023 Average Household Size	2.41

The household count in this area has changed from 12,846 in 2020 to 13,160 in the current year, a change of 0.75% annually. The five-year projection of households is 13,457, a change of 0.45% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 8,653 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

		5 mile
<b>Mortgage Income</b>		
2023 Percent of Income for Mortgage		21.5%
<b>Median Household Income</b>		
2023 Median Household Income		\$60,320
2028 Median Household Income		\$69,824
2023-2028 Annual Rate		2.97%
<b>Average Household Income</b>		
2023 Average Household Income		\$84,778
2028 Average Household Income		\$98,787
2023-2028 Annual Rate		3.11%
<b>Per Capita Income</b>		
2023 Per Capita Income		\$34,568
2028 Per Capita Income		\$40,761
2023-2028 Annual Rate		3.35%
<b>GINI Index</b>		
2023 Gini Index		41.8
<b>Households by Income</b>		
Current median household income is \$60,320 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$69,824 in five years, compared to \$82,410 for all U.S. households		
Current average household income is \$84,778 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$98,787 in five years, compared to \$122,048 for all U.S. households		
Current per capita income is \$34,568 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,761 in five years, compared to \$47,525 for all U.S. households		
<b>Housing</b>		
2023 Housing Affordability Index		110
2010 Total Housing Units		12,689
2010 Owner Occupied Housing Units		6,724
2010 Renter Occupied Housing Units		4,488
2010 Vacant Housing Units		1,477
2020 Total Housing Units		13,876
2020 Owner Occupied Housing Units		7,125
2020 Renter Occupied Housing Units		5,721
2020 Vacant Housing Units		1,022
2023 Total Housing Units		14,188
2023 Owner Occupied Housing Units		7,263
2023 Renter Occupied Housing Units		5,897
2023 Vacant Housing Units		1,028
2028 Total Housing Units		14,378
2028 Owner Occupied Housing Units		7,624
2028 Renter Occupied Housing Units		5,834
2028 Vacant Housing Units		921
<b>Socioeconomic Status Index</b>		
2023 Socioeconomic Status Index		50.7

Currently, 51.2% of the 14,188 housing units in the area are owner occupied; 41.6%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 13,876 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.69%. Median home value in the area is \$215,733, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.63% annually to \$270,456.

**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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028			
Population	29,172	31,600	32,071	32,395			
Households	11,212	12,846	13,160	13,457			
Families	7,645	8,473	8,653	8,816			
Average Household Size	2.48	2.43	2.41	2.38			
Owner Occupied Housing Units	6,724	7,125	7,263	7,624			
Renter Occupied Housing Units	4,488	5,721	5,897	5,834			
Median Age	32.0	35.0	36.0	37.0			
Trends: 2023-2028 Annual Rate	Area	State	National				
Population	0.20%	0.53%	0.30%				
Households	0.45%	0.68%	0.49%				
Families	0.37%	0.60%	0.44%				
Owner HHs	0.97%	0.78%	0.66%				
Median Household Income	2.97%	3.37%	2.57%				
Households by Income	2023	2028	Number	Percent			
<\$15,000	1,420	1,230	10.8%	9.1%			
\$15,000 - \$24,999	1,048	856	8.0%	6.4%			
\$25,000 - \$34,999	1,241	1,069	9.4%	7.9%			
\$35,000 - \$49,999	1,676	1,584	12.7%	11.8%			
\$50,000 - \$74,999	2,352	2,352	17.9%	17.5%			
\$75,000 - \$99,999	1,850	1,929	14.1%	14.3%			
\$100,000 - \$149,999	2,051	2,388	15.6%	17.7%			
\$150,000 - \$199,999	795	1,101	6.0%	8.2%			
\$200,000+	725	947	5.5%	7.0%			
Median Household Income	\$60,320	\$69,824					
Average Household Income	\$84,778	\$98,787					
Per Capita Income	\$34,568	\$40,761					
Population by Age	Census 2010	Census 2020	2023	2028			
0 - 4	2,180	2,003	6.3%	2,093	6.5%	2,125	6.6%
5 - 9	1,927	2,151	6.6%	2,153	6.7%	2,068	6.4%
10 - 14	1,934	2,224	6.6%	2,146	6.7%	2,198	6.8%
15 - 19	2,329	2,021	8.0%	1,962	6.4%	2,003	6.2%
20 - 24	3,061	2,521	10.5%	2,351	8.0%	2,334	7.3%
25 - 34	4,257	4,868	14.6%	4,888	15.4%	4,471	13.8%
35 - 44	3,801	3,852	13.0%	4,245	12.2%	4,597	13.2%
45 - 54	4,002	3,728	13.7%	3,661	11.8%	3,651	11.4%
55 - 64	3,089	3,976	10.6%	3,815	12.6%	3,485	11.9%
65 - 74	1,611	2,771	5.5%	3,029	8.8%	3,245	9.4%
75 - 84	794	1,146	2.7%	1,382	3.6%	1,741	4.3%
85+	186	337	0.6%	347	1.1%	477	1.5%
Race and Ethnicity	Census 2010	Census 2020	2023	2028			
White Alone	16,424	14,173	56.3%	14,049	44.9%	13,517	43.8%
Black Alone	9,884	11,840	33.9%	12,025	37.5%	12,180	37.5%
American Indian Alone	271	302	0.9%	312	1.0%	322	1.0%
Asian Alone	654	894	2.2%	1,004	2.8%	1,173	3.1%
Pacific Islander Alone	95	113	0.3%	120	0.4%	130	0.4%
Some Other Race Alone	658	1,249	2.3%	1,330	4.0%	1,468	4.1%
Two or More Races	1,184	3,028	4.1%	3,230	9.6%	3,606	10.1%
Hispanic Origin (Any Race)	2,179	3,208	7.5%	3,446	10.2%	3,765	10.7%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

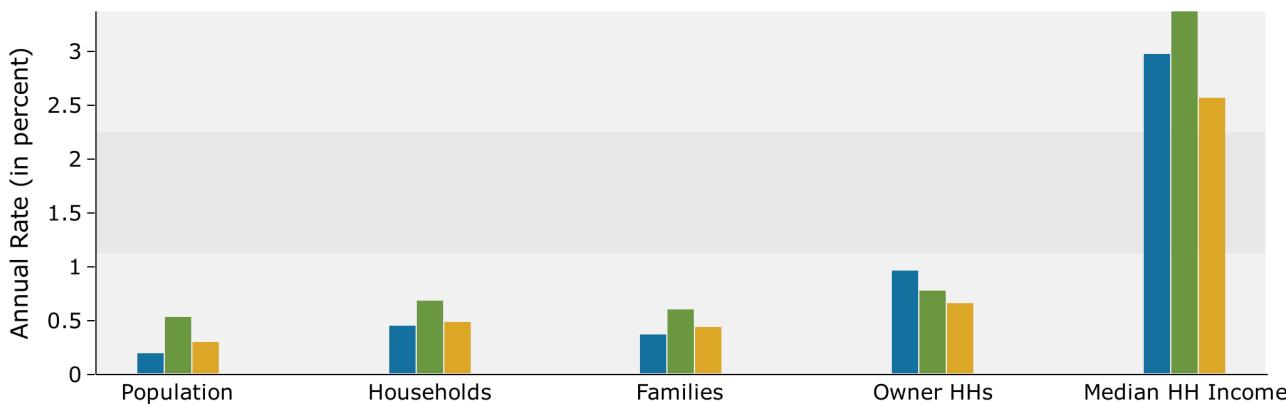
CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

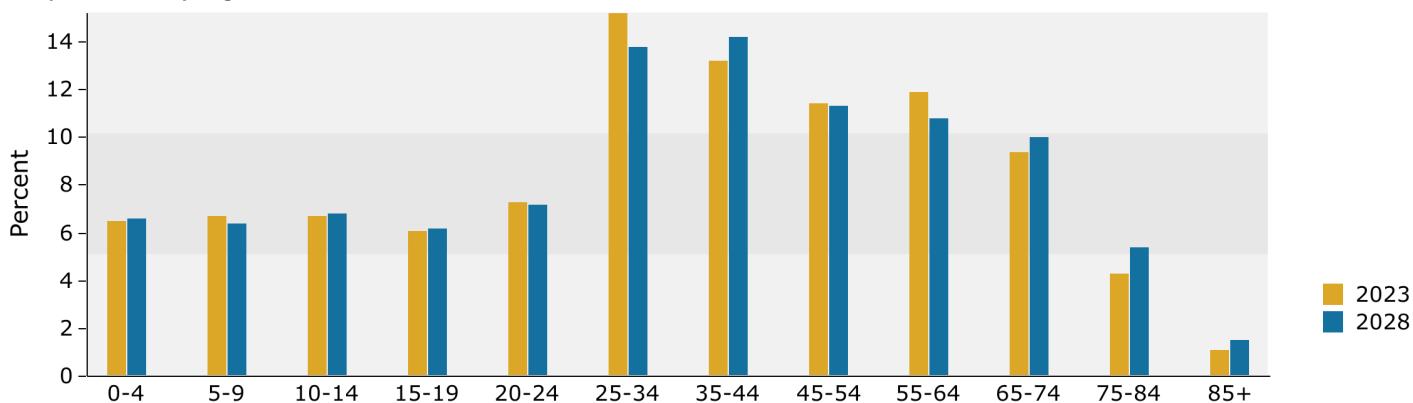
CENTURY 21  
COMMERCIAL  
Triangle Group

# DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

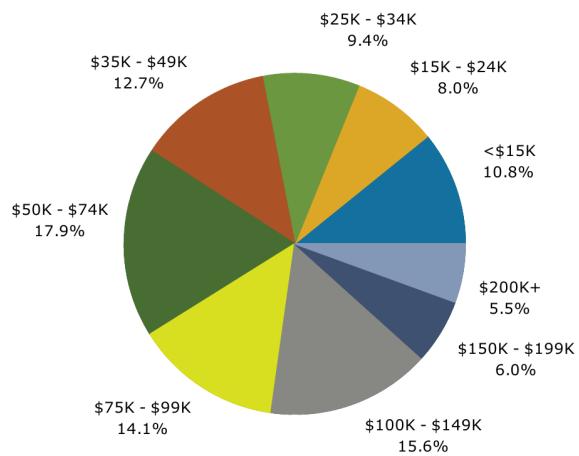
Trends 2023-2028



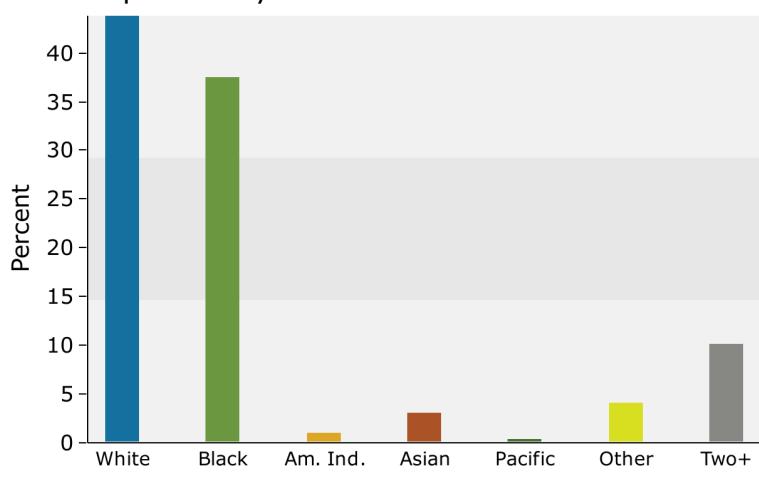
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

## FAYETTEVILLE

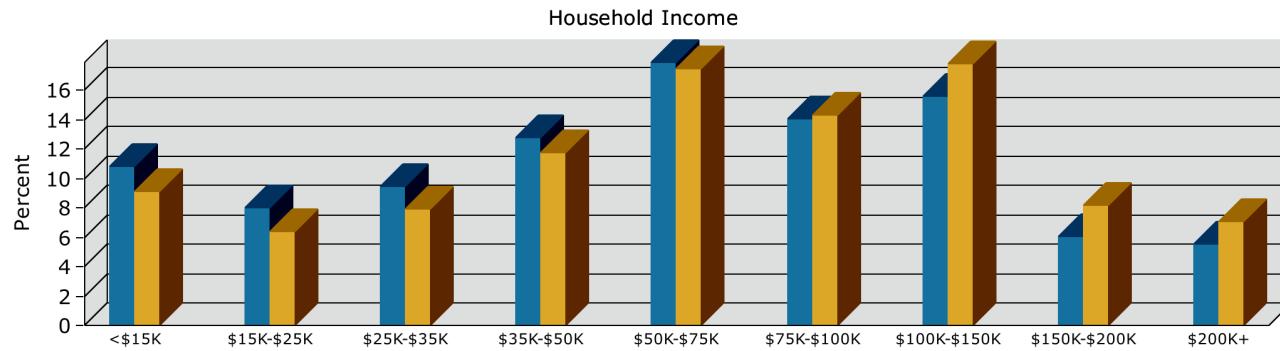
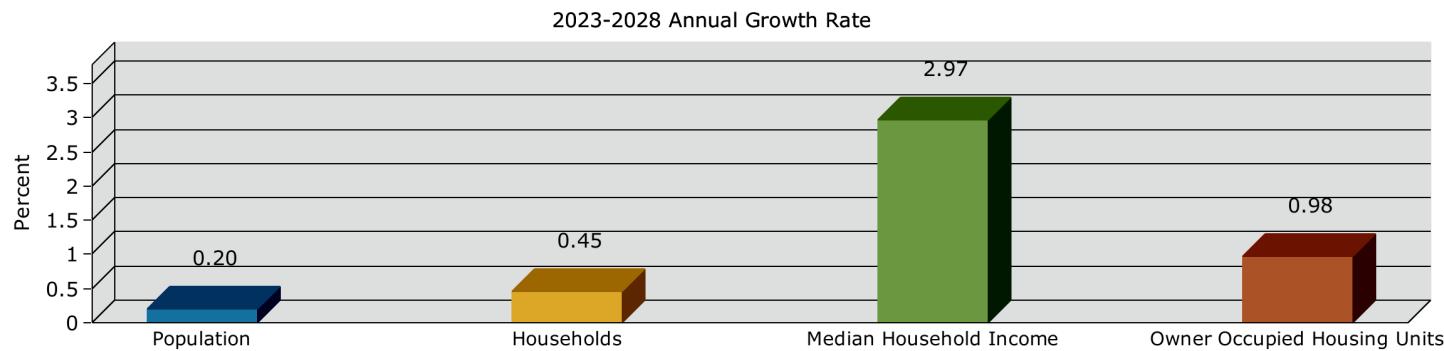
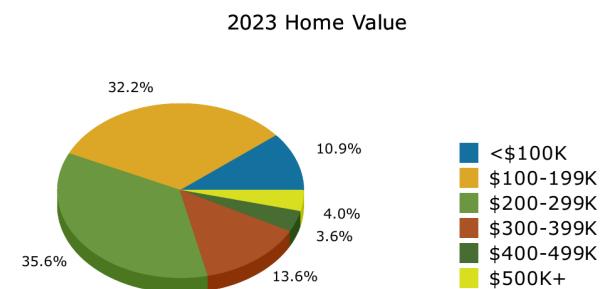
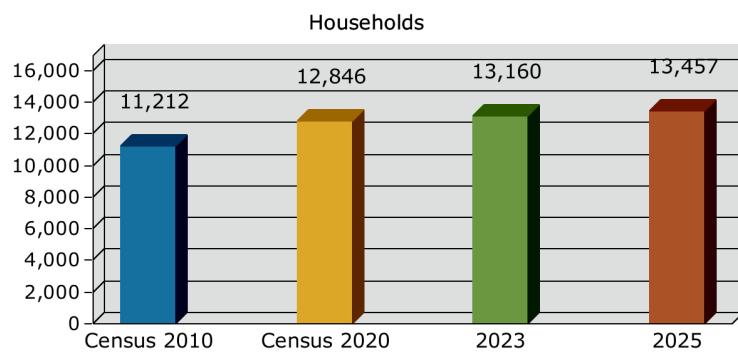
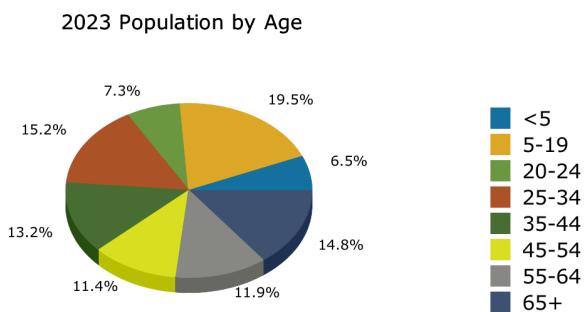
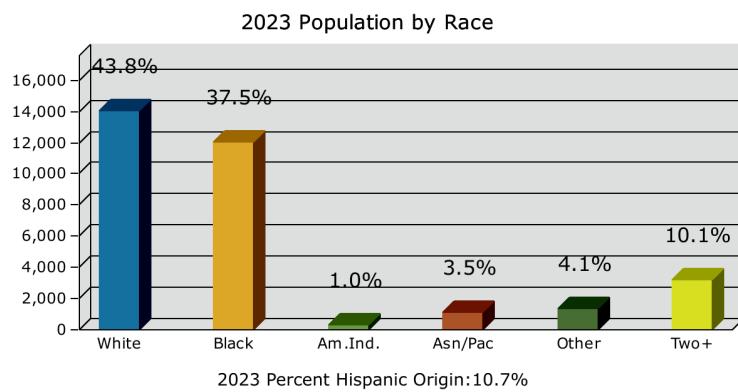
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# GRAPHIC PROFILE (RING: 5 MILE RADIUS)



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21® Commercial, the CENTURY 21 Commercial Logo and C21® Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households					
2020 Total Population		31,600		2023 Median Household Income			
2023 Total Population		32,071		2028 Median Household Income			
2028 Total Population		32,395		2023-2028 Annual Rate			
2023-2028 Annual Rate		0.20%			2.97%		
Housing Units by Occupancy Status and Tenure		Census 2020	2023	2028			
		Number	Percent	Number	Percent		
Total Housing Units		13,876	100.0%	14,188	100.0%		
Occupied		12,846	92.6%	13,160	92.8%		
Owner		7,125	51.3%	7,263	51.2%		
Renter		5,721	41.2%	5,897	41.6%		
Vacant		1,022	7.4%	1,028	7.2%		
Owner Occupied Housing Units by Value		2023		2028			
		Number	Percent	Number	Percent		
Total		7,262	100.0%	7,624	100.0%		
<\$50,000		230	3.2%	161	2.1%		
\$50,000-\$99,999		565	7.8%	267	3.5%		
\$100,000-\$149,999		1,109	15.3%	402	5.3%		
\$150,000-\$199,999		1,227	16.9%	681	8.9%		
\$200,000-\$249,999		1,589	21.9%	1,664	21.8%		
\$250,000-\$299,999		998	13.7%	1,557	20.4%		
\$300,000-\$399,999		989	13.6%	1,823	23.9%		
\$400,000-\$499,999		265	3.6%	562	7.4%		
\$500,000-\$749,999		230	3.2%	429	5.6%		
\$750,000-\$999,999		34	0.5%	45	0.6%		
\$1,000,000-\$1,499,999		26	0.4%	33	0.4%		
\$1,500,000-\$1,999,999		0	0.0%	0	0.0%		
\$2,000,000+		0	0.0%	0	0.0%		
Median Value		\$215,733		\$270,456			
Average Value		\$234,763		\$293,252			
Census 2020 Housing Units				Number	Percent		
Total				13,876	100.0%		
Housing Units In Urbanized Areas				10,920	78.7%		
Rural Housing Units				2,956	21.3%		
Census 2020 Owner Occupied Housing Units by Mortgage Status				Number	Percent		
Total				7,125	100.0%		
Owned with a Mortgage/Loan				5,306	74.5%		
Owned Free and Clear				1,819	25.5%		

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

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# HOUSING PROFILE (RING: 5 MILE RADIUS)

## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,022	100.0%
For Rent	456	44.6%
Rented- Not Occupied	66	6.5%
For Sale Only	189	18.5%
Sold - Not Occupied	34	3.3%
Seasonal/Recreational/Occasional Use	25	2.4%
For Migrant Workers	0	0.0%
Other Vacant	252	24.7%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,846	7,125	55.5%
15-24	787	119	15.1%
25-34	2,465	756	30.7%
35-44	2,285	1,101	48.2%
45-54	2,158	1,288	59.7%
55-59	1,257	856	68.1%
60-64	1,142	858	75.1%
65-74	1,792	1,365	76.2%
75-84	732	593	81.0%
85+	228	187	82.0%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,846	7,125	55.5%
White Alone	6,034	3,869	64.1%
Black/African American Alone	4,973	2,325	46.8%
American Indian/Alaska Native	125	66	52.8%
Asian Alone	299	173	57.9%
Pacific Islander Alone	47	23	48.9%
Other Race Alone	415	192	46.3%
Two or More Races	953	476	49.9%
Hispanic Origin	1,077	507	47.1%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	12,846	7,125	55.5%
1-Person	3,690	1,618	43.8%
2-Person	4,282	2,665	62.2%
3-Person	2,157	1,199	55.6%
4-Person	1,497	931	62.2%
5-Person	749	428	57.1%
6-Person	322	196	60.9%
7+ Person	147	86	58.5%

## 2023 Housing Affordability

Housing Affordability Index	110
Percent of Income for Mortgage	21.5%

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

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

## FAYETTEVILLE

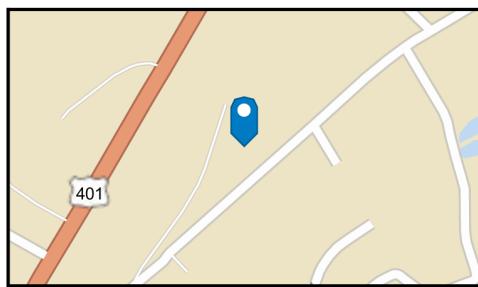
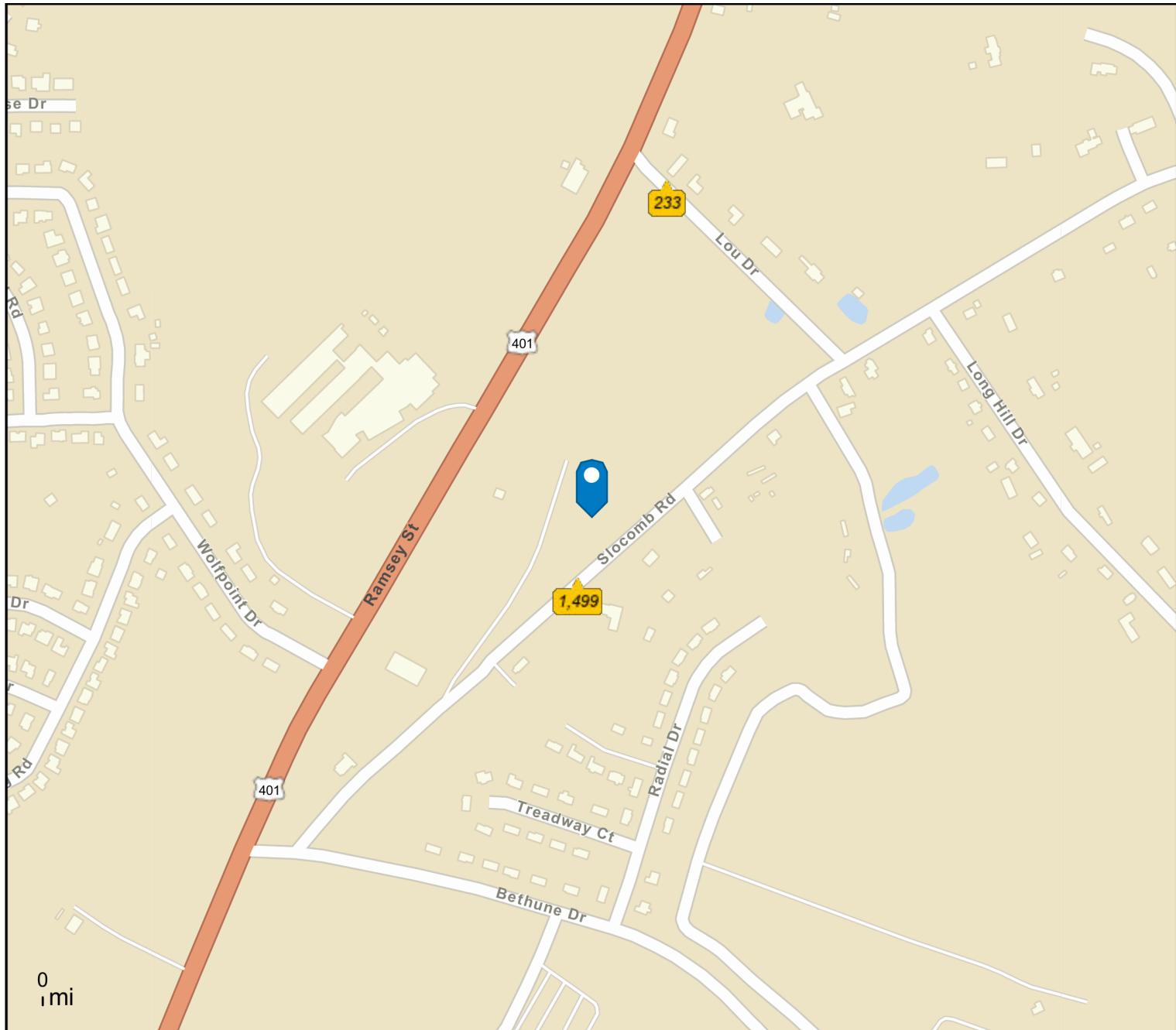
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# 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: ©2023 Kalibrate Technologies (Q4 2023).

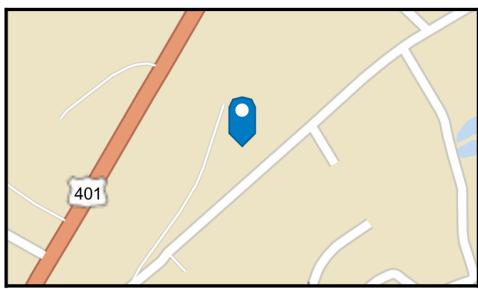
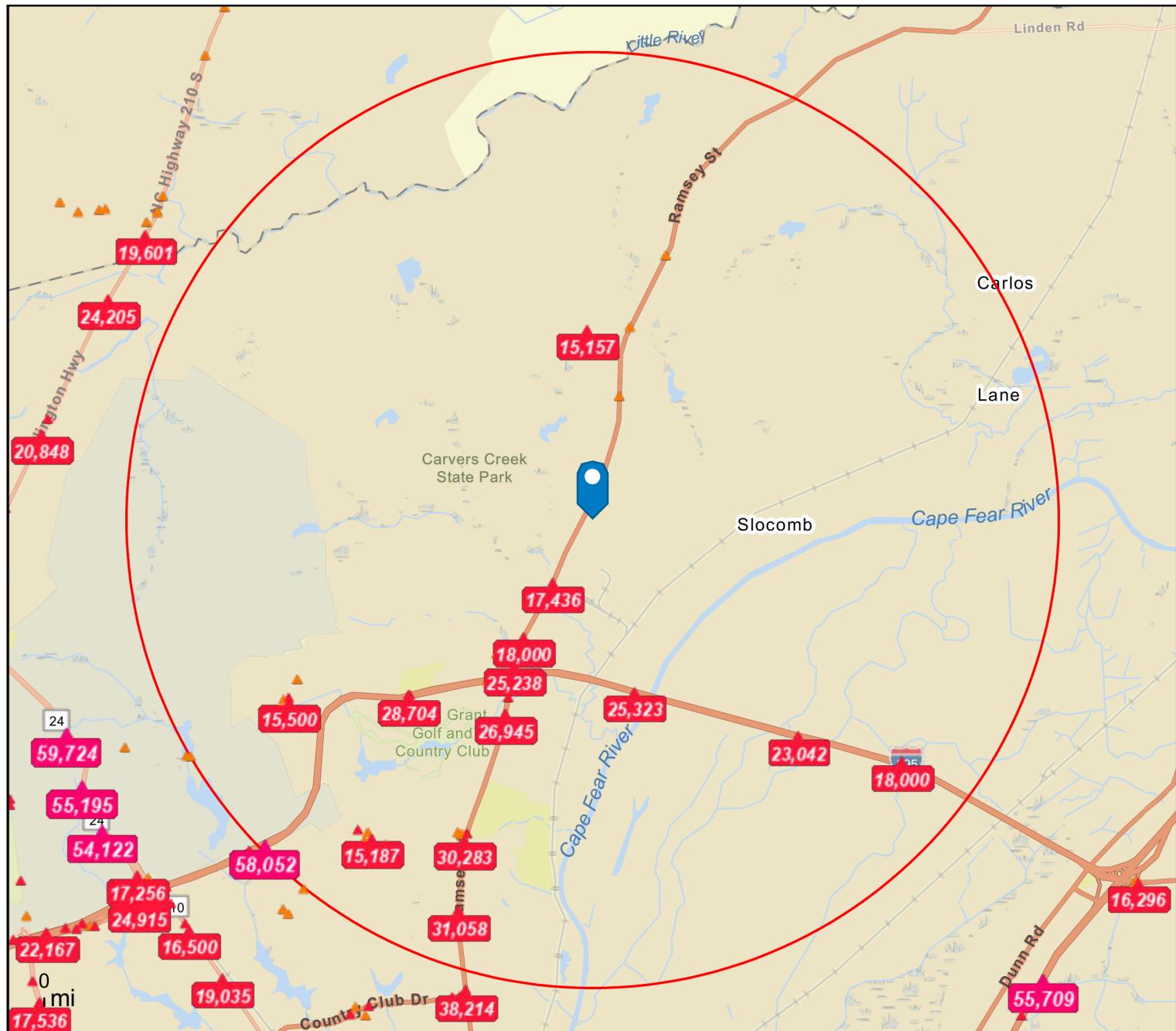
**FAYETTEVILLE**  
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



**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: ©2023 Kalibrate Technologies (Q4 2023).

**FAYETTEVILLE**  
269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# LOCATION RISK ANALYSIS

Flood Risk Analysis

FEMA Map Last Updated:2022-08-12



## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# LOCATION RISK ANALYSIS

## FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

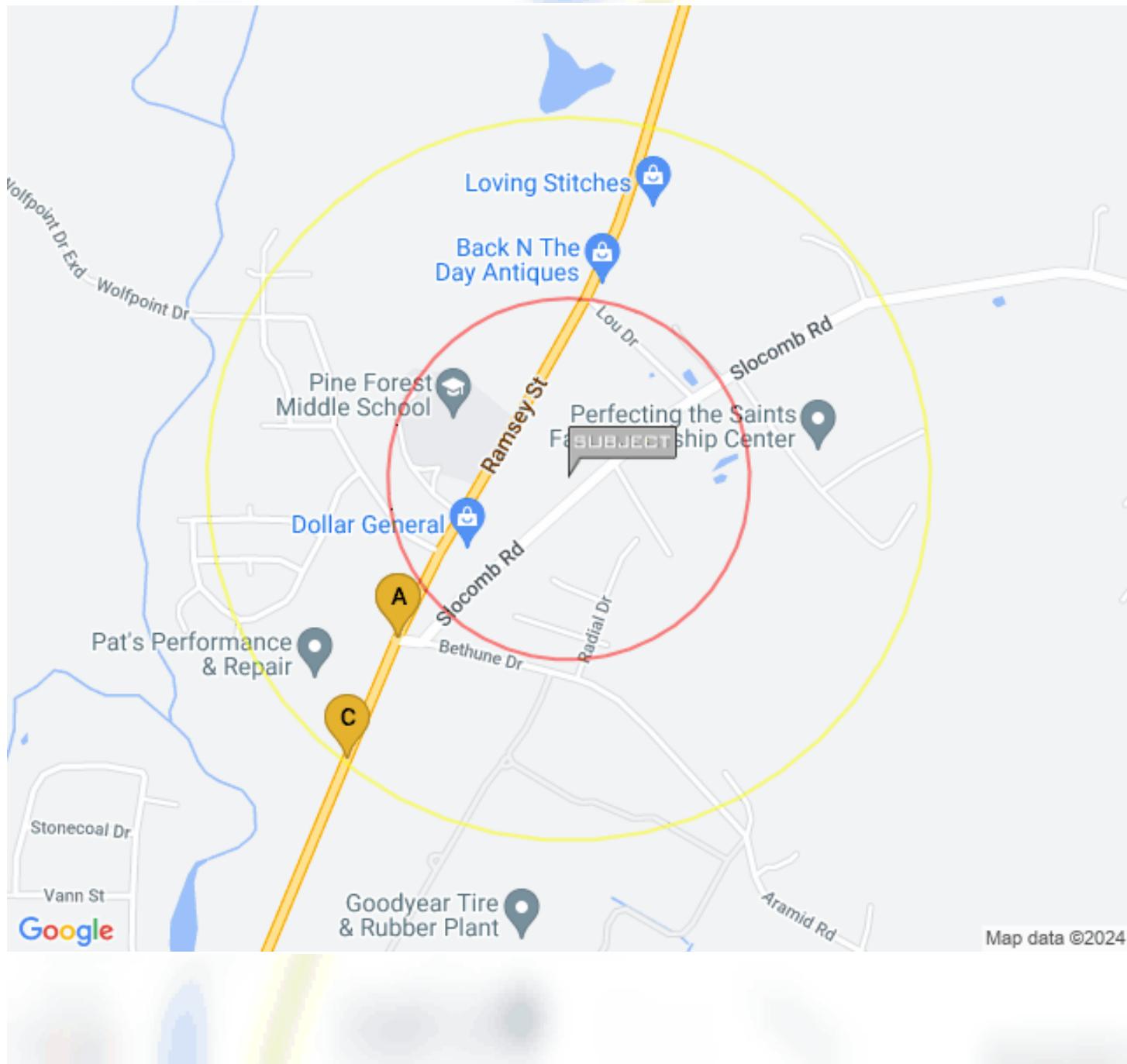
**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

## FAYETTEVILLE

269 Slocumb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

# LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL  
Triangle Group

# LOCATION RISK ANALYSIS

## LOCATIONS WITHIN 0.25 MILE OF SUBJECT

There are no environmental hazards in our database within this area.

## LOCATIONS WITHIN 0.50 MILE OF SUBJECT



### THRIFT STORE PWS

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY  
**County:** CUMBERLAND  
**Country:** UNITED STATES

**Address:** 6804 RAMSEY ST  
**Facility Detail Report:** [110010702249](#)

Interest Type	Source	Contact Role	Contact Name	Phone
FORMAL ENFORCEMENT ACTION	ICIS			



### UNCLE BEN S COUNTRY STORE

Latest Update: 09-Aug-2005

**Site Type:** STATIONARY  
**County:** CUMBERLAND  
**Country:** UNITED STATES

**Address:** 6804 RAMSEY STREET  
**Facility Detail Report:** [110018724139](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	NC-FITS			



### PINE FOREST JR HIGH

Latest Update:

**Site Type:** STATIONARY  
**County:** CUMBERLAND  
**Country:** UNITED STATES

**Address:** 6737 RAMSEY STREET  
**Facility Detail Report:** [110018635093](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	NC-FITS			

## FAYETTEVILLE

269 Slocumb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

# LOCATION RISK ANALYSIS

## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

## Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

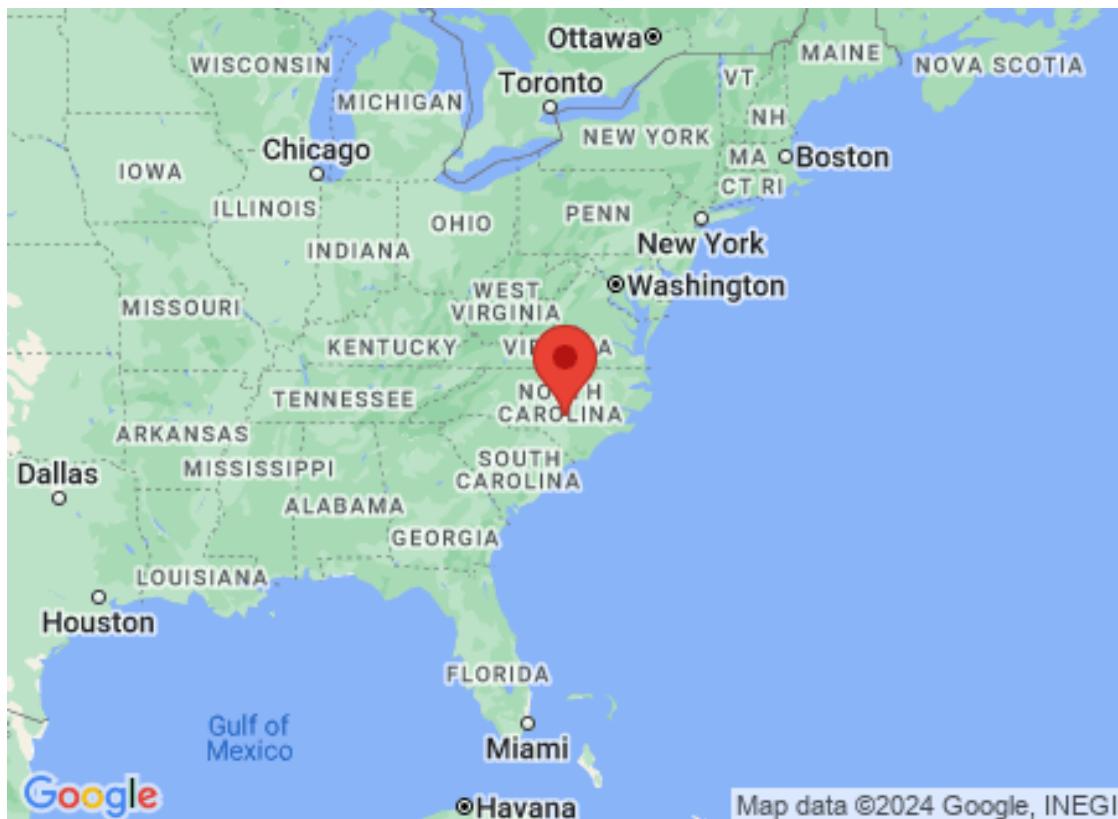
This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. CENTURY 21 Triangle Group makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and CENTURY 21 Triangle Group does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and CENTURY 21 Triangle Group expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., CENTURY 21 Triangle Group, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

## FAYETTEVILLE

269 Slocomb Rd, Fayetteville, NC 28311, Fayetteville, NC, 28311

# AREA LOCATION MAP



# FAYETTEVILLE

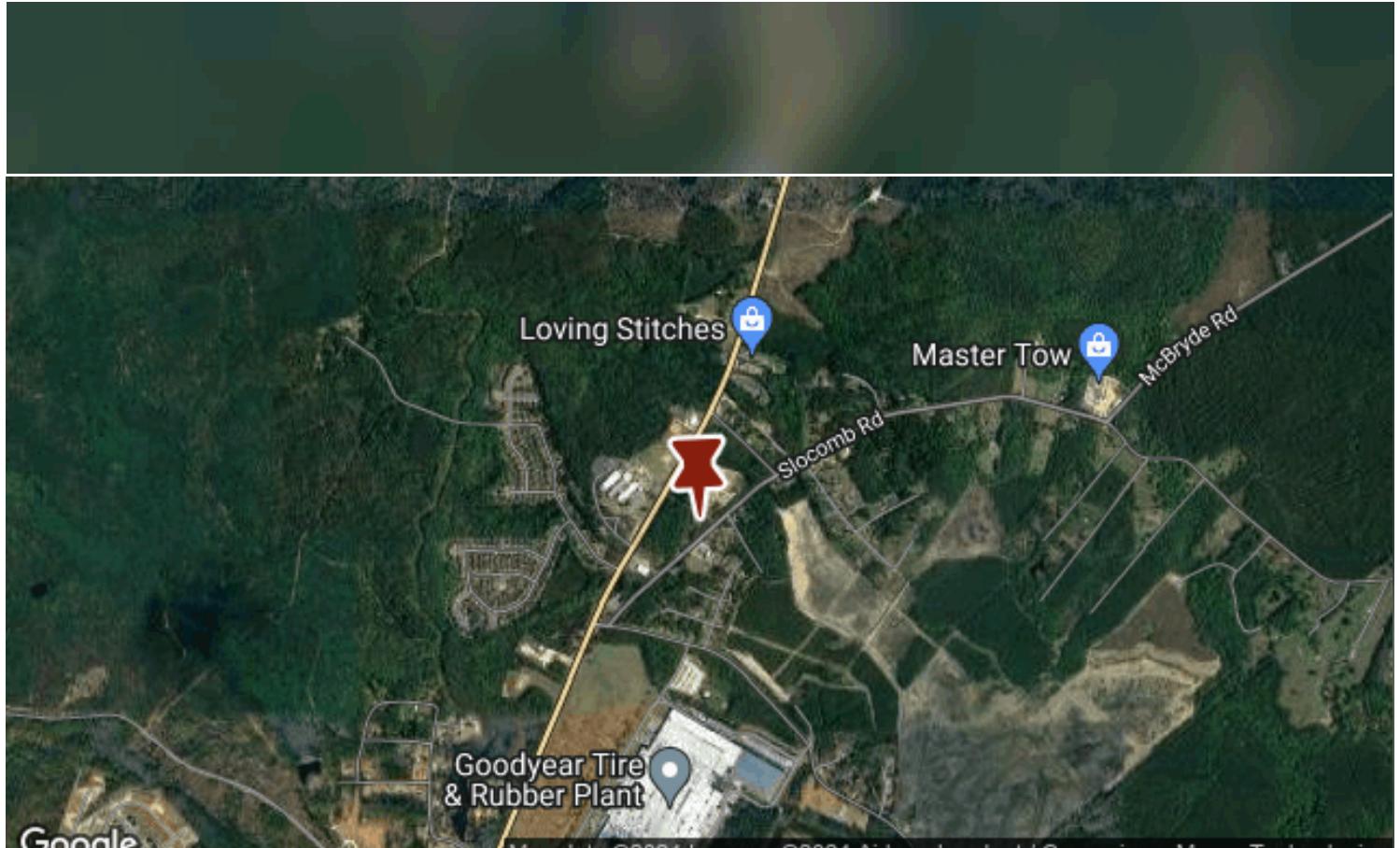
269 SLOCOMB RD, FAYETTEVILLE, NC 28311, FAYETTEVILLE, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL.  
Triangle Group

# AERIAL ANNOTATION MAP



## FAYETTEVILLE

269 SLOCOMB RD, FAYETTEVILLE, NC 28311, FAYETTEVILLE, NC, 28311

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

CENTURY 21  
COMMERCIAL.  
Triangle Group

# CONTACT

JOSEPH P  
OLE TRINA T

## FAYETTEVILLE

269 Slocomb Rd,  
Fayetteville, NC 28311  
Fayetteville, NC 28311



### Pat Flanagan, VP of Commercial Real Estate

Phone: 9193023298  
Email: [pat.flanagan@century21.com](mailto:pat.flanagan@century21.com)  
License: 295126

## CENTURY 21 COMMERCIAL.

Triangle Group



9193023298



[pat.flanagan@century21.com](mailto:pat.flanagan@century21.com)



1111 Haynes St  
Raleigh, NC 27604 United States

CENTURY 21 Commercial®, the CENTURY 21 Commercial Logo and C21 Commercial® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.