



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

Available for Sale



LAND FOR SALE

4.47 ACRES LAND AVAILABLE FOR SALE
6235 Camden Rd , Fayetteville, NC 28306

for more information

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	4.47 Acres
Zoning:	R6A
Market:	Fayetteville
Submarket:	Hope Mills
Price / SF:	-

PROPERTY OVERVIEW

4.5+/- acres at the east corner of Rockfish and Camden Rd. Water and sewer are available. Flat land that is presently a mobile home park and a personal residence. Rockfish Rd. is being improved in the near future and Camden Rd. is slated for widening, due to the heavy traffic count, but not funded at present. Zoned R6A at present, but is approved for mixed used development in the recently accepted 2030 Southwest Cumberland County Land Use Plan.

PROPERTY HIGHLIGHTS

- 4.47 Acre Site
- Will sub-divide if needed
- Great for a convenience store, retail strip, restaurant, fast food or medical site
- Located at the crossroads of 2 major roads
- Great visibility
- Water on site; sewer available

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ADDITIONAL PHOTOS

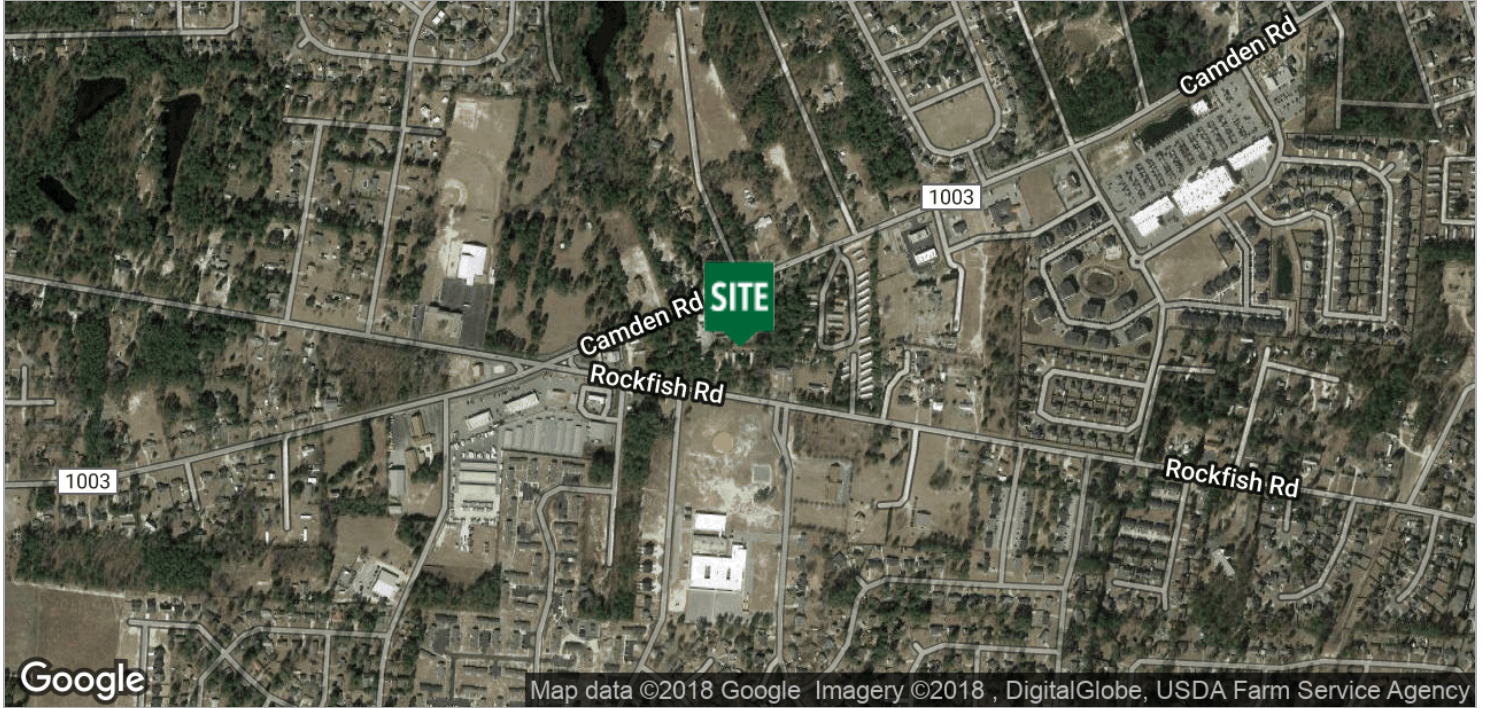


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LOCATION MAPS

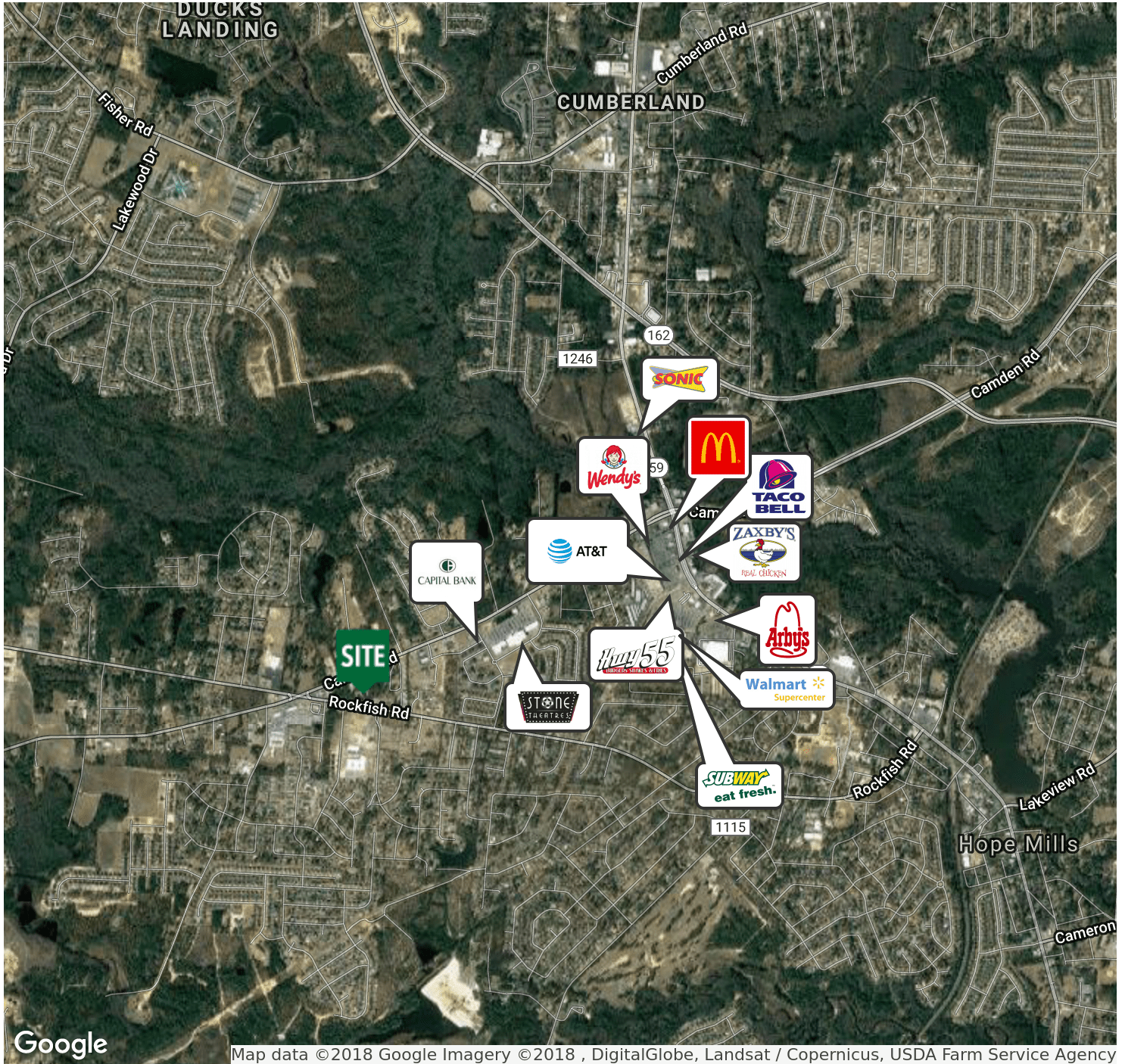


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RETAILER MAP



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

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Executive Summary

6235 Camden Rd, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.97728
Longitude: -78.98355

	1 mile	3 miles	5 miles
Population			
2000 Population	4,627	34,038	81,333
2010 Population	4,761	43,479	98,497
2018 Population	5,025	46,638	102,961
2023 Population	5,227	48,530	105,744
2000-2010 Annual Rate	0.29%	2.48%	1.93%
2010-2018 Annual Rate	0.66%	0.85%	0.54%
2018-2023 Annual Rate	0.79%	0.80%	0.53%
2018 Male Population	47.1%	47.4%	47.3%
2018 Female Population	52.9%	52.6%	52.7%
2018 Median Age	35.8	34.4	34.3

In the identified area, the current year population is 102,961. In 2010, the Census count in the area was 98,497. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 105,744 representing a change of 0.53% 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 35.8, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	59.3%	55.9%	49.9%
2018 Black Alone	26.7%	28.8%	35.2%
2018 American Indian/Alaska Native Alone	2.6%	2.2%	2.3%
2018 Asian Alone	2.2%	3.0%	2.6%
2018 Pacific Islander Alone	0.2%	0.3%	0.3%
2018 Other Race	3.4%	3.9%	4.1%
2018 Two or More Races	5.5%	5.9%	5.7%
2018 Hispanic Origin (Any Race)	10.7%	13.0%	12.6%

Persons of Hispanic origin represent 12.6% 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 70.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,690	12,016	29,558
2010 Households	1,791	15,780	36,922
2018 Total Households	1,904	16,900	38,636
2023 Total Households	1,982	17,573	39,697
2000-2010 Annual Rate	0.58%	2.76%	2.25%
2010-2018 Annual Rate	0.74%	0.83%	0.55%
2018-2023 Annual Rate	0.81%	0.78%	0.54%
2018 Average Household Size	2.64	2.76	2.66

The household count in this area has changed from 36,922 in 2010 to 38,636 in the current year, a change of 0.55% annually. The five-year projection of households is 39,697, a change of 0.54% annually from the current year total. Average household size is currently 2.66, compared to 2.66 in the year 2010. The number of families in the current year is 27,506 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	\$52,167	\$58,108	\$51,231
2023 Median Household Income	\$58,845	\$64,400	\$55,919
2018-2023 Annual Rate	2.44%	2.08%	1.77%
Average Household Income			
2018 Average Household Income	\$64,756	\$73,503	\$65,237
2023 Average Household Income	\$73,733	\$82,815	\$73,946
2018-2023 Annual Rate	2.63%	2.41%	2.54%
Per Capita Income			
2018 Per Capita Income	\$24,102	\$26,714	\$24,512
2023 Per Capita Income	\$27,475	\$30,067	\$27,788
2018-2023 Annual Rate	2.65%	2.39%	2.54%

Current median household income is \$51,231 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$55,919 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$65,237 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,946 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,512 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$27,788 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,855	13,111	32,513
2000 Owner Occupied Housing Units	1,142	8,748	20,455
2000 Renter Occupied Housing Units	548	3,269	9,103
2000 Vacant Housing Units	165	1,094	2,955
2010 Total Housing Units	1,928	17,007	39,888
2010 Owner Occupied Housing Units	1,224	10,954	23,629
2010 Renter Occupied Housing Units	567	4,826	13,293
2010 Vacant Housing Units	137	1,227	2,966
2018 Total Housing Units	2,061	18,530	42,941
2018 Owner Occupied Housing Units	1,269	10,843	22,502
2018 Renter Occupied Housing Units	635	6,057	16,133
2018 Vacant Housing Units	157	1,630	4,305
2023 Total Housing Units	2,174	19,557	44,859
2023 Owner Occupied Housing Units	1,367	11,604	23,832
2023 Renter Occupied Housing Units	615	5,969	15,866
2023 Vacant Housing Units	192	1,984	5,162

Currently, 52.4% of the 42,941 housing units in the area are owner occupied; 37.6%, renter occupied; and 10.0% 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 39,888 housing units in the area - 59.2% owner occupied, 33.3% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 3.33%. Median home value in the area is \$140,502, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.22% annually to \$156,837.

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.