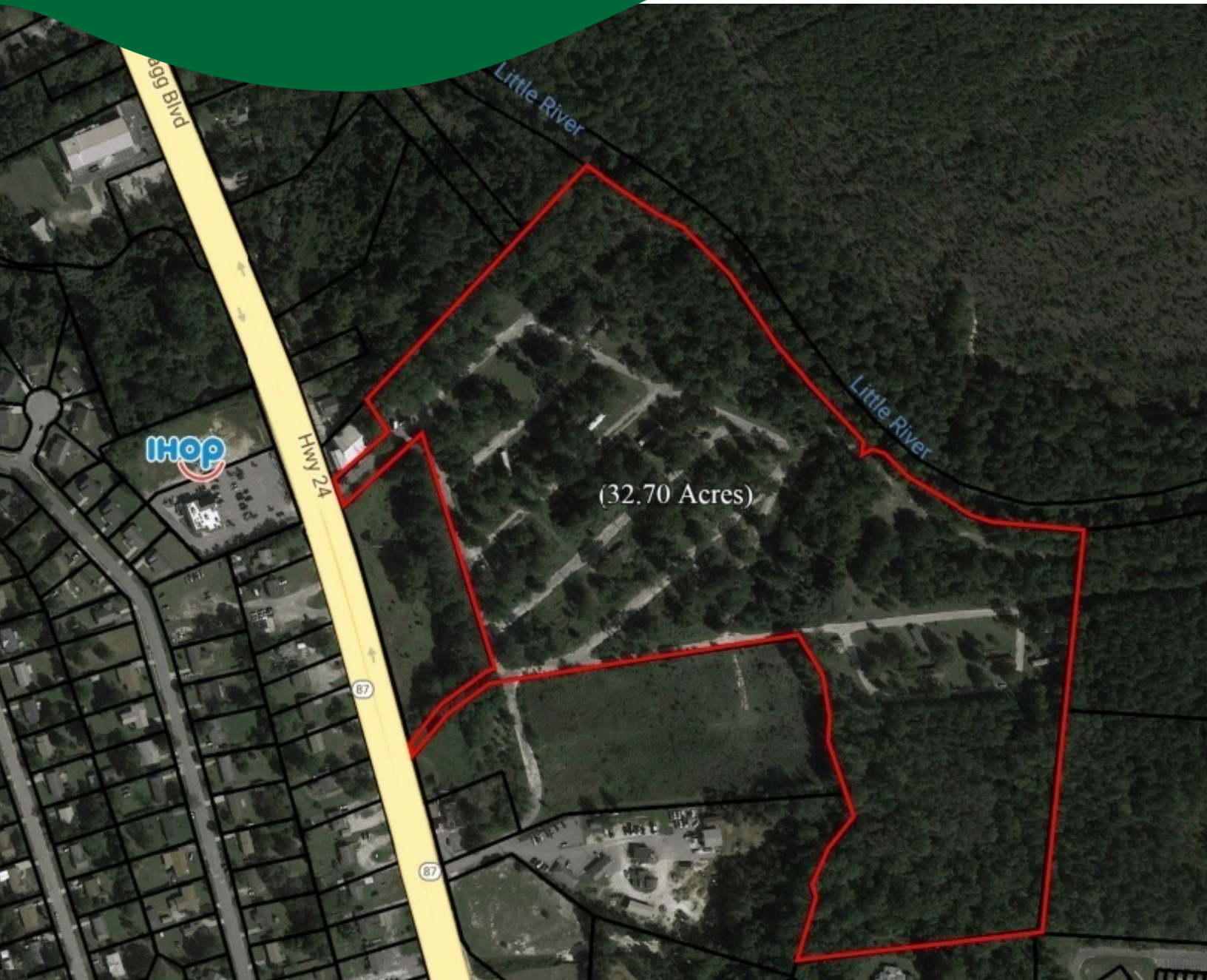




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



LAND FOR SALE

102 DACHA LANE

102 Dacha Lane, Spring Lake, NC 28390

*for more information*

RICHARD L. FOX III, BROKER, J.D.

Broker

O: 910.829.1617

C: 910.988.4263

[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)





EXECUTIVE SUMMARY



OFFERING SUMMARY

<b>Sale Price:</b>	\$2,350,000
<b>NOI:</b>	\$0
<b>Lot Size:</b>	32.7 Acres
<b>Zoning:</b>	R6A
<b>Market:</b>	Fayetteville
<b>Submarket:</b>	Spring Lake

PROPERTY OVERVIEW

102 Dacha Lane is adjacent to N. Bragg Blvd. in a fast developing/hot zone of Spring Lake with a large nearby traffic count. The property is also located approximately 1.5 miles away from Fort Bragg. As the world's largest military installation in terms of population, Fort Bragg houses a staggering 53,700 active duty troops and serves 13,400+ reserve components and temporary duty students, 14,000+ civilian employees, 6,000+ contractors and nearly 70,000 active duty family members. The 32.7 acre parcel is currently zoned for multi-family dwelling use but a multitude of commercial uses are being explored.

In addition, the property is being listed for sale concurrently with several other parcels, contiguous and adjacent, that could make for a larger interrelated commercial development. The total acreage for these parcels exceeds forty-seven (47) acres. Together, these properties present a significant development/investment opportunity.

PROPERTY HIGHLIGHTS

- Traffic count 30,050 (N. Bragg Blvd and Frugal Cir - 0.1 miles away - per TrafficMetrix)
- 1.5 Miles from Fort Bragg west gate entrance
- Public water and sewer availability

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ADDITIONAL PHOTOS



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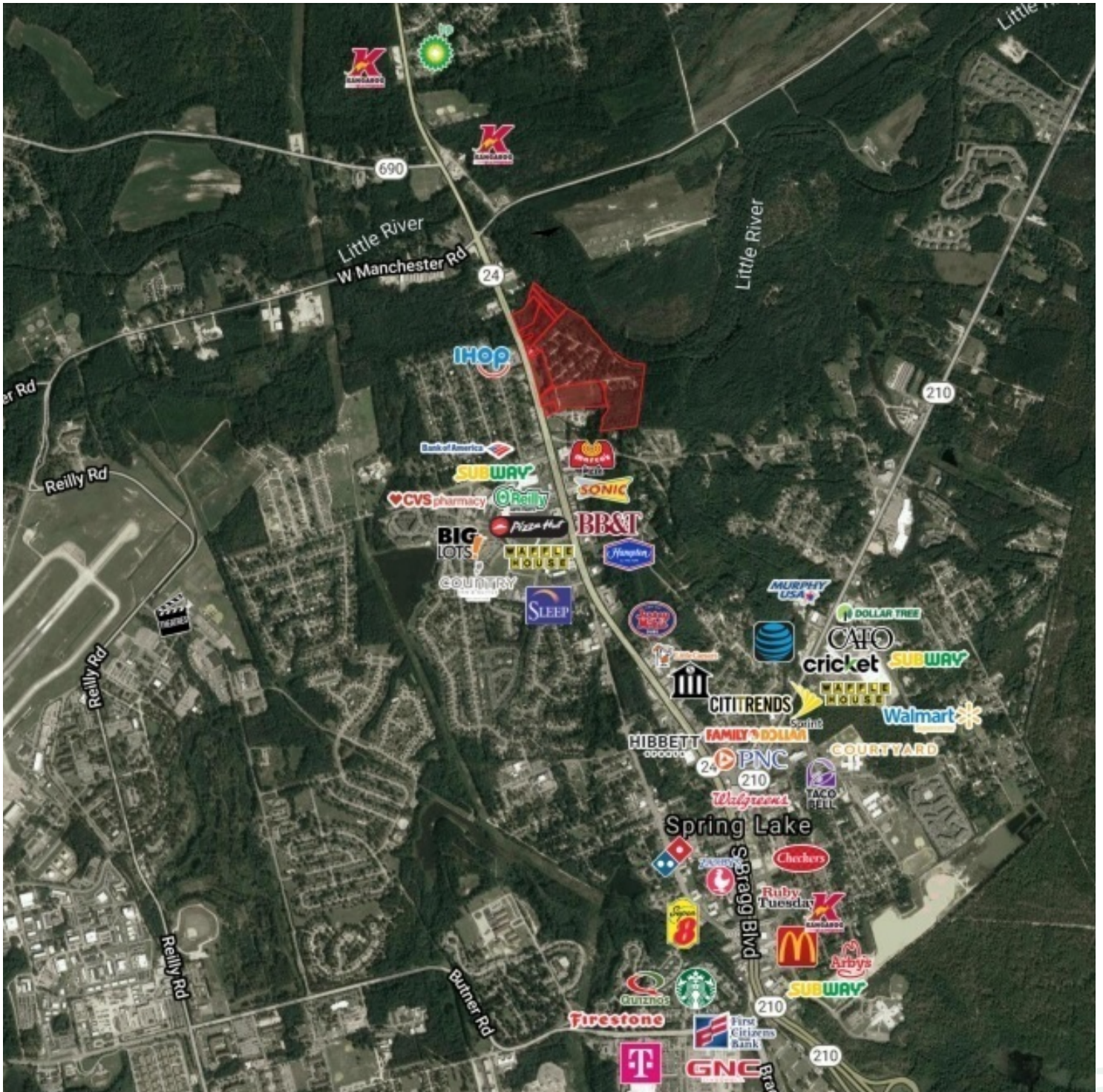




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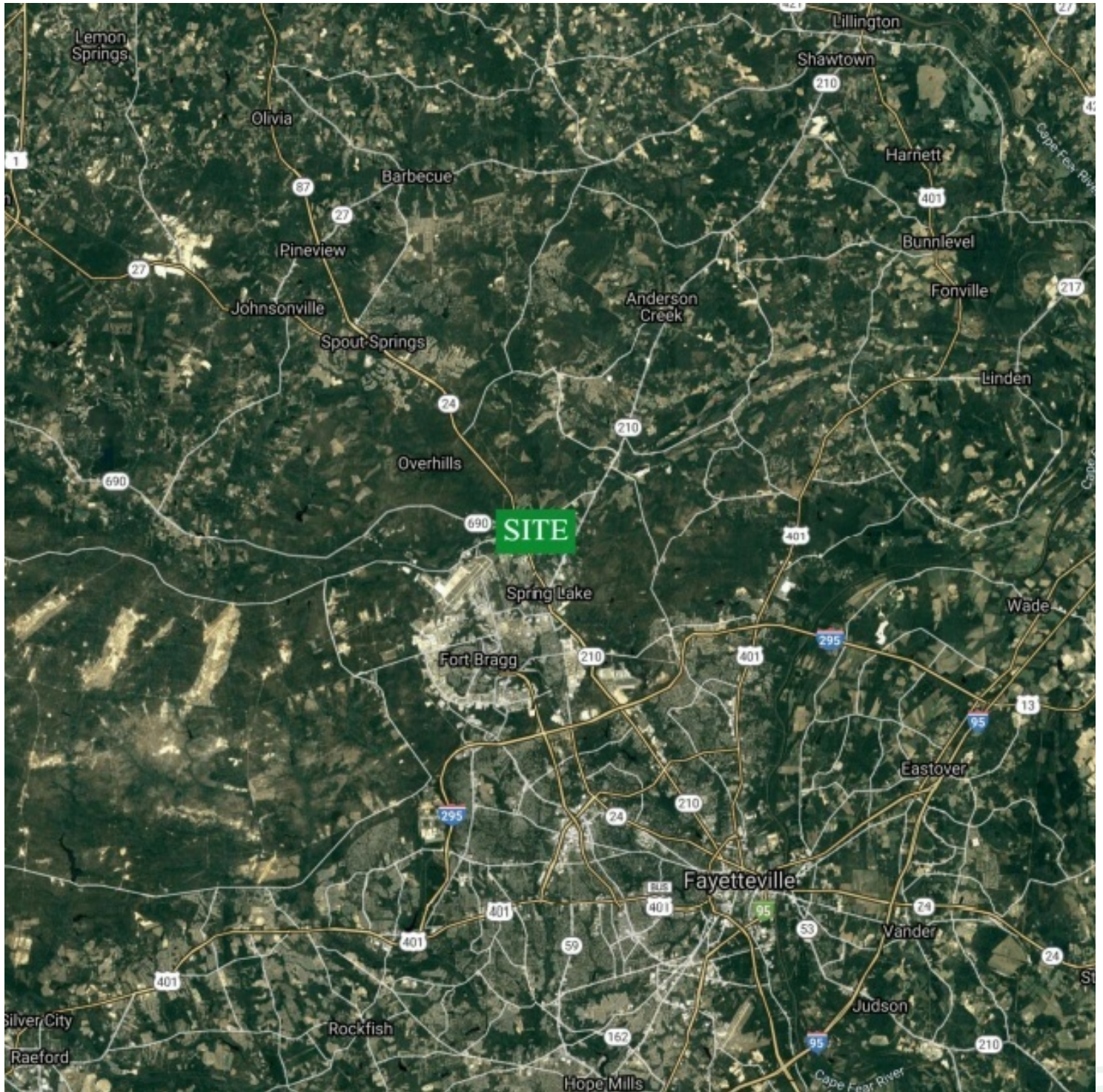




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## Executive Summary Demographics

141 Delphic Rd, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.18740  
Longitude: -78.98170

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,523	17,449	49,482
2010 Population	3,228	18,636	38,261
2020 Population	3,185	21,834	45,108
2025 Population	3,175	22,064	46,005
2000-2010 Annual Rate	-0.87%	0.66%	-2.54%
2010-2020 Annual Rate	-0.13%	1.56%	1.62%
2020-2025 Annual Rate	-0.06%	0.21%	0.39%
2020 Male Population	47.7%	59.4%	58.0%
2020 Female Population	52.3%	40.6%	42.0%
2020 Median Age	32.4	24.4	24.1

In the identified area, the current year population is 3,185. In 2010, the Census count in the area was 3,228. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 3,175 representing a change of -0.06% annually from 2020 to 2025. Currently, the population is 47.7% male and 52.3% female.

### Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	30.8%	49.9%	54.0%
2020 Black Alone	52.0%	31.2%	27.4%
2020 American Indian/Alaska Native Alone	1.0%	1.2%	1.4%
2020 Asian Alone	4.6%	3.6%	3.1%
2020 Pacific Islander Alone	0.3%	0.4%	0.5%
2020 Other Race	5.1%	6.2%	6.0%
2020 Two or More Races	6.3%	7.6%	7.6%
2020 Hispanic Origin (Any Race)	16.5%	19.0%	18.8%

Persons of Hispanic origin represent 16.5% of the population in the identified area compared to 18.8% 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 73.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	30	36	38
2000 Households	1,347	5,797	11,763
2010 Households	1,375	6,013	11,654
2020 Total Households	1,366	6,295	12,347
2025 Total Households	1,366	6,428	12,746
2000-2010 Annual Rate	0.21%	0.37%	-0.09%
2010-2020 Annual Rate	-0.06%	0.45%	0.57%
2020-2025 Annual Rate	0.00%	0.42%	0.64%
2020 Average Household Size	2.33	2.57	2.79

The household count in this area has changed from 1,375 in 2010 to 1,366 in the current year, a change of -0.06% annually. The five-year projection of households is 1,366, a change of 0.00% annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2010. The number of families in the current year is 859 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

September 25, 2020





## Executive Summary Demographics

141 Delphic Rd, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.18740  
Longitude: -78.98170

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.2%	9.1%	12.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$36,865	\$40,928	\$43,057
2025 Median Household Income	\$38,627	\$43,031	\$45,630
2020-2025 Annual Rate	0.94%	1.01%	1.17%
<b>Average Household Income</b>			
2020 Average Household Income	\$46,296	\$54,533	\$56,896
2025 Average Household Income	\$50,855	\$59,317	\$62,422
2020-2025 Annual Rate	1.90%	1.70%	1.87%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$20,034	\$20,786	\$20,119
2025 Per Capita Income	\$22,080	\$22,301	\$21,768
2020-2025 Annual Rate	1.96%	1.42%	1.59%
<b>Households by Income</b>			

Current median household income is \$36,865 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$38,627 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$46,296 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$50,855 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$20,034 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,080 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	204	243	185
2000 Total Housing Units	1,538	6,738	13,965
2000 Owner Occupied Housing Units	525	1,726	3,245
2000 Renter Occupied Housing Units	822	4,071	8,518
2000 Vacant Housing Units	191	941	2,202
2010 Total Housing Units	1,626	7,025	13,567
2010 Owner Occupied Housing Units	512	1,521	3,193
2010 Renter Occupied Housing Units	863	4,492	8,461
2010 Vacant Housing Units	251	1,012	1,913
2020 Total Housing Units	1,658	7,519	14,668
2020 Owner Occupied Housing Units	381	1,195	3,125
2020 Renter Occupied Housing Units	985	5,101	9,222
2020 Vacant Housing Units	292	1,224	2,321
2025 Total Housing Units	1,682	7,793	15,356
2025 Owner Occupied Housing Units	375	1,195	3,278
2025 Renter Occupied Housing Units	991	5,232	9,468
2025 Vacant Housing Units	316	1,365	2,610

Currently, 23.0% of the 1,658 housing units in the area are owner occupied; 59.4%, renter occupied; and 17.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 1,626 housing units in the area - 31.5% owner occupied, 53.1% renter occupied, and 15.4% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$89,715, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.38% annually to \$91,447.

**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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.