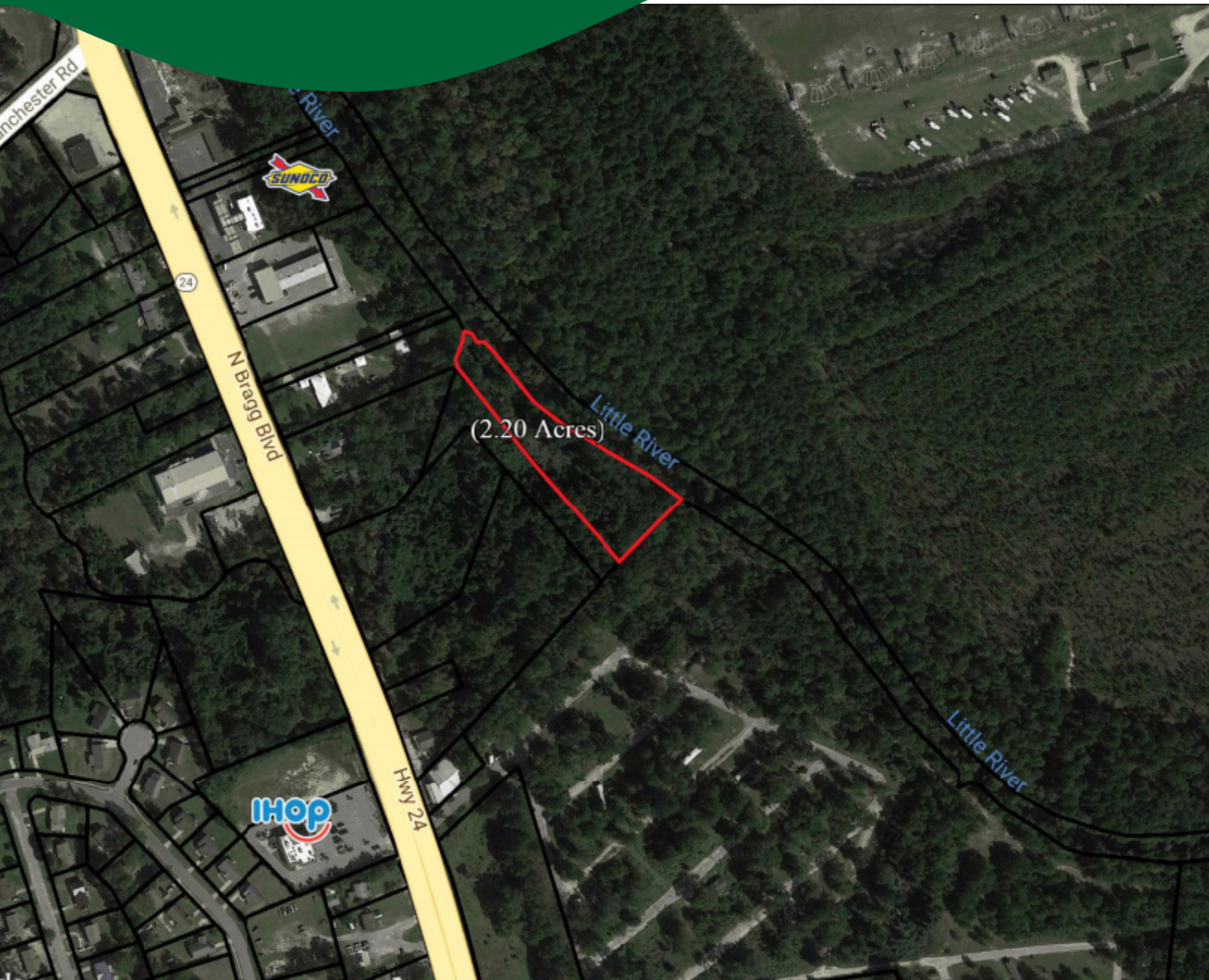




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

0502-54-2036

0502-54-2036, Spring Lake, NC 28390

*for more information*

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

Broker

O: 910.829.1617

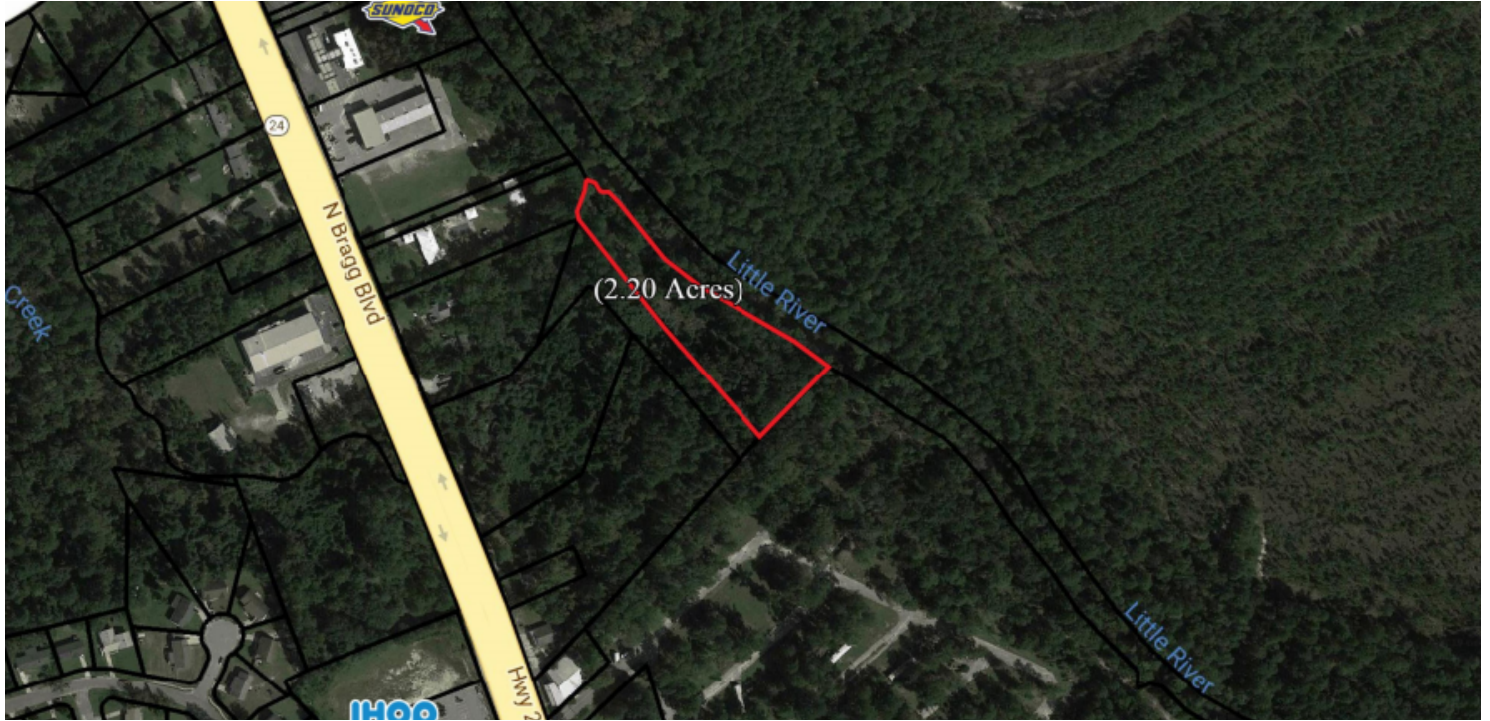
C: 910.988.4263

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





EXECUTIVE SUMMARY



**OFFERING SUMMARY**

**Sale Price:** \$15,000

**Lot Size:** 2.2 Acres

**Zoning:** CP

**Market:** Fayetteville

**Submarket:** Spring Lake

**PROPERTY OVERVIEW**

Little Riverside is located adjacent to a fast developing/hot zone on N. Bragg Blvd - 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. Zoning will accommodate most commercial uses for development.

**PROPERTY HIGHLIGHTS**

- 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.

*for more information*

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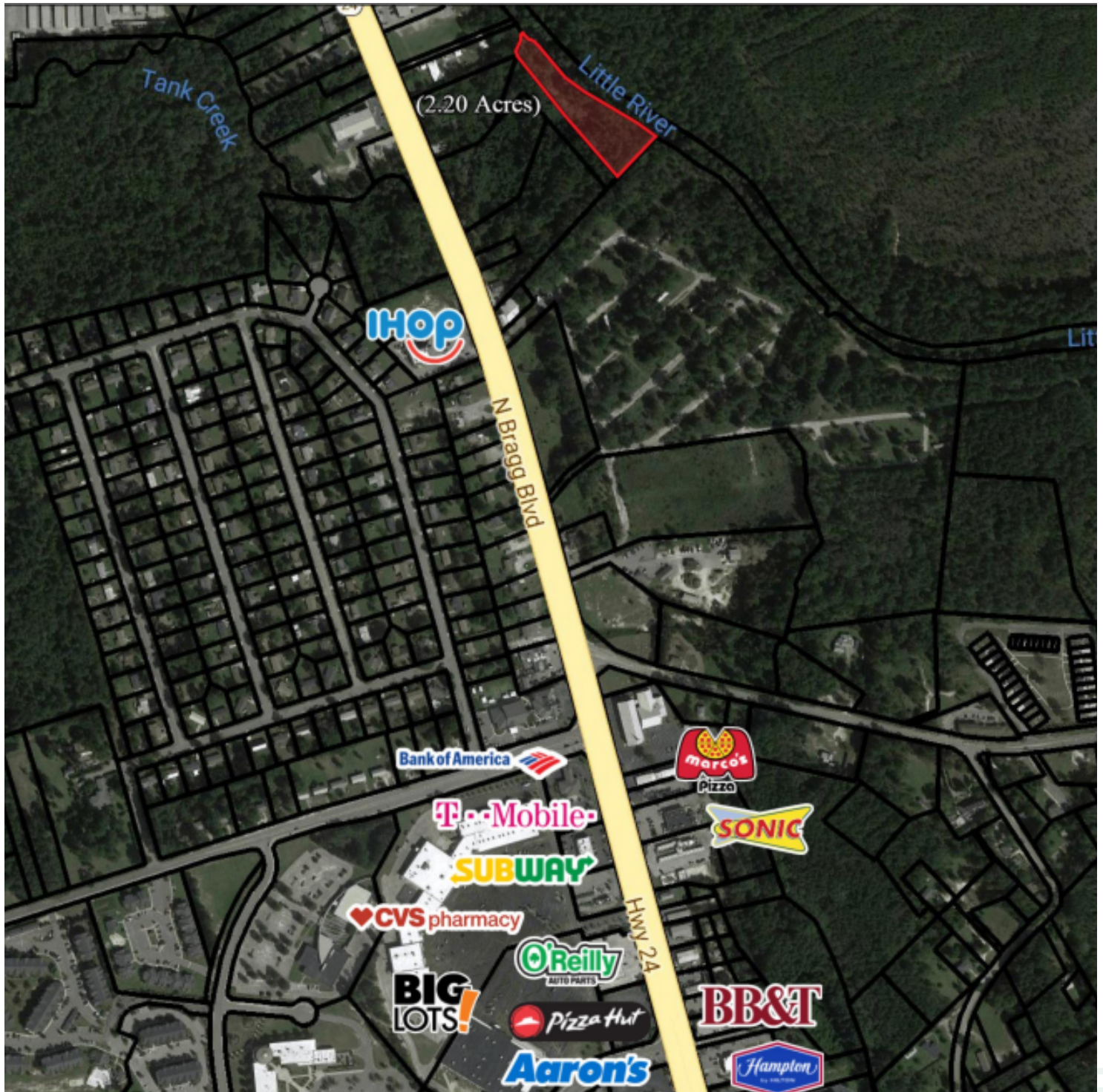




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Little Riverside  
0502-54-2036, SPRING LAKE, NC 28390

ADDITIONAL PHOTOS



*for more information*

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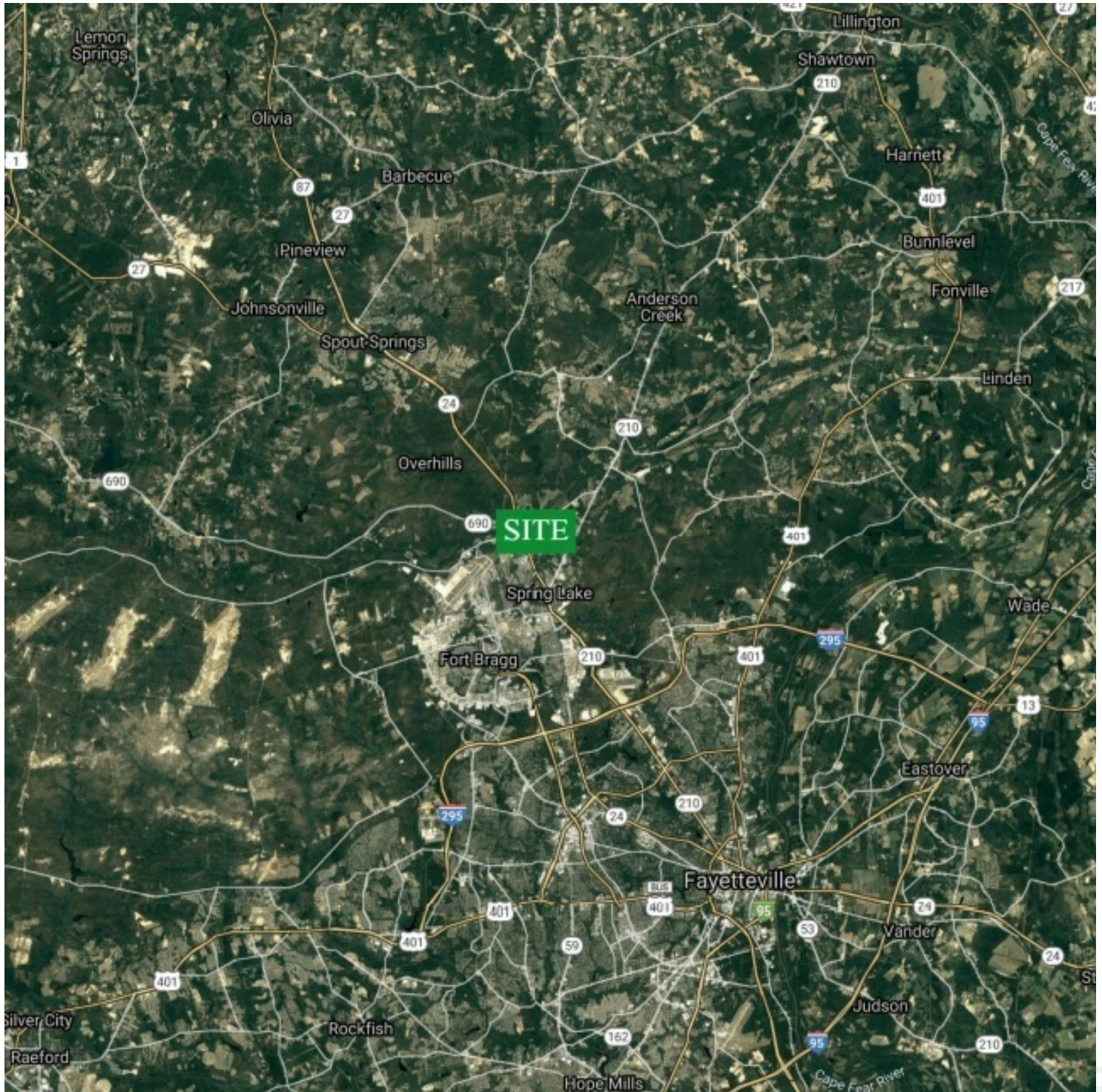




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## Executive Summary Demographics

1412 N Bragg Blvd, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.18789  
Longitude: -78.98350

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,752	17,173	49,231
2010 Population	3,498	18,302	38,049
2020 Population	3,449	21,506	44,903
2025 Population	3,437	21,737	45,793
2000-2010 Annual Rate	-0.70%	0.64%	-2.54%
2010-2020 Annual Rate	-0.14%	1.59%	1.63%
2020-2025 Annual Rate	-0.07%	0.21%	0.39%
2020 Male Population	47.7%	59.6%	58.1%
2020 Female Population	52.3%	40.4%	41.9%
2020 Median Age	32.1	24.4	24.1

In the identified area, the current year population is 3,449. In 2010, the Census count in the area was 3,498. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 3,437 representing a change of -0.07% 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 32.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	32.0%	49.8%	54.1%
2020 Black Alone	50.1%	31.3%	27.3%
2020 American Indian/Alaska Native Alone	1.0%	1.2%	1.4%
2020 Asian Alone	4.9%	3.6%	3.1%
2020 Pacific Islander Alone	0.3%	0.4%	0.5%
2020 Other Race	5.2%	6.2%	6.0%
2020 Two or More Races	6.5%	7.5%	7.6%
2020 Hispanic Origin (Any Race)	16.8%	18.9%	18.8%

Persons of Hispanic origin represent 16.8% 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 74.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	31	35	38
2000 Households	1,427	5,710	11,653
2010 Households	1,482	5,887	11,553
2020 Total Households	1,472	6,170	12,250
2025 Total Households	1,472	6,302	12,645
2000-2010 Annual Rate	0.38%	0.31%	-0.09%
2010-2020 Annual Rate	-0.07%	0.46%	0.57%
2020-2025 Annual Rate	0.00%	0.42%	0.64%
2020 Average Household Size	2.34	2.57	2.80

The household count in this area has changed from 1,482 in 2010 to 1,472 in the current year, a change of -0.07% annually. The five-year projection of households is 1,472, a change of 0.00% annually from the current year total. Average household size is currently 2.34, compared to 2.36 in the year 2010. The number of families in the current year is 937 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

1412 N Bragg Blvd, Spring Lake, North Carolina, 28390  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.18789  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	10.2%	9.2%	12.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$37,559	\$40,740	\$43,093
2025 Median Household Income	\$39,245	\$42,818	\$45,663
2020-2025 Annual Rate	0.88%	1.00%	1.17%
<b>Average Household Income</b>			
2020 Average Household Income	\$47,551	\$54,383	\$56,837
2025 Average Household Income	\$52,001	\$59,125	\$62,333
2020-2025 Annual Rate	1.81%	1.69%	1.86%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$20,434	\$20,723	\$20,076
2025 Per Capita Income	\$22,429	\$22,214	\$21,710
2020-2025 Annual Rate	1.88%	1.40%	1.58%
<b>Households by Income</b>			

Current median household income is \$37,559 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$39,245 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$47,551 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$52,001 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$20,434 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,429 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	204	241	186
2000 Total Housing Units	1,619	6,658	13,841
2000 Owner Occupied Housing Units	569	1,720	3,187
2000 Renter Occupied Housing Units	858	3,990	8,467
2000 Vacant Housing Units	192	948	2,187
2010 Total Housing Units	1,724	6,886	13,447
2010 Owner Occupied Housing Units	560	1,516	3,128
2010 Renter Occupied Housing Units	922	4,371	8,425
2010 Vacant Housing Units	242	999	1,894
2020 Total Housing Units	1,756	7,380	14,546
2020 Owner Occupied Housing Units	418	1,190	3,073
2020 Renter Occupied Housing Units	1,054	4,980	9,178
2020 Vacant Housing Units	284	1,210	2,296
2025 Total Housing Units	1,781	7,652	15,228
2025 Owner Occupied Housing Units	411	1,191	3,221
2025 Renter Occupied Housing Units	1,061	5,111	9,424
2025 Vacant Housing Units	309	1,350	2,583

Currently, 23.8% of the 1,756 housing units in the area are owner occupied; 60.0%, renter occupied; and 16.2% 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 1,724 housing units in the area - 32.5% owner occupied, 53.5% renter occupied, and 14.0% vacant. The annual rate of change in housing units since 2010 is 0.82%. Median home value in the area is \$91,520, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.47% annually to \$93,712.

**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