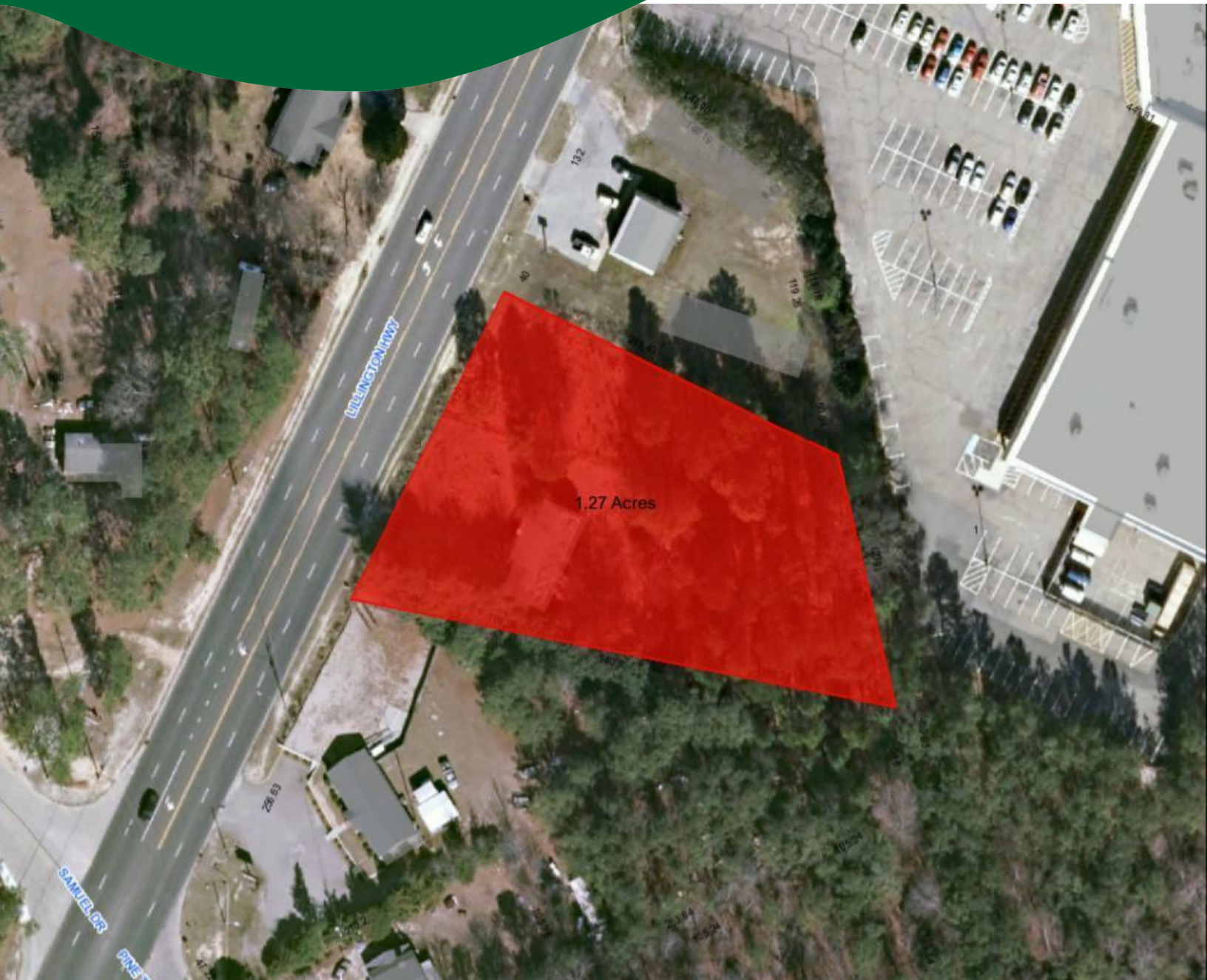




Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

940 LILLINGTON HIGHWAY
Spring Lake, NC 28390

for more information

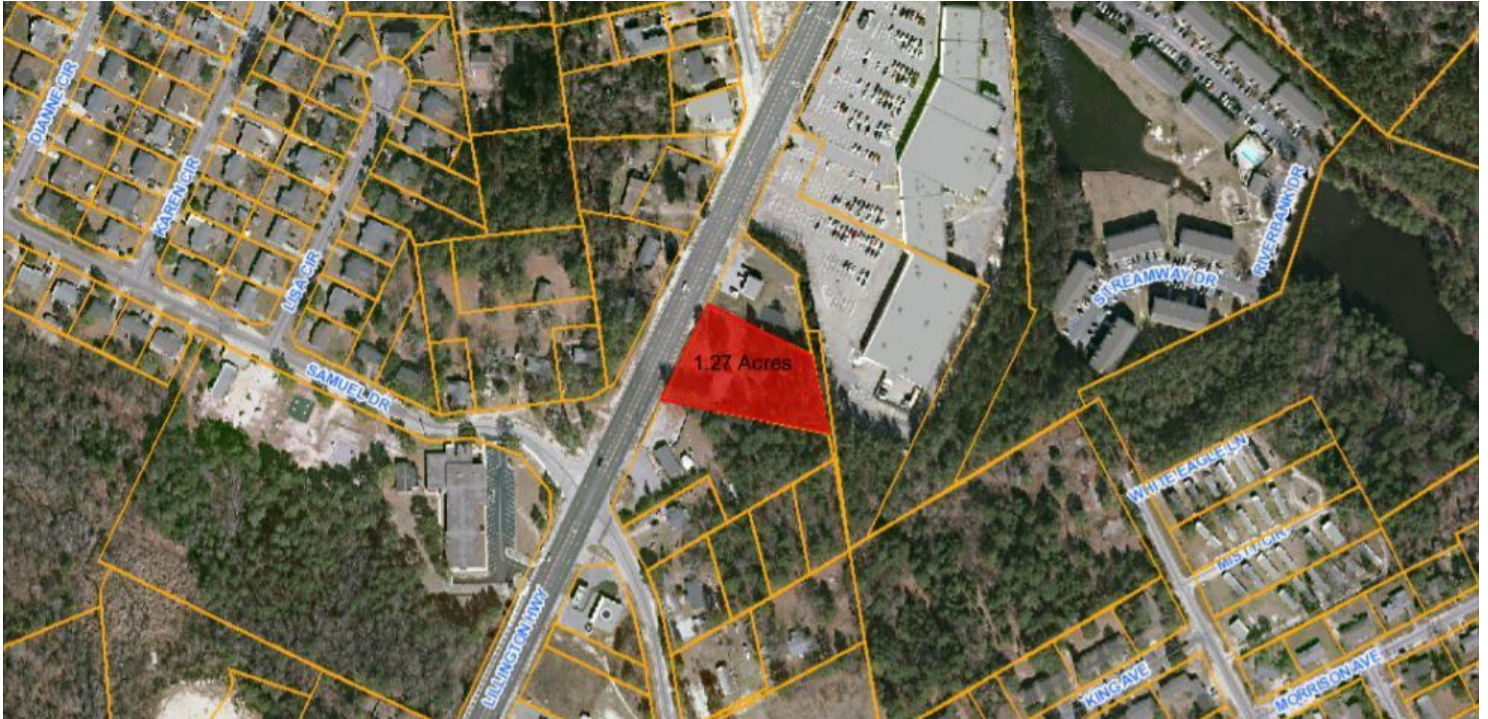
RICHARD FOX

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



OFFERING SUMMARY

Sale Price: \$275,000

Lot Size: 1.27 Acres

Zoning: C(P)

Market: Fayetteville

Submarket: Spring Lake

PROPERTY OVERVIEW

940 Lillington Hwy. (1.27 acres) is located in a fast developing area of Spring Lake, NC less than 2 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 14,000+ civilian employees, 6,000+ contractors and nearly 70,000 active duty family members. See the enclosed Executive Summary Demographics and Business Summary Demographics for more information.

The property has been cleared and is pad ready with water and sewer available. Zoning (CP) will accommodate most commercial uses for development. The property presents an excellent investment or owner-user development opportunity.

PROPERTY HIGHLIGHTS

- Located less than 2 miles from Fort Bragg
- Road Frontage 223 ft. with high traffic count (25,347 AADT)
- Pad ready site with water and sewer available

for more information

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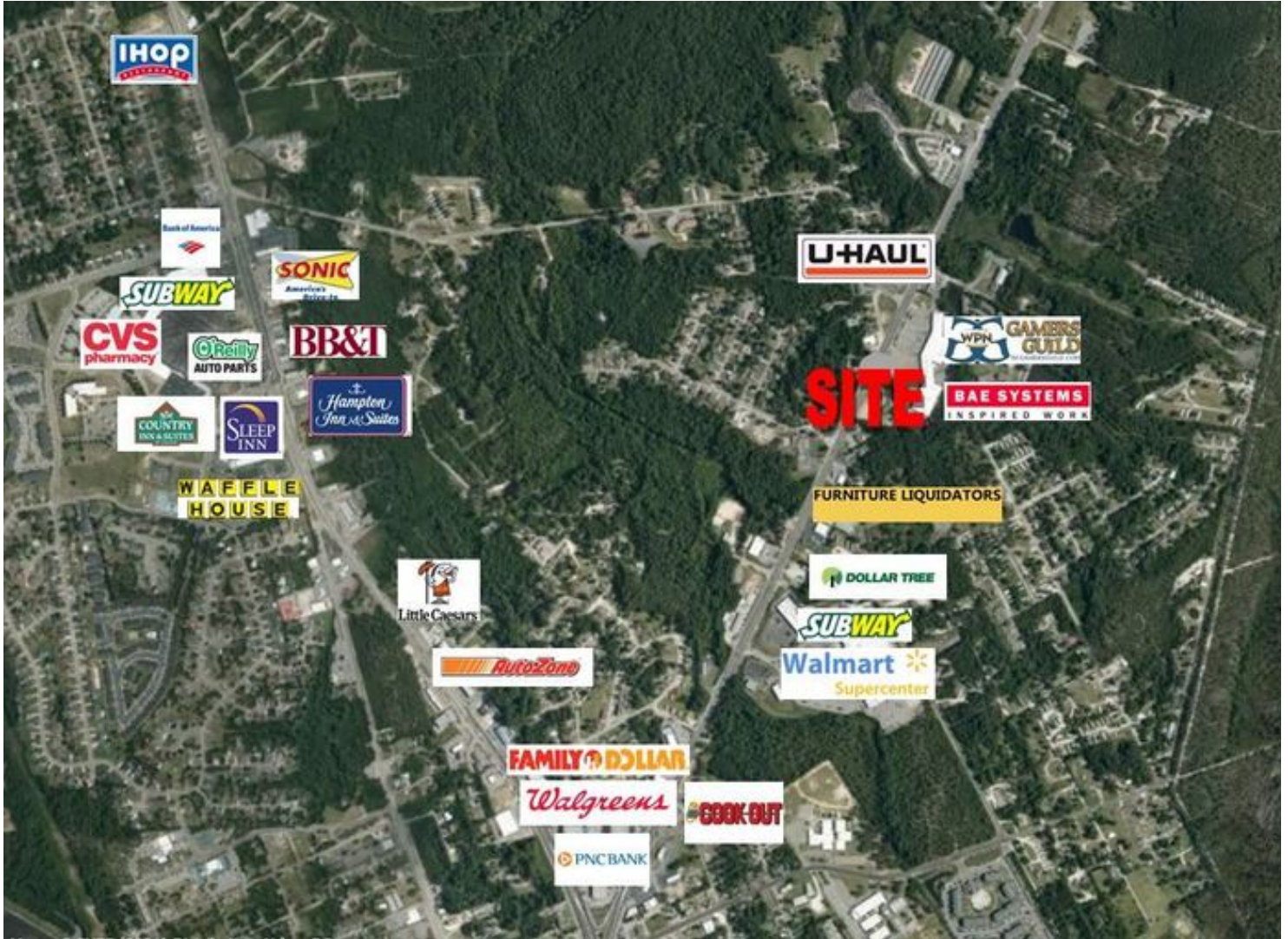
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

940 Lillington Highway
SPRING LAKE, NC 28390

ADDITIONAL PHOTOS



for more information

RICHARD FOX

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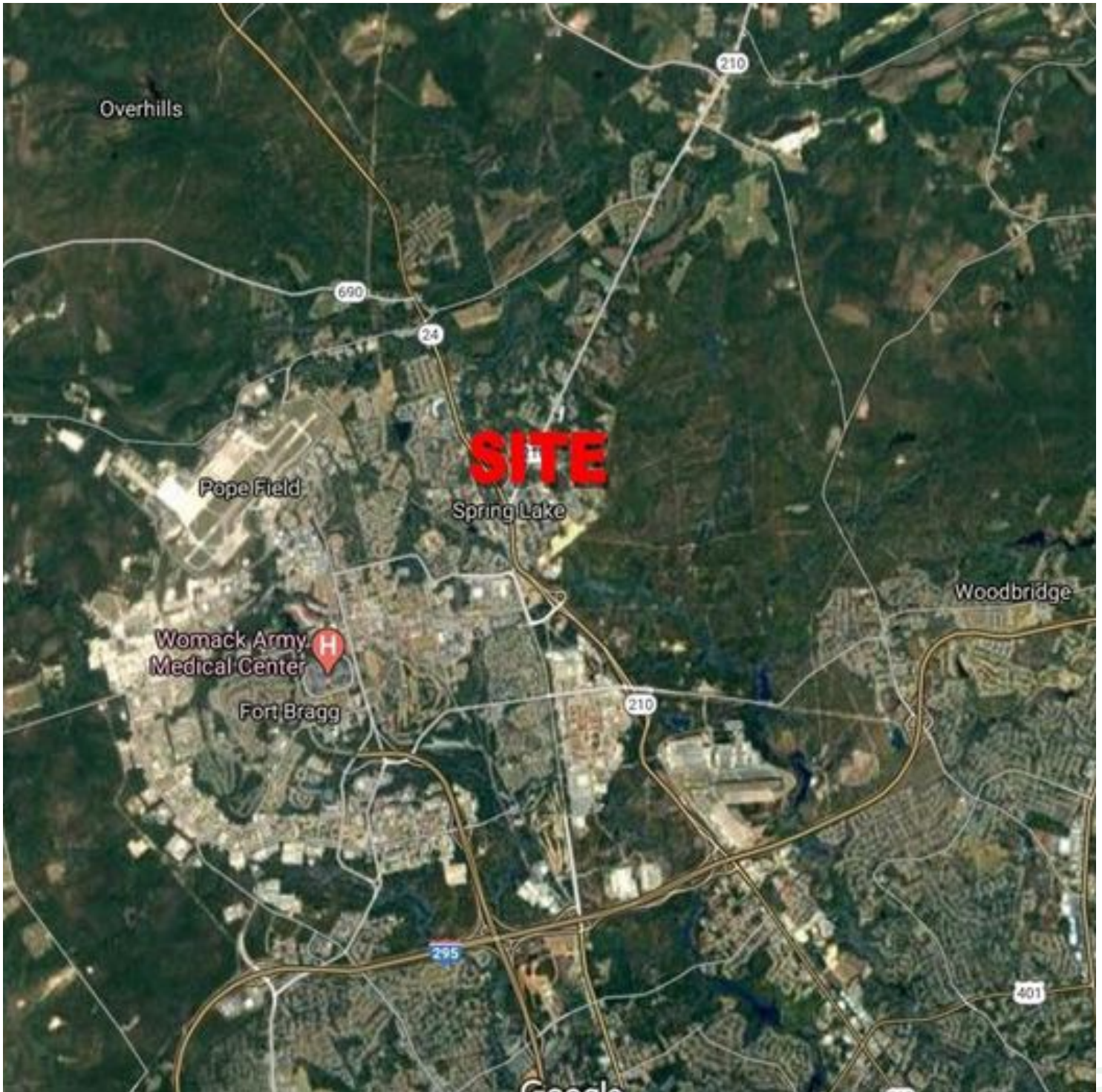
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

940 Lillington Highway
SPRING LAKE, NC 28390

ADDITIONAL PHOTOS



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Executive Summary

940 Lillington Hwy, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17945
Longitude: -78.96583

	1 mile	3 miles	5 miles
Population			
2000 Population	3,084	19,589	56,001
2010 Population	2,674	19,042	44,705
2020 Population	3,222	20,655	51,480
2025 Population	3,458	20,868	52,456
2000-2010 Annual Rate	-1.42%	-0.28%	-2.23%
2010-2020 Annual Rate	1.84%	0.80%	1.39%
2020-2025 Annual Rate	1.42%	0.21%	0.38%
2020 Male Population	48.4%	53.1%	57.1%
2020 Female Population	51.6%	46.9%	42.9%
2020 Median Age	31.9	25.4	24.5

In the identified area, the current year population is 51,480. In 2010, the Census count in the area was 44,705. The rate of change since 2010 was 1.39% annually. The five-year projection for the population in the area is 52,456 representing a change of 0.38% annually from 2020 to 2025. Currently, the population is 57.1% male and 42.9% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	28.7%	47.3%	52.1%
2020 Black Alone	53.1%	32.8%	30.2%
2020 American Indian/Alaska Native Alone	1.1%	1.1%	1.2%
2020 Asian Alone	3.3%	3.7%	3.1%
2020 Pacific Islander Alone	0.6%	0.5%	0.5%
2020 Other Race	5.8%	6.4%	5.6%
2020 Two or More Races	7.4%	8.3%	7.2%
2020 Hispanic Origin (Any Race)	15.8%	19.2%	17.8%

Persons of Hispanic origin represent 17.8% 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 74.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	33	36	43
2000 Households	1,240	6,208	13,951
2010 Households	1,145	6,705	13,902
2020 Total Households	1,390	6,968	14,643
2025 Total Households	1,494	7,096	15,088
2000-2010 Annual Rate	-0.79%	0.77%	-0.04%
2010-2020 Annual Rate	1.91%	0.38%	0.51%
2020-2025 Annual Rate	1.45%	0.36%	0.60%
2020 Average Household Size	2.32	2.59	2.74

The household count in this area has changed from 13,902 in 2010 to 14,643 in the current year, a change of 0.51% annually. The five-year projection of households is 15,088, a change of 0.60% annually from the current year total. Average household size is currently 2.74, compared to 2.79 in the year 2010. The number of families in the current year is 10,663 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.

February 13, 2021



Executive Summary

940 Lillington Hwy, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17945
Longitude: -78.96583

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.2%	8.9%	13.0%
Median Household Income			
2020 Median Household Income	\$36,127	\$41,961	\$43,409
2025 Median Household Income	\$37,610	\$44,308	\$46,205
2020-2025 Annual Rate	0.81%	1.09%	1.26%
Average Household Income			
2020 Average Household Income	\$52,390	\$55,608	\$58,451
2025 Average Household Income	\$56,166	\$60,659	\$64,746
2020-2025 Annual Rate	1.40%	1.75%	2.07%
Per Capita Income			
2020 Per Capita Income	\$23,489	\$20,505	\$20,796
2025 Per Capita Income	\$25,204	\$22,353	\$22,718
2020-2025 Annual Rate	1.42%	1.74%	1.78%
Households by Income			

Current median household income is \$43,409 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$46,205 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$58,451 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$64,746 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$20,796 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$22,718 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	205	252	178
2000 Total Housing Units	1,510	7,132	16,347
2000 Owner Occupied Housing Units	380	1,685	4,394
2000 Renter Occupied Housing Units	860	4,523	9,557
2000 Vacant Housing Units	270	924	2,396
2010 Total Housing Units	1,419	7,784	16,056
2010 Owner Occupied Housing Units	294	1,485	4,432
2010 Renter Occupied Housing Units	851	5,220	9,470
2010 Vacant Housing Units	274	1,079	2,154
2020 Total Housing Units	1,741	8,275	17,391
2020 Owner Occupied Housing Units	234	1,164	4,252
2020 Renter Occupied Housing Units	1,156	5,804	10,391
2020 Vacant Housing Units	351	1,307	2,748
2025 Total Housing Units	1,894	8,555	18,188
2025 Owner Occupied Housing Units	243	1,164	4,460
2025 Renter Occupied Housing Units	1,251	5,932	10,628
2025 Vacant Housing Units	400	1,459	3,100

Currently, 24.4% of the 17,391 housing units in the area are owner occupied; 59.7%, renter occupied; and 15.8% 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 16,056 housing units in the area - 27.6% owner occupied, 59.0% renter occupied, and 13.4% vacant. The annual rate of change in housing units since 2010 is 3.61%. Median home value in the area is \$134,875, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.23% annually to \$150,563.

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.

February 13, 2021



Business Summary

940 Lillington Hwy, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17945
Longitude: -78.96583

Data for all businesses in area				1 mile		3 miles		5 miles				
Total Businesses:				217		520		798				
Total Employees:				1,964		5,548		9,234				
Total Residential Population:				3,222		20,655		51,480				
Employee/Residential Population Ratio (per 100 Residents)				61		27		18				
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	0.5%	2	0.1%	9	1.7%	67	1.2%	15	1.9%	143	1.5%
Construction	7	3.2%	63	3.2%	23	4.4%	221	4.0%	42	5.3%	369	4.0%
Manufacturing	2	0.9%	41	2.1%	4	0.8%	85	1.5%	7	0.9%	127	1.4%
Transportation	3	1.4%	21	1.1%	8	1.5%	54	1.0%	20	2.5%	166	1.8%
Communication	5	2.3%	34	1.7%	9	1.7%	100	1.8%	13	1.6%	167	1.8%
Utility	2	0.9%	56	2.9%	3	0.6%	70	1.3%	3	0.4%	70	0.8%
Wholesale Trade	3	1.4%	17	0.9%	8	1.5%	52	0.9%	16	2.0%	111	1.2%
Retail Trade Summary	63	29.0%	981	49.9%	144	27.7%	2,247	40.5%	215	26.9%	3,363	36.4%
Home Improvement	1	0.5%	3	0.2%	3	0.6%	34	0.6%	4	0.5%	39	0.4%
General Merchandise Stores	3	1.4%	398	20.3%	5	1.0%	430	7.8%	10	1.3%	641	6.9%
Food Stores	4	1.8%	25	1.3%	16	3.1%	166	3.0%	28	3.5%	359	3.9%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.8%	36	1.8%	9	1.7%	55	1.0%	12	1.5%	83	0.9%
Apparel & Accessory Stores	2	0.9%	11	0.6%	6	1.2%	22	0.4%	10	1.3%	39	0.4%
Furniture & Home Furnishings	2	0.9%	20	1.0%	2	0.4%	23	0.4%	3	0.4%	27	0.3%
Eating & Drinking Places	31	14.3%	429	21.8%	69	13.3%	950	17.1%	97	12.2%	1,420	15.4%
Miscellaneous Retail	13	6.0%	60	3.1%	33	6.3%	568	10.2%	50	6.3%	755	8.2%
Finance, Insurance, Real Estate Summary	24	11.1%	124	6.3%	45	8.7%	252	4.5%	59	7.4%	314	3.4%
Banks, Savings & Lending Institutions	6	2.8%	30	1.5%	10	1.9%	54	1.0%	14	1.8%	78	0.8%
Securities Brokers	1	0.5%	1	0.1%	1	0.2%	2	0.0%	1	0.1%	2	0.0%
Insurance Carriers & Agents	6	2.8%	43	2.2%	8	1.5%	68	1.2%	10	1.3%	73	0.8%
Real Estate, Holding, Other Investment Offices	11	5.1%	50	2.5%	25	4.8%	128	2.3%	34	4.3%	160	1.7%
Services Summary	89	41.0%	569	29.0%	201	38.7%	2,122	38.2%	310	38.8%	3,920	42.5%
Hotels & Lodging	2	0.9%	40	2.0%	6	1.2%	153	2.8%	7	0.9%	219	2.4%
Automotive Services	13	6.0%	43	2.2%	24	4.6%	91	1.6%	32	4.0%	120	1.3%
Motion Pictures & Amusements	5	2.3%	13	0.7%	19	3.7%	61	1.1%	37	4.6%	165	1.8%
Health Services	6	2.8%	38	1.9%	21	4.0%	788	14.2%	31	3.9%	996	10.8%
Legal Services	2	0.9%	4	0.2%	2	0.4%	6	0.1%	2	0.3%	10	0.1%
Education Institutions & Libraries	4	1.8%	210	10.7%	15	2.9%	500	9.0%	25	3.1%	1,174	12.7%
Other Services	57	26.3%	221	11.3%	114	21.9%	522	9.4%	176	22.1%	1,234	13.4%
Government	4	1.8%	41	2.1%	32	6.2%	249	4.5%	38	4.8%	446	4.8%
Unclassified Establishments	15	6.9%	14	0.7%	35	6.7%	31	0.6%	59	7.4%	39	0.4%
Totals	217	100.0%	1,964	100.0%	520	100.0%	5,548	100.0%	798	100.0%	9,234	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 13, 2021



Business Summary

940 Lillington Hwy, Spring Lake, North Carolina, 28390
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.17945
Longitude: -78.96583

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.2%	4	0.1%	2	0.3%	7	0.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.5%	38	1.9%	1	0.2%	40	0.7%	1	0.1%	40	0.4%
Construction	7	3.2%	63	3.2%	23	4.4%	221	4.0%	44	5.5%	375	4.1%
Manufacturing	3	1.4%	49	2.5%	6	1.2%	95	1.7%	9	1.1%	140	1.5%
Wholesale Trade	3	1.4%	17	0.9%	8	1.5%	52	0.9%	16	2.0%	111	1.2%
Retail Trade	30	13.8%	536	27.3%	71	13.7%	1,274	23.0%	113	14.2%	1,905	20.6%
Motor Vehicle & Parts Dealers	5	2.3%	29	1.5%	8	1.5%	48	0.9%	10	1.3%	59	0.6%
Furniture & Home Furnishings Stores	2	0.9%	20	1.0%	2	0.4%	21	0.4%	2	0.3%	21	0.2%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	1	0.5%	3	0.2%	3	0.6%	34	0.6%	3	0.4%	37	0.4%
Food & Beverage Stores	4	1.8%	19	1.0%	12	2.3%	148	2.7%	20	2.5%	316	3.4%
Health & Personal Care Stores	4	1.8%	27	1.4%	10	1.9%	60	1.1%	15	1.9%	166	1.8%
Gasoline Stations	1	0.5%	7	0.4%	1	0.2%	7	0.1%	2	0.3%	25	0.3%
Clothing & Clothing Accessories Stores	3	1.4%	14	0.7%	7	1.3%	28	0.5%	12	1.5%	46	0.5%
Sport Goods, Hobby, Book, & Music Stores	2	0.9%	10	0.5%	5	1.0%	19	0.3%	11	1.4%	56	0.6%
General Merchandise Stores	3	1.4%	398	20.3%	5	1.0%	430	7.8%	10	1.3%	641	6.9%
Miscellaneous Store Retailers	3	1.4%	9	0.5%	10	1.9%	27	0.5%	13	1.6%	38	0.4%
Nonstore Retailers	2	0.9%	0	0.0%	9	1.7%	454	8.2%	13	1.6%	501	5.4%
Transportation & Warehousing	5	2.3%	41	2.1%	8	1.5%	76	1.4%	18	2.3%	182	2.0%
Information	5	2.3%	37	1.9%	10	1.9%	113	2.0%	16	2.0%	187	2.0%
Finance & Insurance	13	6.0%	82	4.2%	21	4.0%	137	2.5%	27	3.4%	167	1.8%
Central Bank/Credit Intermediation & Related Activities	7	3.2%	38	1.9%	12	2.3%	67	1.2%	16	2.0%	91	1.0%
Securities, Commodity Contracts & Other Financial	1	0.5%	1	0.1%	1	0.2%	2	0.0%	1	0.1%	2	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	6	2.8%	43	2.2%	8	1.5%	68	1.2%	10	1.3%	73	0.8%
Real Estate, Rental & Leasing	16	7.4%	59	3.0%	41	7.9%	146	2.6%	58	7.3%	189	2.0%
Professional, Scientific & Tech Services	9	4.1%	33	1.7%	19	3.7%	115	2.1%	33	4.1%	195	2.1%
Legal Services	2	0.9%	4	0.2%	2	0.4%	6	0.1%	2	0.3%	10	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.2%	2	0.0%	2	0.3%	5	0.1%
Administrative & Support & Waste Management & Remediation	3	1.4%	24	1.2%	9	1.7%	79	1.4%	18	2.3%	154	1.7%
Educational Services	6	2.8%	218	11.1%	19	3.7%	502	9.0%	29	3.6%	1,175	12.7%
Health Care & Social Assistance	12	5.5%	82	4.2%	33	6.3%	907	16.3%	51	6.4%	1,157	12.5%
Arts, Entertainment & Recreation	1	0.5%	2	0.1%	8	1.5%	50	0.9%	22	2.8%	165	1.8%
Accommodation & Food Services	32	14.7%	459	23.4%	74	14.2%	1,087	19.6%	105	13.2%	1,644	17.8%
Accommodation	2	0.9%	40	2.0%	6	1.2%	153	2.8%	7	0.9%	219	2.4%
Food Services & Drinking Places	30	13.8%	419	21.3%	68	13.1%	934	16.8%	98	12.3%	1,425	15.4%
Other Services (except Public Administration)	52	24.0%	169	8.6%	101	19.4%	373	6.7%	137	17.2%	955	10.3%
Automotive Repair & Maintenance	9	4.1%	26	1.3%	17	3.3%	66	1.2%	23	2.9%	87	0.9%
Public Administration	4	1.8%	41	2.1%	31	6.0%	245	4.4%	37	4.6%	442	4.8%
Unclassified Establishments	15	6.9%	14	0.7%	35	6.7%	31	0.6%	59	7.4%	39	0.4%
Total	217	100.0%	1,964	100.0%	520	100.0%	5,548	100.0%	798	100.0%	9,234	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 13, 2021