FRANKLIN JOHNSON
Commercial Real Estate

Hwy 87/24
6 Acre Commercial Site

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All information contained herein is deemed reliable but not guaranteed and the prospective purchaser should independently verify all information.

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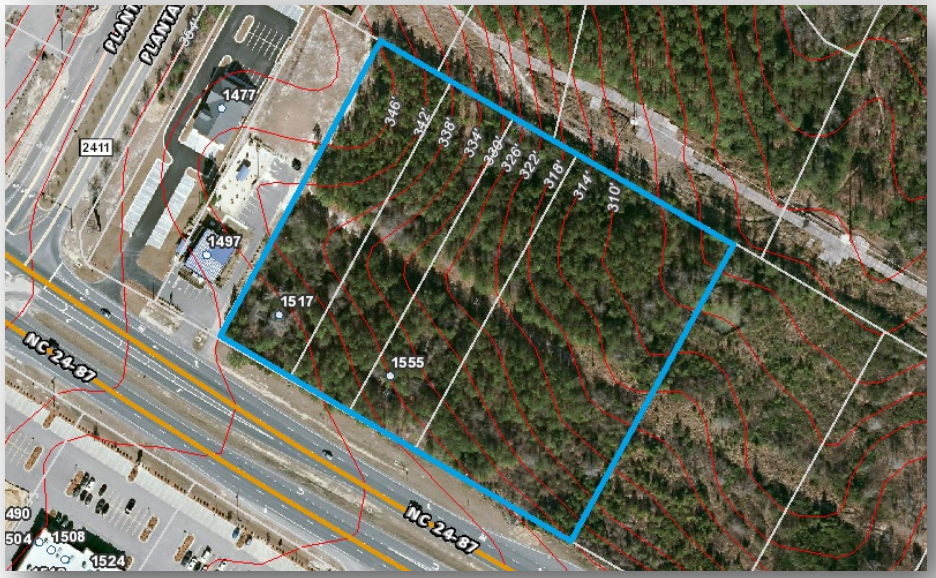
Hwy 87/24
Executive Summary

OFFERING SUMMARY

Price:	$2,600,000
Size:	6 Acres
Zoning:	COMM (Harnett County)
Road Frontage:	560 Ft on Hwy 87
Traffic Count:	35,000 AADT (NCDOT 2017)



PROPERTY DESCRIPTION

Prime 6 acres of commercial land available for sale on the busy, fast growing corridor of NC Highway 87 in Spout Springs. Excellent visibility with approximately 560 feet of road frontage. Located across from The Oaks of Northgate shopping center, this property is a great opportunity for retail, restaurant, grocery, medical, etc. Property has water and sewer. (Harnett County) Traffic Count is 35,000 AADT (NCDOT 2017). Phase 1 Environmental Site Assessment and Recorded Plat on file.

HIGHLIGHTS

- Less than 10 miles from Fort Bragg Military Base
- Water and Sewer available
- Located near Food Lion, Walmart and many more.

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Hwy 87/24
Retail Map

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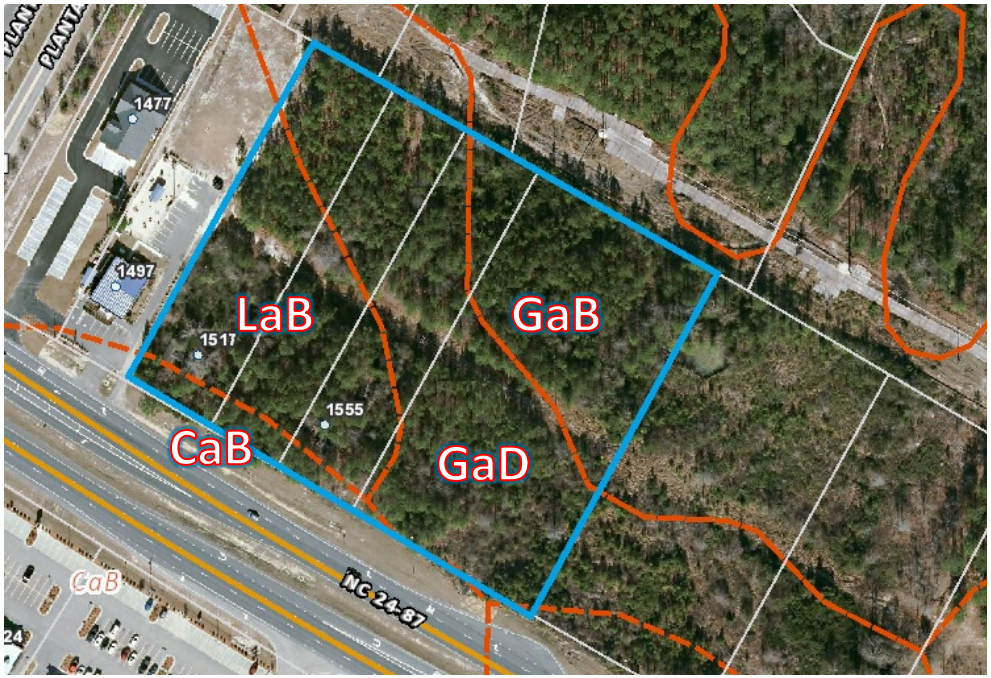
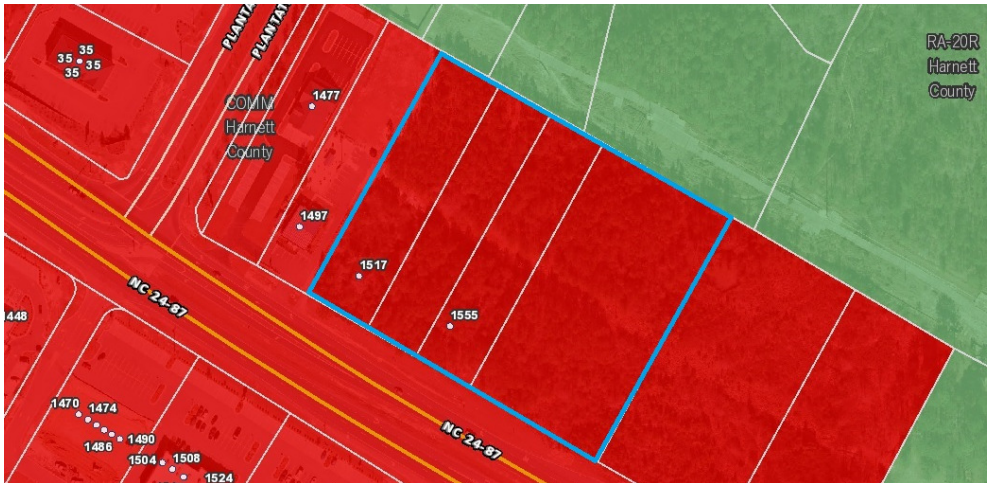
Hwy 87/24
Soil Map/Zoning Map



CaB	Candor Sand 0-8% Slopes	Permeability is rapid int eh upper part & moderate in the lower part. Available water capacity is very low. This soil class is moderately suited to most urban & recreational uses. Seepage & the instability of ditchbanks & trench walls are limitations
GaB	Gilead Loamy Sand 2-8% Slopes	Permeability is moderately low/slow. Available water capacity is moderate. This soil class is moderately suited to most urban & recreational uses. Wetness & permeability in the subsoil are the main limitations.
GaD	Gilead Loamy Sand 8-15% Slopes	Permeability is moderately low/slow. Available water capacity is moderate. This soil class is moderately suited to most urban & recreational uses. Wetness, slope & permeability in the subsoil are the main limitations.
LaB	Lakeland Sand 0-8% Slopes	Permeability is moderately. Available water capacity is low. This soil class is moderately suited to most urban & recreational uses. The high content of coarse fragments is the major limitation.



COMM	Commercial Business District	It is the purpose of the Commercial/Business District to accommodate the widest variety of commercial, wholesale and retail businesses in areas that are best located and suited for such uses.

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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	2,991	22,010	30,856
2019 Estimate	2,822	20,289	28,572
2010 Census	2,488	14,843	21,738
Growth 2019-2024	5.99%	8.48%	7.99%
Growth 2010-2019	13.42%	36.69%	31.44%
Households			
2024 Projection	1,023	6,771	9,975
2019 Estimate	966	6,252	9,250
2010 Census	851	4,608	7,084
Growth 2019-2024	5.90%	8.30%	7.84%
Growth 2010-2019	13.51%	35.68%	30.58%
Owner Occupied	614 63.56%	3,689 59.01%	5,942 64.24%
Renter Occupied	352 36.44%	2,563 40.99%	3,308 35.76%

Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income			
Income: <$25,000	147 15.22%	731 11.69%	1,315 14.21%
Income: $25,000-$50,000	164 16.98%	1,305 20.87%	1,940 20.97%
Income: $50,000-$75,000	159 16.46%	1,256 20.09%	2,047 22.13%
Income: $75,000-$100,000	225 23.29%	1,147 18.35%	1,590 17.19%
Income: $100,000-$125,000	125 12.94%	807 12.91%	1,072 11.59%
Income: $125,000-$150,000	59 6.11%	501 8.01%	624 6.75%
Income: $150,000-$200,000	50 5.18%	360 5.76%	451 4.88%
Income: $200,000+	37 3.83%	145 2.32%	212 2.29%
2019 Avg Household Income	**$83,826**	**$81,437**	**$76,903**
2019 Med Household Income	**$76,444**	**$71,883**	**$67,078**

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