

**FOR SALE**

**\$2,600,000**



**Hwy 24-87 Cameron, NC 28326**

**6+/- Acres in Spout Springs**

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Prime 6 acres of commercial land available for sale on the busy, fast growing corridor of NC Highway 24-87 in Spout Springs.

### Offering Summary

Sale Price:	\$2,600,000
Lot Size:	6+/- Acres
Zoning:	Commercial
Traffic Count:	35,000 AADT
Road Frontage:	560 Feet
Environmental Site Assessment:	On file
Recorded Plat:	On file
Water & Sewer:	Harnett County



# Demographics









Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
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%	
<b>2019 Population by Hispanic Origin</b>	345		2,785		3,781	
<b>2019 Population</b>	2,822		20,289		28,572	
White	1,817	64.39%	13,282	65.46%	19,217	67.26%
Black	736	26.08%	5,003	24.66%	6,696	23.44%
Am. Indian & Alaskan	43	1.52%	208	1.03%	321	1.12%
Asian	76	2.69%	495	2.44%	629	2.20%
Hawaiian & Pacific Island	14	0.50%	91	0.45%	111	0.39%
Other	136	4.82%	1,210	5.96%	1,598	5.59%
U.S. Armed Forces	234		2,669		3,499	
<b>Households</b>						
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%
<b>2019 Households by HH Income</b>	966		6,252		9,251	
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%
<b>2019 Avg Household Income</b>	\$83,826		\$81,437		\$76,903	
<b>2019 Med Household Income</b>	\$76,444		\$71,883		\$67,078	



# Soil & Contour Map

Harnett GIS




  
**Harnett**  
 COUNTY  
 NORTH CAROLINA

- |   |                               |   |                  |   |                    |
|---|-------------------------------|---|------------------|---|--------------------|
|  | Surrounding County Boundaries |  | Gravity          |  | Lillington Sewer   |
|  | Federal Property              |  | Service Laterals |  | County Water Mains |
|  | City Limits                   |  | StepFM           |  | 2 - 5              |
|  | Address Numbers               |  | Sewer Main       |  | 6 - 36             |
|   | Force Main                    |   | Force Main       |   |                    |


  

  
 1 inch = 188 feet

GIS/E-911 Addressing  
July 20, 2019