

Spout Springs MultiFamily Land

Cameron, North Carolina

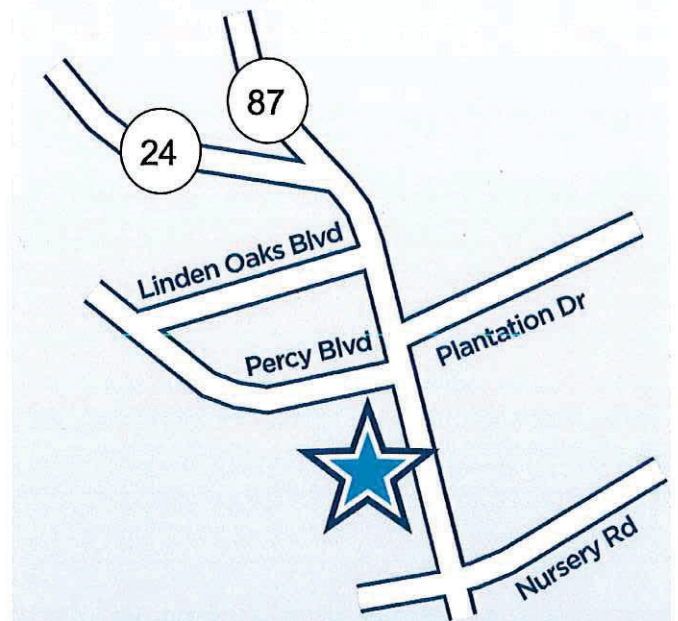
FOR SALE



+/-24 Acre MultiFamily Lakefront Tract in Spout Springs

Features

- +/-24 Acres available
- Great lakefront location along Melody Lane next to Forest Ridge neighborhood
- Portion of Parcel ID# 9594-05-2263
- Water and Sewer at the site
- Land is approved for 148 MultiFamily Units
- 10,000 households with an average household income of approximately \$80,000 within a 5-mile radius.
- Sale Price: \$1,864,000 (\$80,000/Acre & \$12,595/Unit)



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Franklin
Commercial Real Estate
Johnson

FRANKLINJOHNSONCOMMERCIAL.COM

Spout Springs MultiFamily Land

Cameron, North Carolina

FOR SALE



Michael Paschal

910.527.5990 | paschal@nc.rr.com

Franklin
Commercial Real Estate
Johnson

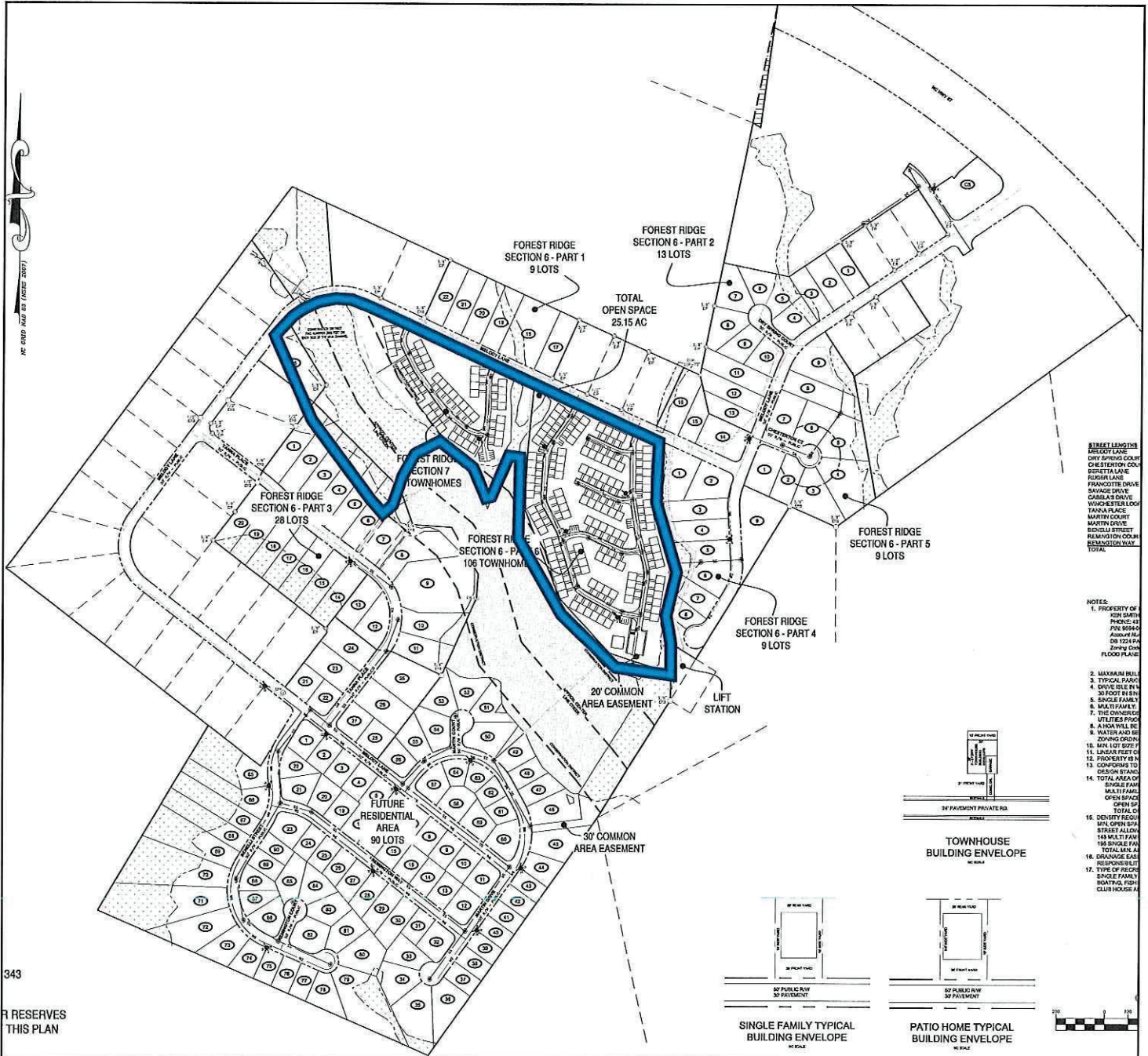
FRANKLINJOHNSONCOMMERCIAL.COM

Spout Springs MultiFamily Land

Cameron, North Carolina

FOR SALE

Site Survey



343

R RESERVES THIS PLAN

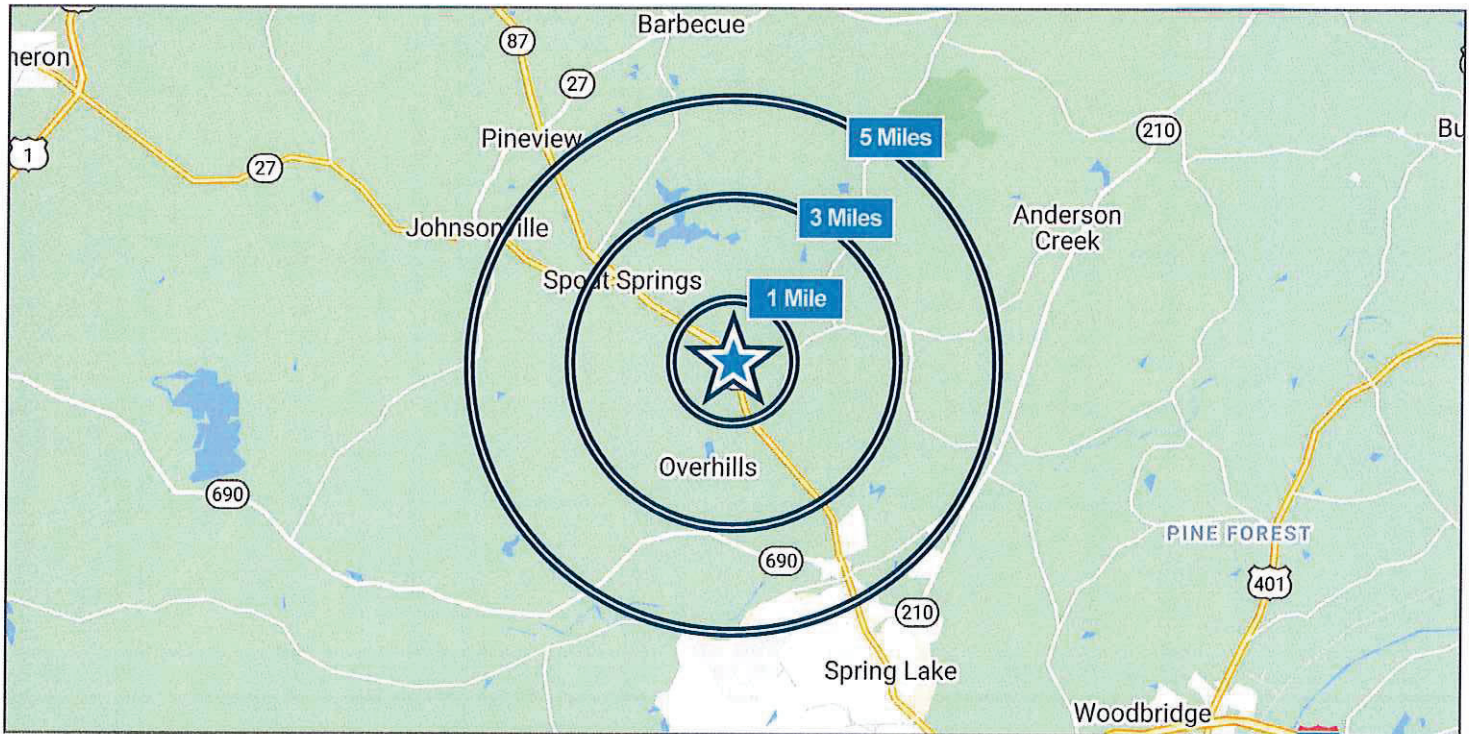
Michael Paschal
910.527.5990 | paschal@nc.rr.com



Spout Springs MultiFamily Land

Cameron, North Carolina

FOR SALE



DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	5,939	18,953	40,787
2025 Population (Projected)	6,667	20,873	44,365
Annual Pop Growth	2.5%	2.0%	1.8%
2020 Households	1,746	5,794	13,567
2025 Households	1,966	6,386	14,756
Annual HH Growth	2.5%	2.0%	1.8%
Median Home Value	\$217,270	\$233,200	\$185,081
2020 Median Age	27.1	28.3	30.7
2020 Average HH Income	\$86,644	\$90,609	\$78,788

Michael Paschal

910.527.5990 | paschal@nc.rr.com

Franklin
Commercial Real Estate
Johnson

FRANKLINJOHNSONCOMMERCIAL.COM