



## Land

## Location

US Hwy 1 South, just S of Roseland Road.  
Property fronts US Hwy 1 and Roseland Road



**Acreage** 0.88 Acres  
**Parcel ID** 00052903  
**DB** 3066 /Page 252

## Availability

For Sale

List Price \$385,000

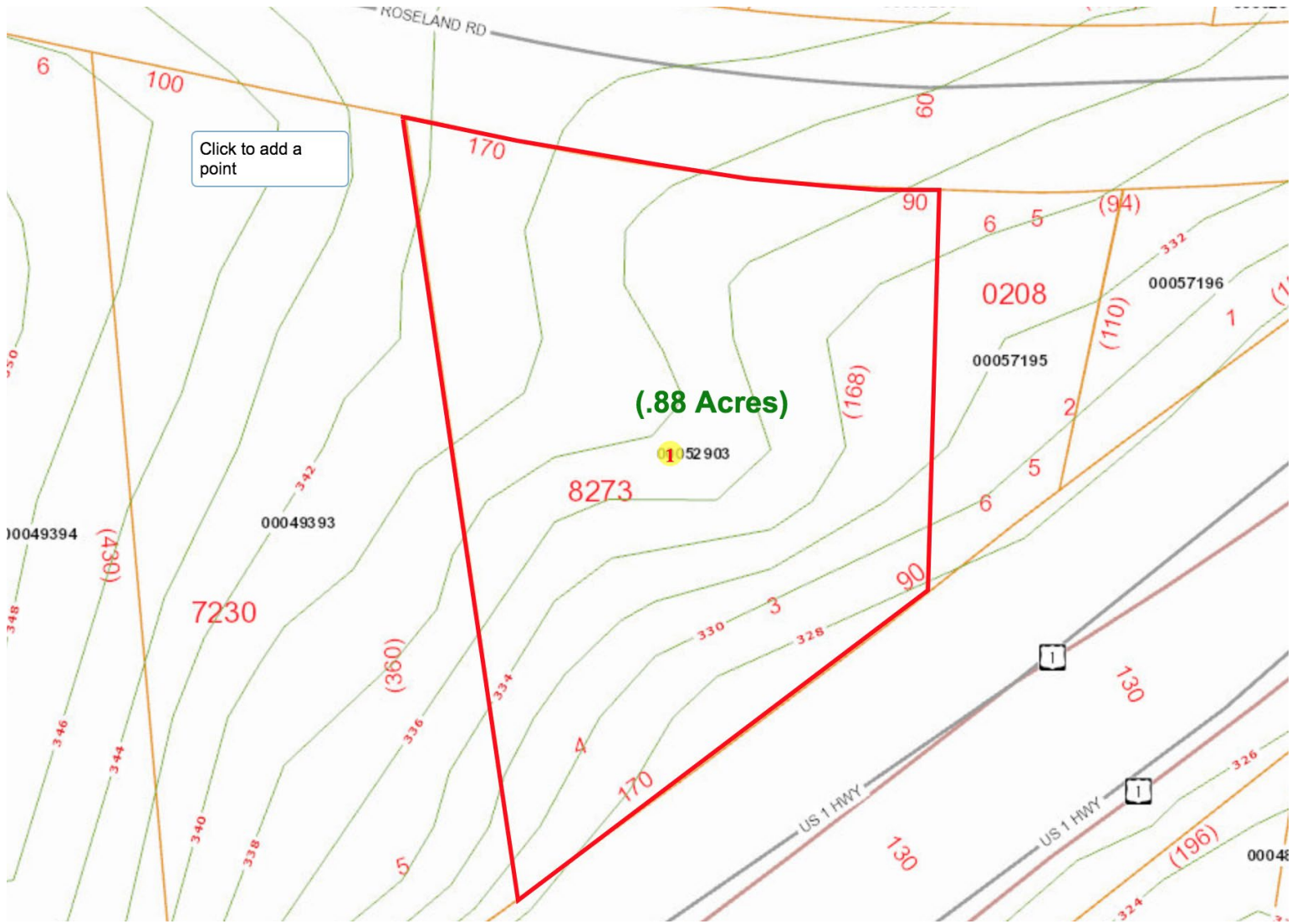


For more info, please contact:

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**Synergy Commercial Properties, LLC**  
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# Topography Map



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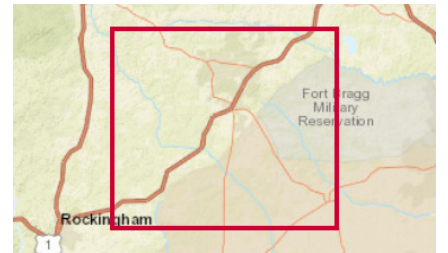
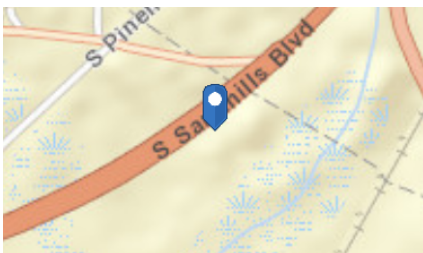
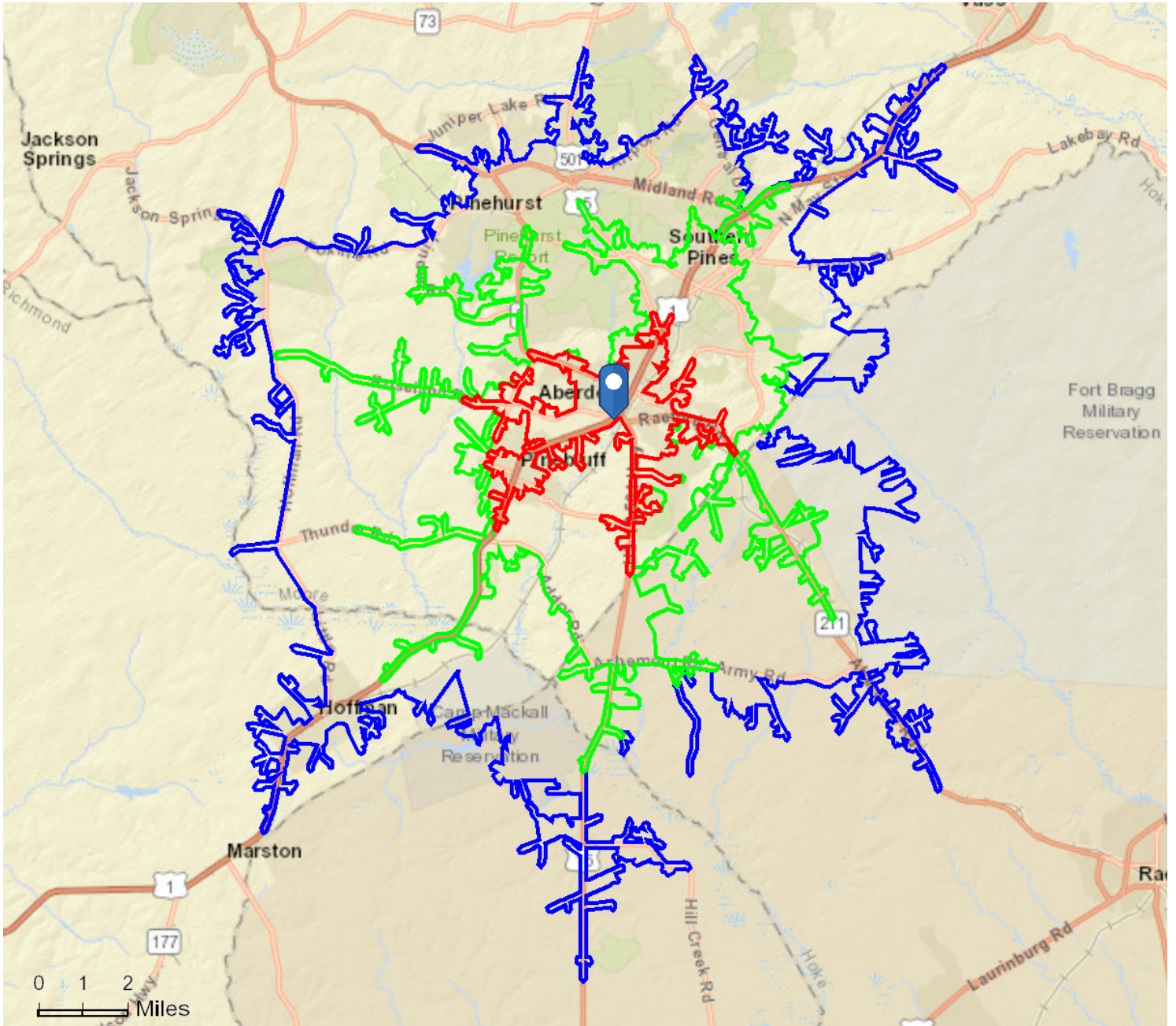
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# Site Map



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# Parcels



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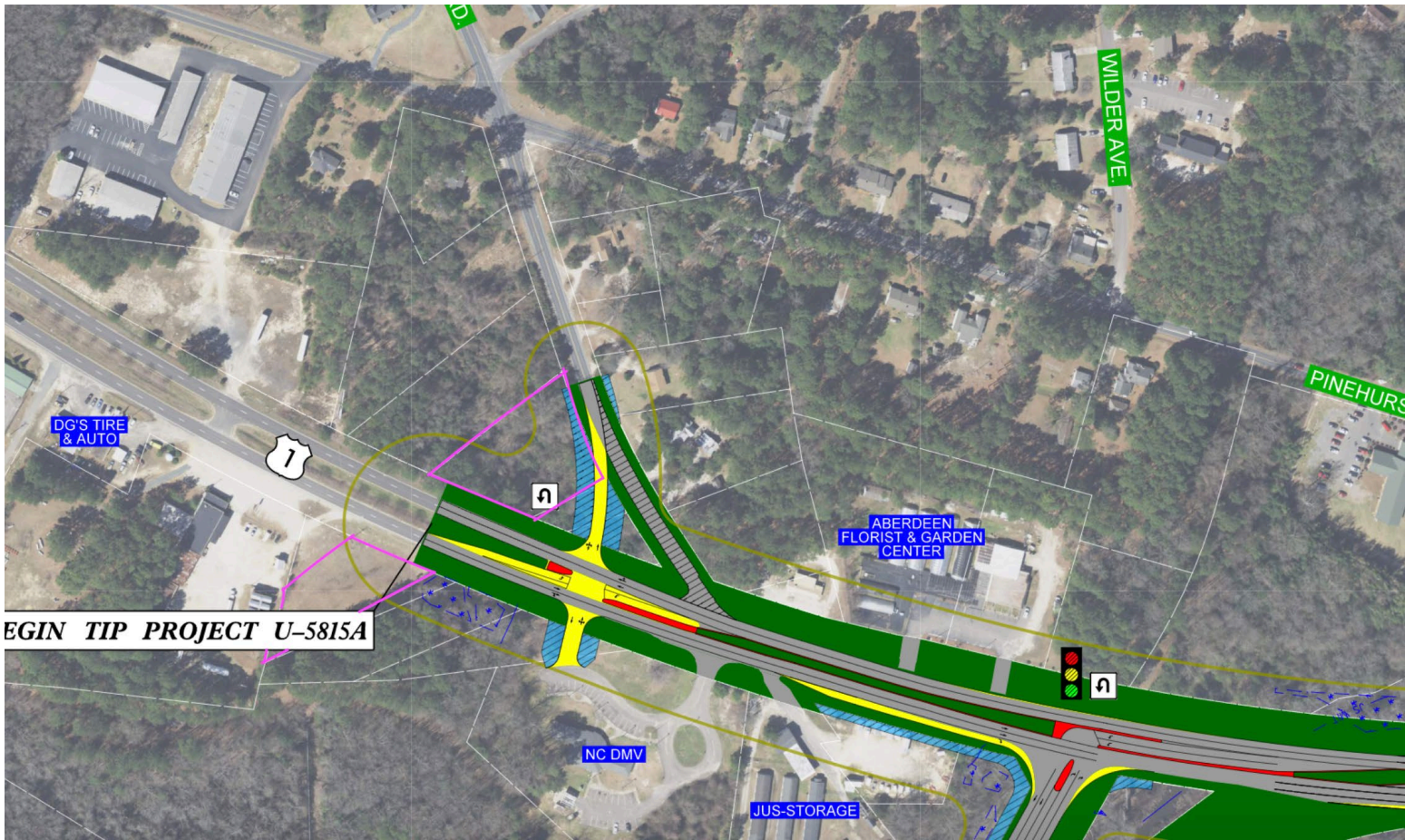
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# NC DOT Road Improvement Map



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# Demographics

2010 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	353	7.2%	1,277	6.7%	2,337	5.7%
Age 5 - 9	381	7.8%	1,303	6.8%	2,404	5.8%
Age 10 - 14	318	6.5%	1,197	6.3%	2,300	5.6%
Age 15 - 19	326	6.6%	1,136	6.0%	2,159	5.2%
Age 20 - 24	261	5.3%	1,053	5.5%	1,787	4.3%
Age 25 - 34	685	14.0%	2,529	13.3%	4,480	10.9%
Age 35 - 44	664	13.5%	2,409	12.6%	4,788	11.6%
Age 45 - 54	636	13.0%	2,483	13.0%	5,169	12.5%
Age 55 - 64	577	11.8%	2,346	12.3%	5,595	13.6%
Age 65 - 74	372	7.6%	1,693	8.9%	4,828	11.7%
Age 75 - 84	234	4.8%	1,141	6.0%	3,585	8.7%
Age 85+	103	2.1%	497	2.6%	1,817	4.4%

2017 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	352	6.5%	1,285	6.1%	2,372	5.2%
Age 5 - 9	357	6.6%	1,317	6.2%	2,496	5.4%
Age 10 - 14	379	7.0%	1,354	6.4%	2,582	5.6%
Age 15 - 19	331	6.1%	1,193	5.6%	2,277	5.0%
Age 20 - 24	342	6.3%	1,259	5.9%	2,274	5.0%
Age 25 - 34	713	13.1%	2,700	12.7%	4,722	10.3%
Age 35 - 44	689	12.6%	2,495	11.8%	4,903	10.7%
Age 45 - 54	688	12.6%	2,632	12.4%	5,510	12.0%
Age 55 - 64	660	12.1%	2,683	12.7%	6,361	13.9%
Age 65 - 74	534	9.8%	2,355	11.1%	6,391	13.9%
Age 75 - 84	277	5.1%	1,273	6.0%	3,822	8.3%
Age 85+	125	2.3%	644	3.0%	2,155	4.7%

2022 Population by Age	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	370	6.2%	1,338	5.9%	2,430	4.9%
Age 5 - 9	375	6.3%	1,347	5.9%	2,541	5.2%
Age 10 - 14	392	6.6%	1,423	6.3%	2,746	5.6%
Age 15 - 19	380	6.4%	1,326	5.8%	2,512	5.1%
Age 20 - 24	353	6.0%	1,284	5.6%	2,256	4.6%
Age 25 - 34	807	13.6%	2,893	12.7%	5,112	10.4%
Age 35 - 44	729	12.3%	2,659	11.7%	5,017	10.2%
Age 45 - 54	703	11.9%	2,650	11.7%	5,523	11.2%
Age 55 - 64	701	11.8%	2,843	12.5%	6,615	13.5%
Age 65 - 74	615	10.4%	2,679	11.8%	7,339	14.9%
Age 75 - 84	365	6.2%	1,622	7.1%	4,804	9.8%
Age 85+	140	2.4%	664	2.9%	2,223	4.5%



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# Demographics

2017 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	286	12.8%	1,326	14.2%	2,338	11.4%
\$15,000 - \$24,999	303	13.6%	1,453	15.5%	2,615	12.7%
\$25,000 - \$34,999	328	14.7%	1,189	12.7%	2,358	11.5%
\$35,000 - \$49,999	324	14.5%	1,342	14.3%	2,928	14.3%
\$50,000 - \$74,999	410	18.4%	1,601	17.1%	3,589	17.5%
\$75,000 - \$99,999	281	12.6%	1,010	10.8%	2,435	11.9%
\$100,000 - \$149,999	221	9.9%	918	9.8%	2,483	12.1%
\$150,000 - \$199,999	37	1.7%	260	2.8%	796	3.9%
\$200,000+	43	1.9%	270	2.9%	1,004	4.9%
Median Household Income	\$43,070		\$41,807		\$50,157	
Average Household Income	\$58,165		\$61,213		\$73,453	
Per Capita Income	\$24,031		\$27,001		\$33,176	

2022 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	310	12.7%	1,426	14.1%	2,479	11.2%
\$15,000 - \$24,999	305	12.5%	1,455	14.4%	2,578	11.6%
\$25,000 - \$34,999	324	13.2%	1,158	11.5%	2,261	10.2%
\$35,000 - \$49,999	310	12.7%	1,282	12.7%	2,736	12.4%
\$50,000 - \$74,999	438	17.9%	1,693	16.7%	3,686	16.7%
\$75,000 - \$99,999	344	14.1%	1,200	11.9%	2,867	13.0%
\$100,000 - \$149,999	292	11.9%	1,149	11.4%	3,067	13.9%
\$150,000 - \$199,999	57	2.3%	370	3.7%	1,118	5.1%
\$200,000+	68	2.8%	378	3.7%	1,339	6.1%
Median Household Income	\$48,425		\$46,104		\$55,115	
Average Household Income	\$67,254		\$70,312		\$84,797	
Per Capita Income	\$27,907		\$31,146		\$38,416	



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# Demographics

	5 minutes	10 minutes	15 minutes
<b>Census 2010 Summary</b>			
Population	4,910	19,062	41,250
Households	1,986	8,296	18,281
Families	1,314	5,130	11,641
Average Household Size	2.44	2.27	2.21
Owner Occupied Housing Units	1,292	4,980	12,536
Renter Occupied Housing Units	694	3,316	5,745
Median Age	37.0	39.4	45.7
<b>2017 Summary</b>			
Population	5,449	21,188	45,864
Households	2,232	9,370	20,547
Families	1,451	5,706	12,902
Average Household Size	2.42	2.24	2.19
Owner Occupied Housing Units	1,385	5,372	13,466
Renter Occupied Housing Units	848	3,998	7,081
Median Age	38.5	40.9	47.5
Median Household Income	\$43,070	\$41,807	\$50,157
Average Household Income	\$58,165	\$61,213	\$73,453
<b>2022 Summary</b>			
Population	5,931	22,729	49,119
Households	2,447	10,111	22,131
Families	1,578	6,121	13,814
Average Household Size	2.40	2.23	2.18
Owner Occupied Housing Units	1,523	5,806	14,472
Renter Occupied Housing Units	924	4,305	7,659
Median Age	39.0	41.6	48.7
Median Household Income	\$48,425	\$46,104	\$55,115
Average Household Income	\$67,254	\$70,312	\$84,797
<b>Trends: 2017-2022 Annual Rate</b>			
Population	1.71%	1.41%	1.38%
Households	1.86%	1.53%	1.50%
Families	1.69%	1.41%	1.38%
Owner Households	1.92%	1.57%	1.45%
Median Household Income	2.37%	1.98%	1.90%



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# Demographics

2010 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,389	69.0%	12,813	67.2%	30,913	74.9%
Black Alone	1,152	23.5%	4,858	25.5%	7,719	18.7%
American Indian Alone	81	1.6%	283	1.5%	564	1.4%
Asian Alone	61	1.2%	227	1.2%	461	1.1%
Pacific Islander Alone	1	0.0%	14	0.1%	19	0.0%
Some Other Race Alone	104	2.1%	435	2.3%	794	1.9%
Two or More Races	122	2.5%	433	2.3%	779	1.9%
Hispanic Origin (Any Race)	273	5.6%	1,060	5.6%	1,920	4.7%

2017 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,743	68.7%	14,258	67.3%	34,091	74.3%
Black Alone	1,206	22.1%	5,018	23.7%	8,199	17.9%
American Indian Alone	90	1.7%	316	1.5%	626	1.4%
Asian Alone	99	1.8%	371	1.8%	749	1.6%
Pacific Islander Alone	2	0.0%	31	0.1%	42	0.1%
Some Other Race Alone	130	2.4%	558	2.6%	1,028	2.2%
Two or More Races	180	3.3%	636	3.0%	1,129	2.5%
Hispanic Origin (Any Race)	345	6.3%	1,353	6.4%	2,451	5.3%

2022 Race and Ethnicity	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,047	68.2%	15,225	67.0%	36,286	73.9%
Black Alone	1,257	21.2%	5,143	22.6%	8,451	17.2%
American Indian Alone	101	1.7%	348	1.5%	677	1.4%
Asian Alone	141	2.4%	522	2.3%	1,052	2.1%
Pacific Islander Alone	3	0.1%	41	0.2%	56	0.1%
Some Other Race Alone	156	2.6%	665	2.9%	1,216	2.5%
Two or More Races	226	3.8%	784	3.4%	1,382	2.8%
Hispanic Origin (Any Race)	419	7.1%	1,629	7.2%	2,923	6.0%



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