

For Sale or Build to Suit

1.97 Acres in Cape Carteret, NC

\$450,000

900 WB McLean Dr. Cape Carteret, NC 28584



HIGHLIGHTS

- Corner Lot
- Build to Suit
- Retail and Medical Office
- Location offers potential for excellent building and sign visibility
- NC DOT 2013 Traffic Counts- Just west of the site 24,000 AADT
- Just east of the site 20,000 AADT

Property Description

Prime corner location on busy NC Highway 24 in the center of an under served market with approx. 15,000 population and up to 40,000 seasonal population. Ideally located between Morehead City and Jacksonville. Near the intersection of NC Highway 58 and NC Highway 24. The site can accommodate approx. 11,000 sf of building area with 4/1000 parking.



Bruce G. Lynch

Rosamund Property Consultants

P.O. Box 1989

2 N. Main Street

Wendell, North Carolina 27591

www.rosamund.net

(o) 919-365-4977

(f) 919-573-9635

(m) 919-602-3405

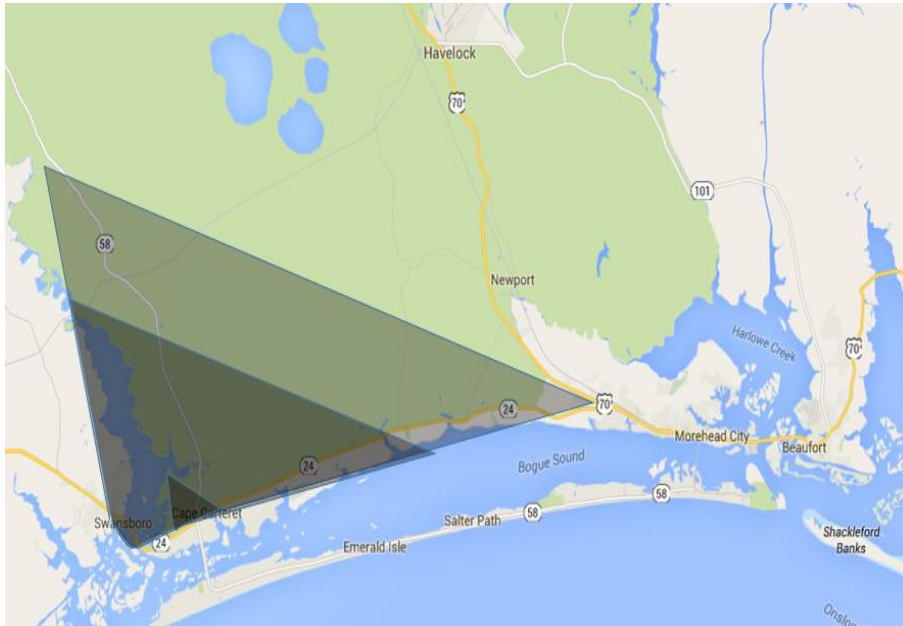


ROSAMUND PROPERTY CONSULTANTS

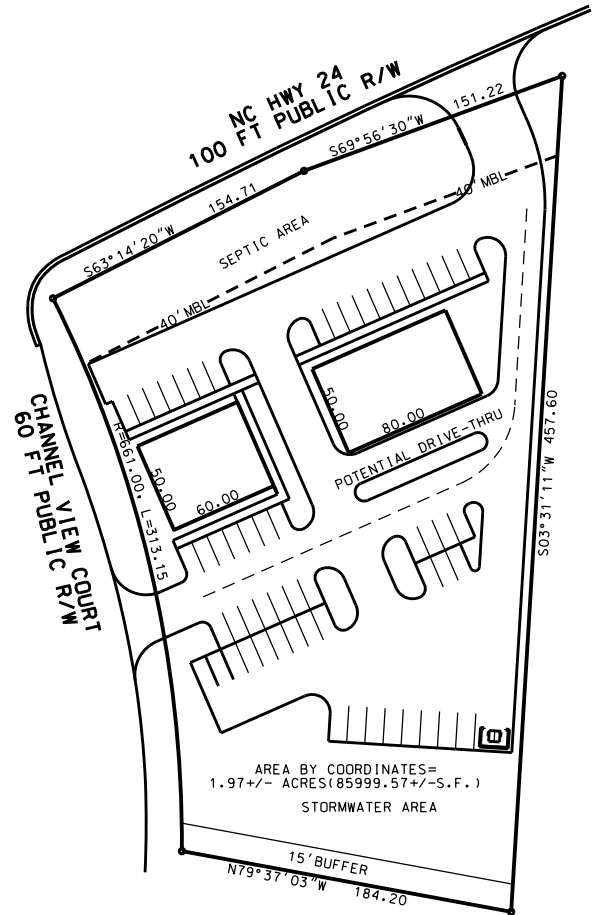
Consulting Services · Leasing · Brokerage

Demographics

	1 Mile	5 Miles	10 Miles
Total Population	1,320	12,695	32,604
Total Number of Households	556	5,361	13,083
Average Household Income	\$74,554	\$70,099	\$62,490
Median Age	49.8	45.3	39.1



Site Plan





Executive Summary

Cape Carteret
 905 WB McLean Blvd, Cape Carteret, North Carolina, 28584
 Rings: 1, 5, 10 mile radii

Latitude: 34.69636
 Longitude: -77.04946

	1 mile	5 mile	10 mile
Population			
2000 Population	956	10,345	27,377
2010 Population	1,336	13,526	35,213
2014 Population	1,470	14,439	38,305
2019 Population	1,604	15,697	42,380
2000-2010 Annual Rate	3.40%	2.72%	2.55%
2010-2014 Annual Rate	2.27%	1.55%	2.00%
2014-2019 Annual Rate	1.76%	1.68%	2.04%
2014 Male Population	49.5%	49.8%	50.0%
2014 Female Population	50.5%	50.2%	50.0%
2014 Median Age	49.9	47.7	39.4

In the identified area, the current year population is 38,305. In 2010, the Census count in the area was 35,213. The rate of change since 2010 was 2.00% annually. The five-year projection for the population in the area is 42,380 representing a change of 2.04% annually from 2014 to 2019. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 49.9, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	91.2%	92.3%	88.9%
2014 Black Alone	4.5%	2.6%	4.2%
2014 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2014 Asian Alone	1.8%	1.3%	1.4%
2014 Pacific Islander Alone	0.0%	0.1%	0.2%
2014 Other Race	0.8%	1.2%	1.6%
2014 Two or More Races	1.2%	1.9%	3.0%
2014 Hispanic Origin (Any Race)	2.8%	3.9%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 17.5% 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 29.3 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

2000 Households	423	4,610	11,054
2010 Households	578	5,888	14,271
2014 Total Households	636	6,269	15,591
2019 Total Households	693	6,805	17,268
2000-2010 Annual Rate	3.17%	2.48%	2.59%
2010-2014 Annual Rate	2.28%	1.49%	2.10%
2014-2019 Annual Rate	1.73%	1.65%	2.06%
2014 Average Household Size	2.31	2.30	2.45

The household count in this area has changed from 14,271 in 2010 to 15,591 in the current year, a change of 2.10% annually. The five-year projection of households is 17,268, a change of 2.06% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 11,157 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Cape Carteret
 905 WB McLean Blvd, Cape Carteret, North Carolina, 28584
 Rings: 1, 5, 10 mile radii

Latitude: 34.69636
 Longitude: -77.04946

	1 mile	5 mile	10 mile
Median Household Income			
2014 Median Household Income	\$56,215	\$53,004	\$51,268
2019 Median Household Income	\$63,151	\$59,046	\$55,983
2014-2019 Annual Rate	2.35%	2.18%	1.78%
Average Household Income			
2014 Average Household Income	\$69,979	\$68,513	\$63,562
2019 Average Household Income	\$74,111	\$74,048	\$68,834
2014-2019 Annual Rate	1.15%	1.57%	1.61%
Per Capita Income			
2014 Per Capita Income	\$29,155	\$29,737	\$25,831
2019 Per Capita Income	\$30,770	\$32,094	\$27,993
2014-2019 Annual Rate	1.08%	1.54%	1.62%

Current median household income is \$51,268 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$55,983 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$63,562 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$68,834 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$25,831 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$27,993 in five years, compared to \$32,168 for all U.S. households

Housing			
2000 Total Housing Units	562	9,896	19,082
2000 Owner Occupied Housing Units	360	3,658	8,593
2000 Renter Occupied Housing Units	63	952	2,461
2000 Vacant Housing Units	139	5,286	8,028
2010 Total Housing Units	757	11,954	23,513
2010 Owner Occupied Housing Units	484	4,438	10,505
2010 Renter Occupied Housing Units	94	1,450	3,766
2010 Vacant Housing Units	179	6,066	9,242
2014 Total Housing Units	825	12,585	25,295
2014 Owner Occupied Housing Units	523	4,612	11,157
2014 Renter Occupied Housing Units	113	1,657	4,434
2014 Vacant Housing Units	189	6,316	9,704
2019 Total Housing Units	898	13,425	27,487
2019 Owner Occupied Housing Units	569	4,999	12,344
2019 Renter Occupied Housing Units	124	1,805	4,924
2019 Vacant Housing Units	205	6,620	10,219

Currently, 44.1% of the 25,295 housing units in the area are owner occupied; 17.5%, renter occupied; and 38.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 23,513 housing units in the area - 44.7% owner occupied, 16.0% renter occupied, and 39.3% vacant. The annual rate of change in housing units since 2010 is 3.30%. Median home value in the area is \$205,432, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 2.84% annually to \$236,288.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



Demographic and Income Profile

Cape Carteret
 905 WB McLean Blvd, Cape Carteret, North Carolina, 28584
 Ring: 1 mile radius

Latitude: 34.69636
 Longitude: -77.04946

Summary	Census 2010	2014	2019
Population	1,336	1,470	1,604
Households	578	636	693
Families	427	468	508
Average Household Size	2.31	2.31	2.31
Owner Occupied Housing Units	484	523	569
Renter Occupied Housing Units	94	113	124
Median Age	48.9	49.9	50.0
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.76%	1.06%	0.73%
Households	1.73%	1.09%	0.75%
Families	1.65%	0.96%	0.66%
Owner HHs	1.70%	1.02%	0.69%
Median Household Income	2.35%	2.98%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	54	8.5%	50	7.2%
\$15,000 - \$24,999	52	8.2%	41	5.9%
\$25,000 - \$34,999	54	8.5%	46	6.6%
\$35,000 - \$49,999	110	17.3%	109	15.7%
\$50,000 - \$74,999	141	22.2%	159	22.9%
\$75,000 - \$99,999	118	18.6%	147	21.2%
\$100,000 - \$149,999	72	11.3%	93	13.4%
\$150,000 - \$199,999	27	4.2%	37	5.3%
\$200,000+	8	1.3%	10	1.4%
Median Household Income	\$56,215		\$63,151	
Average Household Income	\$69,979		\$74,111	
Per Capita Income	\$29,155		\$30,770	

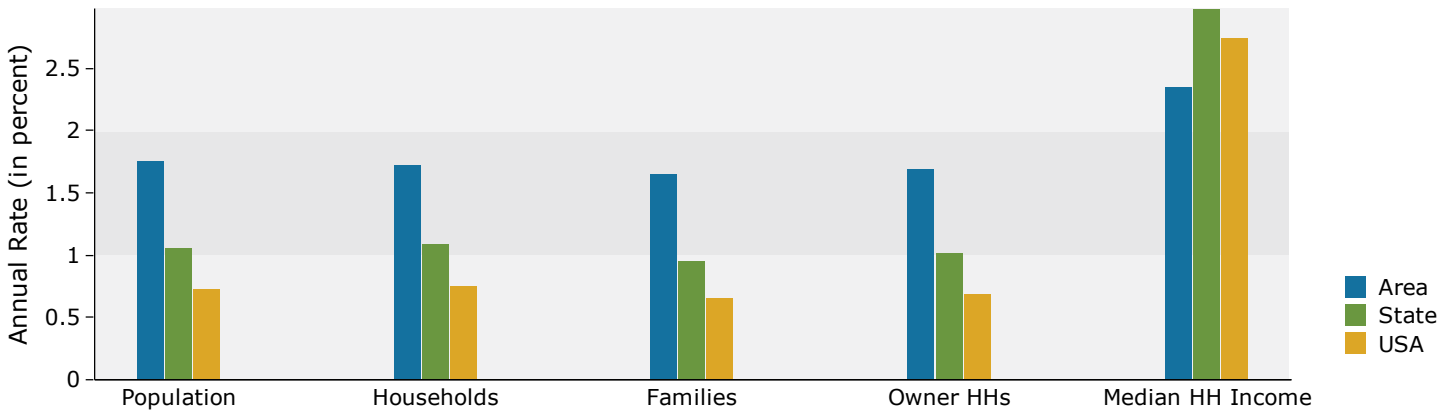
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	61	4.6%	66	4.5%	75	4.7%
5 - 9	69	5.2%	76	5.2%	84	5.2%
10 - 14	82	6.1%	83	5.6%	93	5.8%
15 - 19	74	5.5%	80	5.4%	82	5.1%
20 - 24	48	3.6%	60	4.1%	60	3.7%
25 - 34	107	8.0%	126	8.6%	141	8.8%
35 - 44	145	10.9%	151	10.3%	170	10.6%
45 - 54	220	16.5%	217	14.8%	209	13.0%
55 - 64	217	16.2%	241	16.4%	285	17.8%
65 - 74	170	12.7%	213	14.5%	238	14.8%
75 - 84	108	8.1%	117	8.0%	124	7.7%
85+	35	2.6%	40	2.7%	44	2.7%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,238	92.7%	1,339	91.2%	1,432	89.3%
Black Alone	53	4.0%	66	4.5%	78	4.9%
American Indian Alone	6	0.4%	7	0.5%	8	0.5%
Asian Alone	17	1.3%	27	1.8%	44	2.7%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	8	0.6%	12	0.8%	17	1.1%
Two or More Races	13	1.0%	18	1.2%	25	1.6%
Hispanic Origin (Any Race)	29	2.2%	42	2.9%	58	3.6%

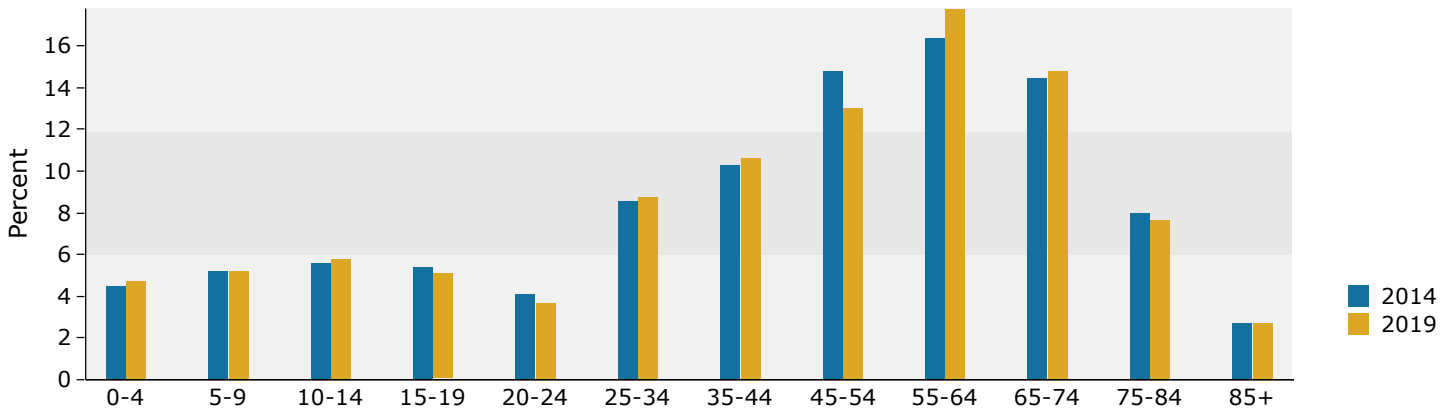
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

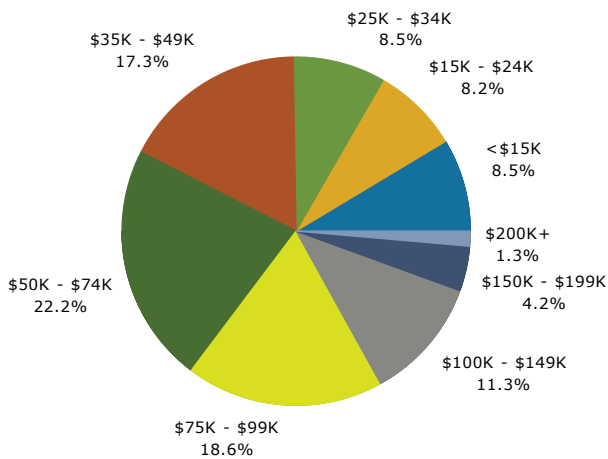
Trends 2014-2019



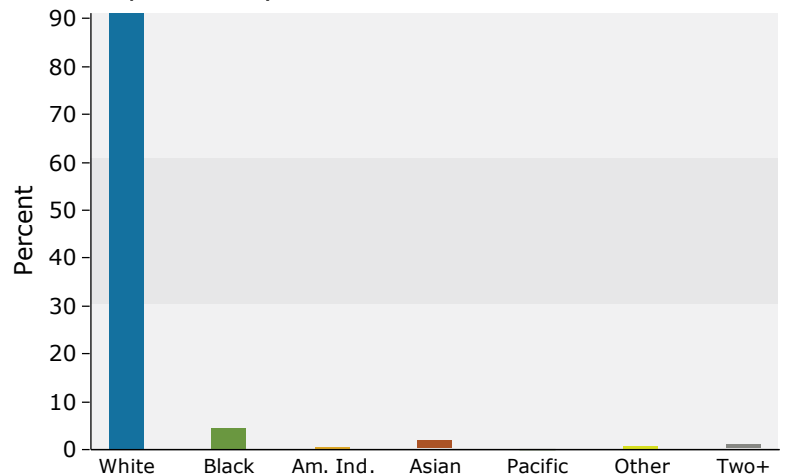
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 2.9%



Demographic and Income Profile

Cape Carteret
 905 WB McLean Blvd, Cape Carteret, North Carolina, 28584
 Ring: 5 mile radius

Latitude: 34.69636
 Longitude: -77.04946

Summary	Census 2010	2014	2019
Population	13,526	14,439	15,697
Households	5,888	6,269	6,805
Families	4,056	4,289	4,632
Average Household Size	2.30	2.30	2.31
Owner Occupied Housing Units	4,438	4,612	4,999
Renter Occupied Housing Units	1,450	1,657	1,805
Median Age	46.3	47.7	48.8
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	1.68%	1.06%	0.73%
Households	1.65%	1.09%	0.75%
Families	1.55%	0.96%	0.66%
Owner HHs	1.62%	1.02%	0.69%
Median Household Income	2.18%	2.98%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	655	10.4%	631	9.3%
\$15,000 - \$24,999	596	9.5%	466	6.8%
\$25,000 - \$34,999	599	9.6%	532	7.8%
\$35,000 - \$49,999	1,054	16.8%	1,088	16.0%
\$50,000 - \$74,999	1,310	20.9%	1,474	21.7%
\$75,000 - \$99,999	1,014	16.2%	1,255	18.4%
\$100,000 - \$149,999	609	9.7%	776	11.4%
\$150,000 - \$199,999	284	4.5%	390	5.7%
\$200,000+	148	2.4%	192	2.8%
Median Household Income	\$53,004		\$59,046	
Average Household Income	\$68,513		\$74,048	
Per Capita Income	\$29,737		\$32,094	

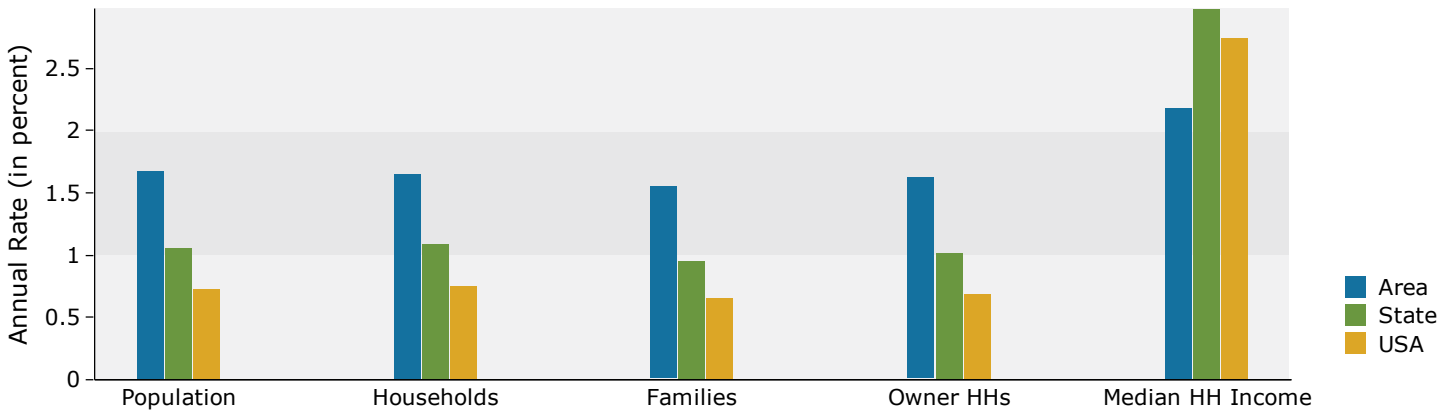
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	641	4.7%	653	4.5%	712	4.5%
5 - 9	718	5.3%	762	5.3%	811	5.2%
10 - 14	800	5.9%	784	5.4%	861	5.5%
15 - 19	752	5.6%	746	5.2%	766	4.9%
20 - 24	659	4.9%	659	4.6%	632	4.0%
25 - 34	1,354	10.0%	1,534	10.6%	1,616	10.3%
35 - 44	1,568	11.6%	1,558	10.8%	1,721	11.0%
45 - 54	2,107	15.6%	2,117	14.7%	2,084	13.3%
55 - 64	2,224	16.4%	2,446	16.9%	2,735	17.4%
65 - 74	1,657	12.3%	2,020	14.0%	2,410	15.4%
75 - 84	850	6.3%	917	6.4%	1,062	6.8%
85+	195	1.4%	243	1.7%	286	1.8%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,653	93.6%	13,329	92.3%	14,252	90.8%
Black Alone	308	2.3%	369	2.6%	431	2.7%
American Indian Alone	71	0.5%	82	0.6%	101	0.6%
Asian Alone	127	0.9%	192	1.3%	296	1.9%
Pacific Islander Alone	14	0.1%	17	0.1%	21	0.1%
Some Other Race Alone	133	1.0%	177	1.2%	234	1.5%
Two or More Races	219	1.6%	274	1.9%	362	2.3%
Hispanic Origin (Any Race)	419	3.1%	557	3.9%	763	4.9%

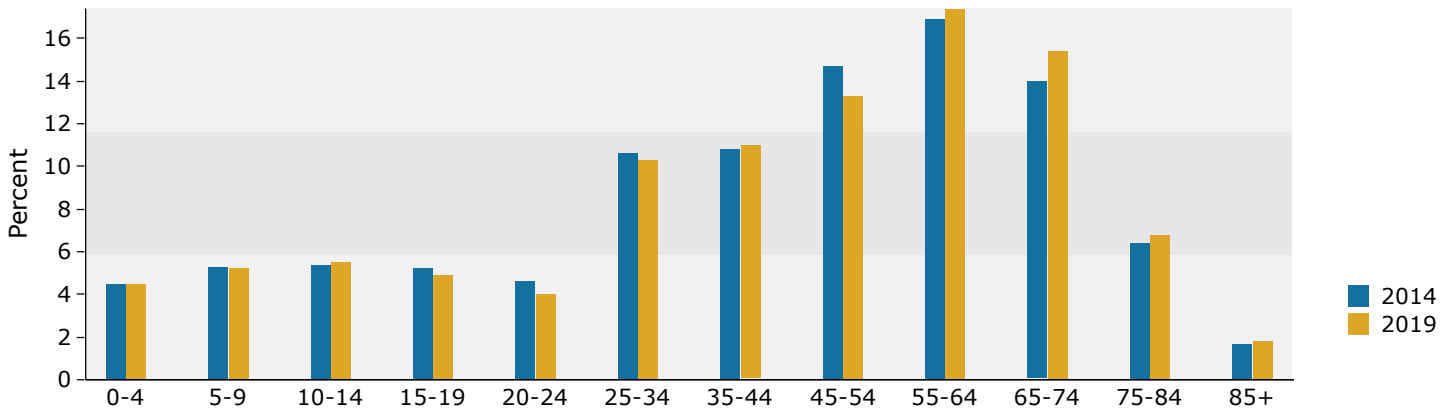
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

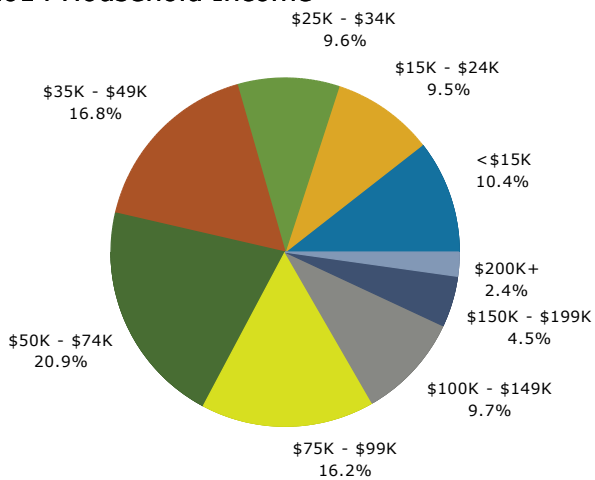
Trends 2014-2019



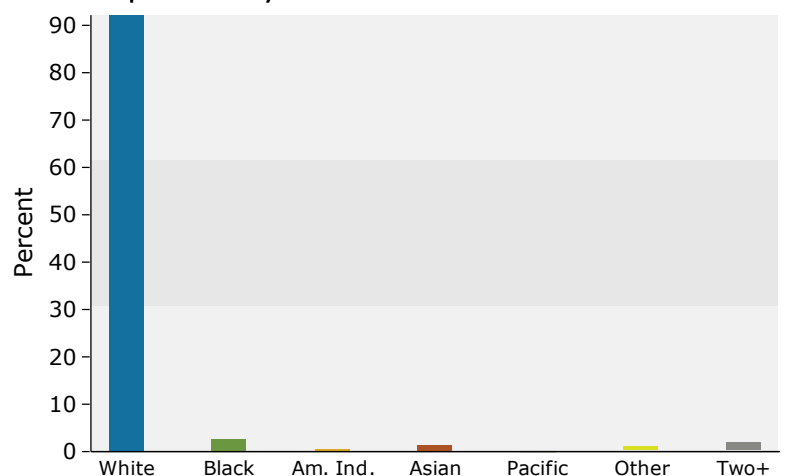
Population by Age



2014 Household Income



2014 Population by Race



2014 Percent Hispanic Origin: 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



Demographic and Income Profile

Cape Carteret
 905 WB McLean Blvd, Cape Carteret, North Carolina, 28584
 Ring: 10 mile radius

Latitude: 34.69636
 Longitude: -77.04946

Summary	Census 2010	2014	2019
Population	35,213	38,305	42,380
Households	14,271	15,591	17,268
Families	10,271	11,157	12,310
Average Household Size	2.46	2.45	2.45
Owner Occupied Housing Units	10,505	11,157	12,344
Renter Occupied Housing Units	3,766	4,434	4,924
Median Age	38.7	39.4	39.8
Trends: 2014 - 2019 Annual Rate	Area	State	National
Population	2.04%	1.06%	0.73%
Households	2.06%	1.09%	0.75%
Families	1.99%	0.96%	0.66%
Owner HHs	2.04%	1.02%	0.69%
Median Household Income	1.78%	2.98%	2.74%

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	1,666	10.7%	1,641	9.5%
\$15,000 - \$24,999	1,533	9.8%	1,218	7.1%
\$25,000 - \$34,999	1,732	11.1%	1,562	9.0%
\$35,000 - \$49,999	2,569	16.5%	2,780	16.1%
\$50,000 - \$74,999	3,661	23.5%	4,264	24.7%
\$75,000 - \$99,999	2,460	15.8%	3,145	18.2%
\$100,000 - \$149,999	1,186	7.6%	1,571	9.1%
\$150,000 - \$199,999	495	3.2%	691	4.0%
\$200,000+	289	1.9%	396	2.3%
Median Household Income	\$51,268		\$55,983	
Average Household Income	\$63,562		\$68,834	
Per Capita Income	\$25,831		\$27,993	

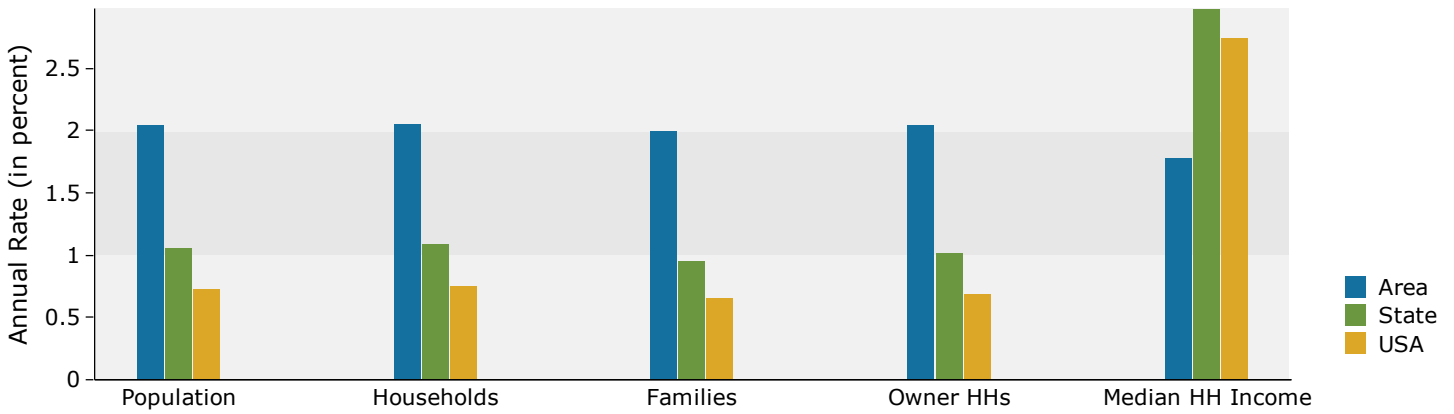
Population by Age	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,386	6.8%	2,469	6.4%	2,767	6.5%
5 - 9	2,127	6.0%	2,449	6.4%	2,650	6.3%
10 - 14	2,208	6.3%	2,258	5.9%	2,586	6.1%
15 - 19	2,123	6.0%	2,069	5.4%	2,134	5.0%
20 - 24	2,662	7.6%	2,409	6.3%	2,327	5.5%
25 - 34	4,530	12.9%	5,567	14.5%	6,223	14.7%
35 - 44	4,287	12.2%	4,458	11.6%	4,952	11.7%
45 - 54	5,300	15.1%	5,265	13.7%	5,192	12.3%
55 - 64	4,614	13.1%	5,303	13.8%	6,103	14.4%
65 - 74	3,136	8.9%	3,925	10.2%	4,783	11.3%
75 - 84	1,478	4.2%	1,676	4.4%	2,114	5.0%
85+	361	1.0%	457	1.2%	549	1.3%

Race and Ethnicity	Census 2010		2014		2019	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,773	90.2%	34,068	88.9%	37,048	87.4%
Black Alone	1,363	3.9%	1,590	4.2%	1,842	4.3%
American Indian Alone	215	0.6%	250	0.7%	298	0.7%
Asian Alone	402	1.1%	553	1.4%	790	1.9%
Pacific Islander Alone	59	0.2%	66	0.2%	81	0.2%
Some Other Race Alone	474	1.3%	624	1.6%	812	1.9%
Two or More Races	927	2.6%	1,154	3.0%	1,509	3.6%
Hispanic Origin (Any Race)	1,641	4.7%	2,204	5.8%	2,957	7.0%

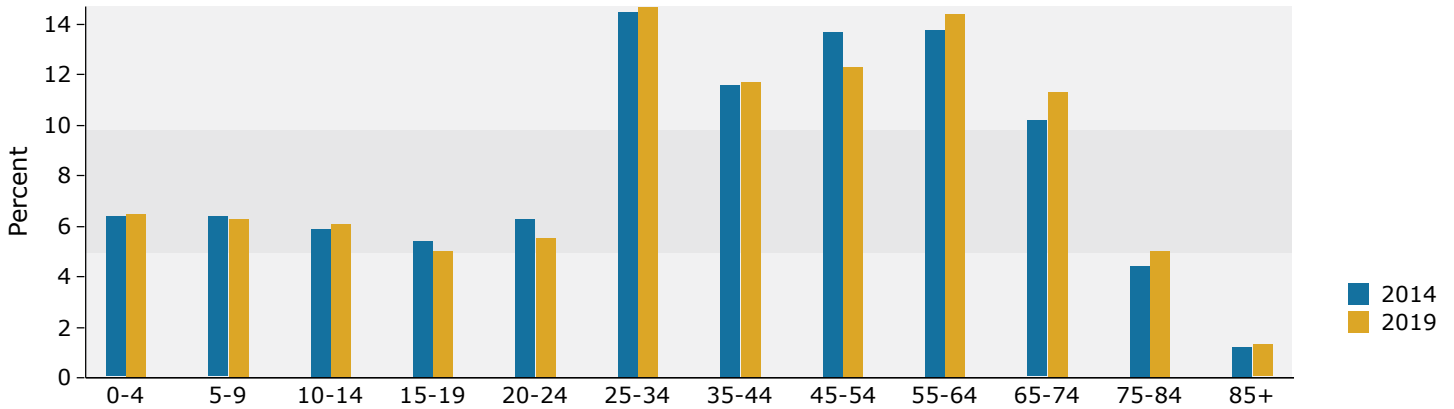
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

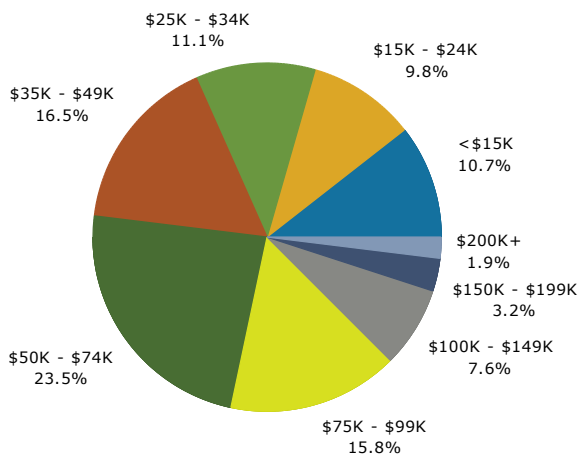
Trends 2014-2019



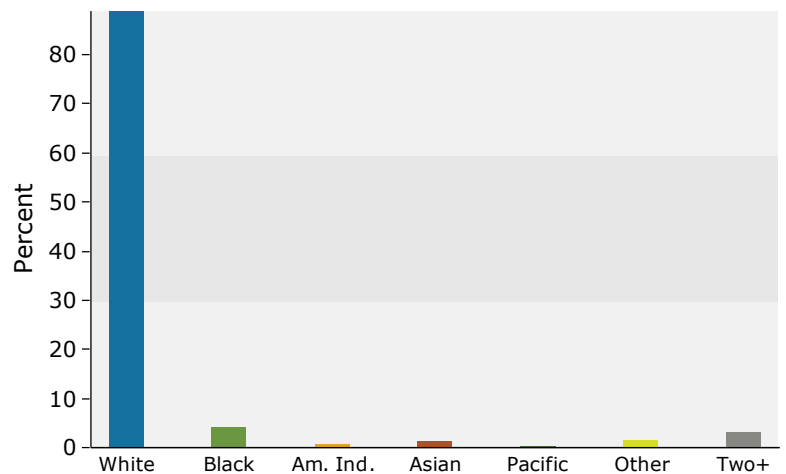
Population by Age



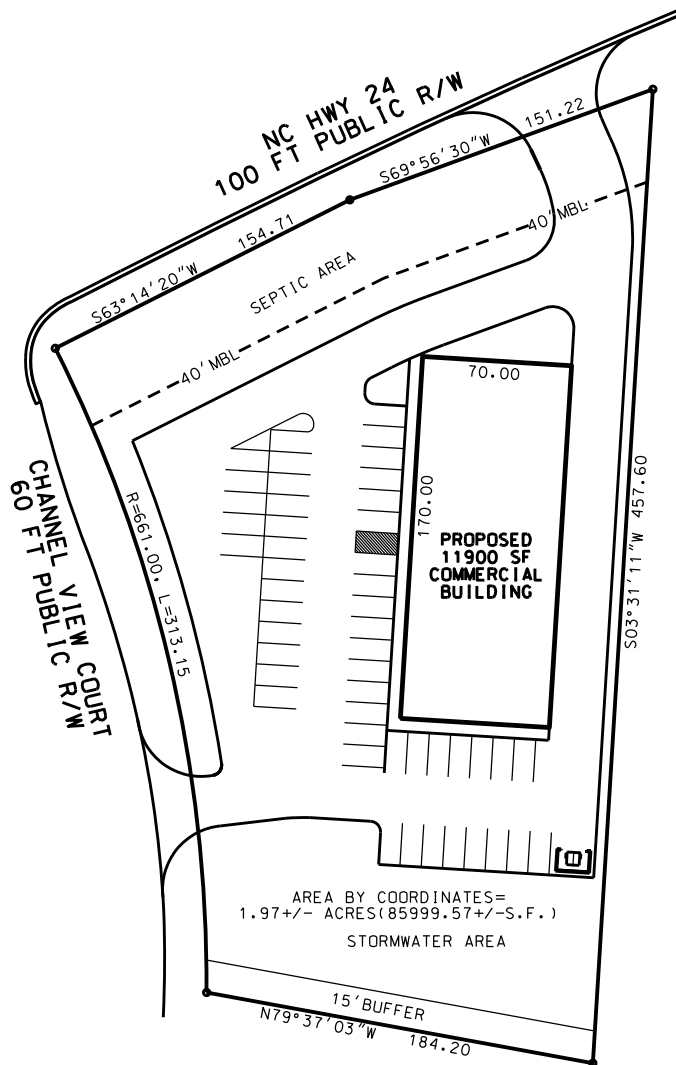
2014 Household Income



2014 Population by Race

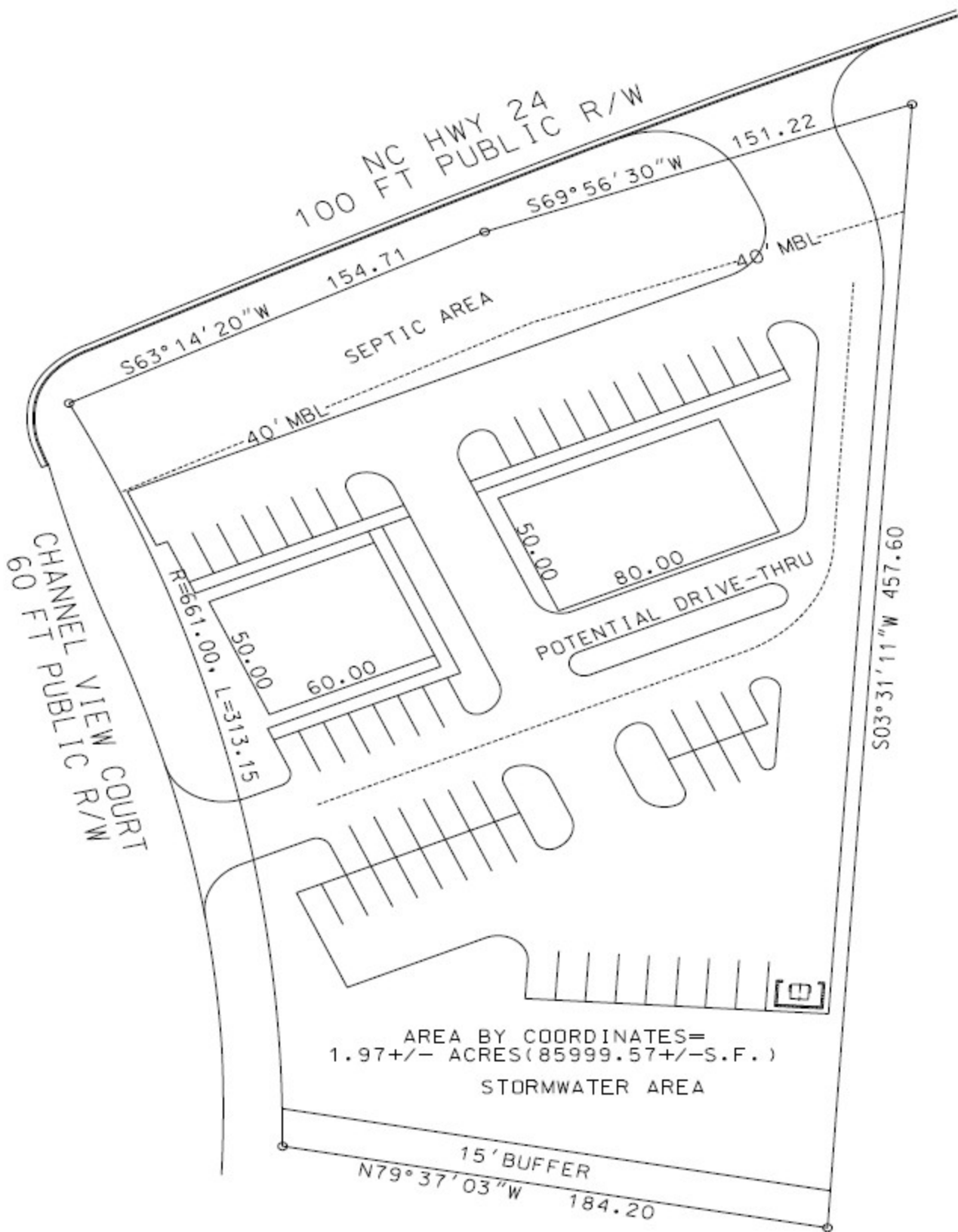


2014 Percent Hispanic Origin: 5.8%



AREA BY COORDINATES=
1.97+/- ACRES (85999.57+/-S.F.)

STORMWATER AREA



AREA BY COORDINATES=
1.97+/- ACRES (85999.57+/- S.F.)