

**ADDITIONAL
AVAILABLE LAND**

PHASE 3

**PHASE 2
PART 2**



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RIVER GLEN SUBDIVISION

PROPERTY INFORMATION

Call for Pricing

Property Address

Bellingham Way
Fayetteville, NC 28312

Land Size

Up to 248.40 Acres

COMPANY DISCLAIMER

Buyer acknowledges the Offering Memorandum is based on information from the Seller(s) and third-party sources not independently verified by the Company or Listing Broker(s), and that Buyer is solely responsible for verifying all material facts before making an offer or proceeding to closing.

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Triangle Group



PROPERTY OVERVIEW

RIVER GLEN SUBDIVISION

Two phases, 189 lots - fully
entitled and ready for site work.

Bellingham Way
Fayetteville, NC 28312

PROPERTY DETAILS

Two phases, 189 lots - fully entitled and ready for site work.

Fort Bragg's military, veteran, and civilian workforce is driving steady housing demand in Fayetteville. River Glen offers a direct opportunity to meet it with 189 fully engineered and entitled single-family residential lots ready for earthmoving. Two phases, Phase 2, Part 2 (38 lots) and Phase 3 (151 lots) are ready for immediate handoff for lot development. The phases are delivered with approved engineering site plans, potentially saving years of entitlement work. An existing drainage basin is already in place with capacity for these and additional phases, providing further savings of construction time and costs. The two phases are available for purchase together or via staggered takedown. Contact listing agents for pricing.

These phases sit within a larger, city-approved River Glen subdivision. Phase 1 and Phase 2, Part 1 are already built out. The remaining phases (4-11) offer additional opportunity, available for purchase as-is or with owner-completed site plans and entitlements for a turnkey handover.

The project's desirable north Fayetteville location near the Cape Fear River is within easy access to I-295, I-95, and Fort Bragg, minutes from regional shopping and downtown Fayetteville, within the Cape Fear High School assignment area.

Highlights

- 189 SFR lots across two fully engineered and approved phases — Phase 2, Part 2 (38 lots) + Phase 3 (151 lots) — construction-ready
- Site Plan, utilities and drainage engineering complete
- Existing drainage basin with capacity
- Additional phases (4-11) available as-is, or owner will complete site plans and entitlements for turnkey handover
- Desirable north Fayetteville location near the Cape Fear River
- Easy access to I-295, I-95, and Fort Bragg
- Minutes to regional shopping centers and downtown Fayetteville
- Located in the Cape Fear High School assignment area

PROPERTY PHOTOS



CENTURY 21.
Triangle Group

PROPERTY PHOTOS



CENTURY 21.
Triangle Group

PROPERTY PHOTOS



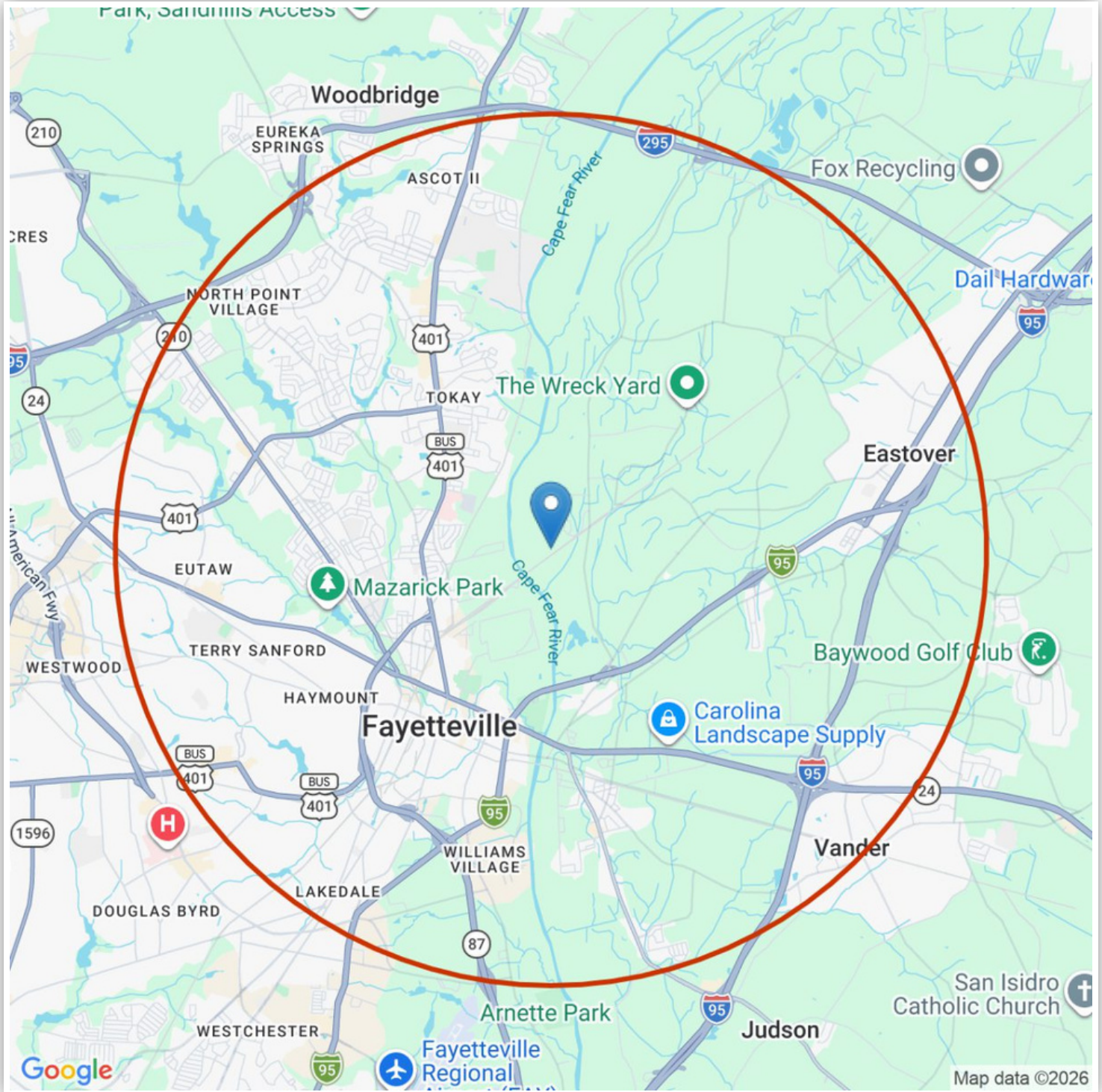
CENTURY 21.
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PROPERTY PHOTOS



RIVER GLEN SUBDIVISION

LOCATION/STUDY AREA MAP (RINGS: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

77,201
Population

38.2 Median Age



2.2
Average Household Size

32,712
Total Households

EDUCATION



5.1%
No High School Diploma



13.58%
High School Graduate



20.5%
Some College

19.28%
Bachelor's/ Grad

BUSINESS



4,221
Total Businesses



46,614
Total Employees

EMPLOYMENT

4,006

Retail Trade Employees

1,034

Manufacturing Employees

3,219

Eating & Drinking Employees

2,742

Finance/Ins/Real Estate Emp

6.1%

Unemployment Rate

INCOME



\$57,394
Median Household Income



\$36,067
Per Capita Income



\$83,197
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (16.64%)

The smallest group : \$150,000 - \$199,999 (6.04%)

Indicator	Value(%)	
< \$15,000	13.95	
\$15,000 - \$24,999	7.06	
\$25,000 - \$34,999	8.81	
\$35,000 - \$49,999	14.35	
\$50,000 - \$74,999	16.64	
\$75,000 - \$99,999	13.54	
\$100,000 - \$149,999	13.44	
\$150,000 - \$199,999	6.04	
\$200,000+	6.17	



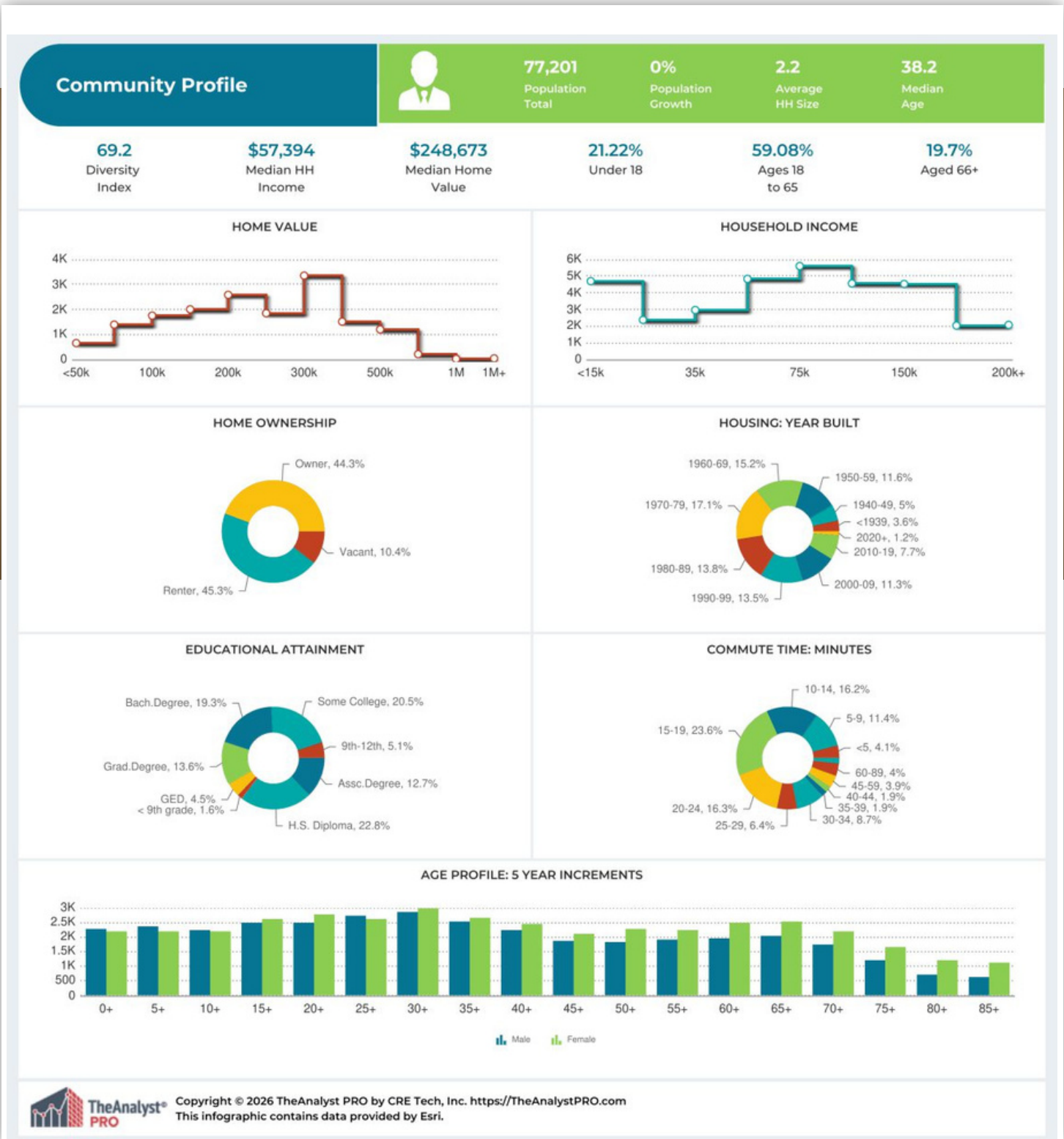
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RIVER GLEN SUBDIVISION

BELLINGHAM WAY, FAYETTEVILLE, NC, 28312



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



HOME VALUE

Home Value Range	Approximate Count
<50k	500
50k-100k	1,000
100k-150k	1,500
150k-200k	2,000
200k-250k	2,500
250k-300k	3,000
300k-350k	3,500
350k-400k	3,000
400k-450k	2,500
450k-500k	2,000
500k-550k	1,500
550k-600k	1,000
600k-650k	500
650k-700k	200
700k-750k	100
750k-800k	50
800k-850k	20
850k-900k	10
900k-950k	5
950k-1M	2
1M-1M+	1

HOUSEHOLD INCOME

Household Income Range	Approximate Count
<15k	4,500
15k-20k	2,500
20k-25k	2,500
25k-30k	3,000
30k-35k	3,000
35k-40k	4,500
40k-45k	4,500
45k-50k	5,000
50k-55k	5,000
55k-60k	4,500
60k-65k	4,500
65k-70k	4,500
70k-75k	4,500
75k-80k	4,500
80k-85k	4,500
85k-90k	4,500
90k-95k	4,500
95k-100k	4,500
100k-105k	4,500
105k-110k	4,500
110k-115k	4,500
115k-120k	4,500
120k-125k	4,500
125k-130k	4,500
130k-135k	4,500
135k-140k	4,500
140k-145k	4,500
145k-150k	4,500
150k-155k	4,500
155k-160k	4,500
160k-165k	4,500
165k-170k	4,500
170k-175k	4,500
175k-180k	4,500
180k-185k	4,500
185k-190k	4,500
190k-195k	4,500
195k-200k	4,500

HOME OWNERSHIP

Category	Percentage
Owner	44.3%
Renter	45.3%
Vacant	10.4%

HOUSING: YEAR BUILT

Year Range	Percentage
1960-69	15.2%
1950-59	11.6%
1970-79	17.1%
1940-49	5%
<1939	3.6%
2020+	1.2%
2010-19	7.7%
2000-09	11.3%
1990-99	13.5%
1980-89	13.8%

EDUCATIONAL ATTAINMENT

Education Level	Percentage
Bach.Degree	19.3%
Some College	20.5%
9th-12th	5.1%
Assc.Degree	12.7%
H.S. Diploma	22.8%
GED	4.5%
< 9th grade	1.6%
Grad.Degree	13.6%

COMMUTE TIME: MINUTES

Commute Time Range	Percentage
10-14	16.2%
5-9	11.4%
<5	4.1%
60-89	4%
45-59	3.9%
40-44	1.9%
35-39	1.9%
30-34	8.7%
25-29	6.4%
20-24	16.3%
15-19	23.6%

AGE PROFILE: 5 YEAR INCREMENTS

Age Group	Male Count	Female Count
0+	2,200	2,200
5+	2,200	2,200
10+	2,200	2,200
15+	2,200	2,200
20+	2,200	2,200
25+	2,200	2,200
30+	2,200	2,200
35+	2,200	2,200
40+	2,200	2,200
45+	2,200	2,200
50+	2,200	2,200
55+	2,200	2,200
60+	2,200	2,200
65+	2,200	2,200
70+	2,200	2,200
75+	2,200	2,200
80+	2,200	2,200
85+	2,200	2,200

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RIVER GLEN SUBDIVISION
BELLINGHAM WAY, FAYETTEVILLE, NC, 28312



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	77,215	77,201	77,089
Total Households	32,712	33,637	34,058
Family Households	19,245	19,125	19,204
Average Household Size	2.27	2.20	2.17
Owner Occupied Housing Units	15,630	16,636	17,216
Renter Occupied Housing Units	17,082	17,001	16,842
Median Age	37.2	38.2	39.7

Trends 2026 - 2031	Area	State	National
Population	0.00%	0.90%	0.50%
Households	0.20%	1.20%	0.70%
Family Population	0.10%	1.10%	0.60%
Owner Occupied Housing Units	0.70%	1.30%	0.00%
Median Household Income	2.60%	3.10%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,707	6.1%	4,511	5.8%	4,404	5.7%
5-9	4,726	6.1%	4,599	6.0%	4,293	5.6%
10-14	4,741	6.1%	4,498	5.8%	4,410	5.7%
15-19	4,940	6.4%	5,150	6.7%	4,914	6.4%
20-24	6,166	8.0%	5,298	6.9%	5,717	7.4%
25-29	5,913	7.7%	5,356	6.9%	4,520	5.9%
30-34	5,325	6.9%	5,861	7.6%	5,057	6.6%
35-39	4,683	6.1%	5,219	6.8%	5,603	7.3%
40-44	4,081	5.3%	4,699	6.1%	5,158	6.7%
45-49	4,131	5.3%	4,005	5.2%	4,620	6.0%
50-54	4,447	5.8%	4,121	5.3%	4,011	5.2%
55-59	5,033	6.5%	4,185	5.4%	3,931	5.1%
60-64	4,963	6.4%	4,493	5.8%	3,972	5.2%
65-69	4,407	5.7%	4,618	6.0%	4,306	5.6%
70-74	3,377	4.4%	3,946	5.1%	4,122	5.3%
75-79	2,319	3.0%	2,921	3.8%	3,431	4.5%
80-84	1,607	2.1%	1,956	2.5%	2,514	3.3%
Age 85+	1,650	2.1%	1,764	2.3%	2,105	2.7%

RIVER GLEN SUBDIVISION

BELLINGHAM WAY, FAYETTEVILLE, NC, 28312



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	3,165	9.4%	2,947	8.7%
\$10,000-14,999	1,527	4.5%	1,386	4.1%
\$15,000-19,999	1,168	3.5%	944	2.8%
\$20,000-24,999	1,205	3.6%	1,044	3.1%
\$25,000-29,999	1,484	4.4%	1,267	3.7%
\$30,000-34,999	1,480	4.4%	1,261	3.7%
\$35,000-39,999	1,450	4.3%	1,318	3.9%
\$40,000-44,999	1,844	5.5%	1,680	4.9%
\$45,000-49,999	1,534	4.6%	1,443	4.2%
\$50,000-59,999	2,547	7.6%	2,508	7.4%
\$60,000-74,999	3,050	9.1%	3,086	9.1%
\$75,000-99,999	4,554	13.5%	4,726	13.9%
\$100,000-124,999	2,677	8.0%	2,942	8.6%
\$125,000-149,999	1,845	5.5%	2,167	6.4%
\$150,000-199,999	2,032	6.0%	2,568	7.5%
\$200,000-249,999	811	2.4%	1,130	3.3%
\$250,000-299,999	436	1.3%	574	1.7%
\$300,000-399,999	242	0.7%	350	1.0%
\$400,000-499,999	102	0.3%	80	0.2%
\$500,000+	482	1.4%	636	1.9%
Median Household Income	\$57,394	-	\$65,264	-
Average Household Income	\$81,443	-	\$92,913	-
Per Capita Income	\$36,067	-	\$41,675	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,277	37.9%	27,620	35.8%	26,751	34.7%
Black Alone	36,480	47.2%	37,179	48.2%	37,407	48.5%
American Indian	1,029	1.3%	1,088	1.4%	1,099	1.4%
Asian Alone	1,575	2.0%	1,635	2.1%	1,762	2.3%
Pacific Islander	196	0.3%	183	0.2%	195	0.3%
Some Other Race	2,462	3.2%	2,734	3.5%	2,798	3.6%
Two or More Races	6,197	8.0%	6,760	8.8%	7,077	9.2%
Hispanic (Any Race)	6,334	8.2%	7,068	9.2%	7,331	9.5%

RIVER GLEN SUBDIVISION

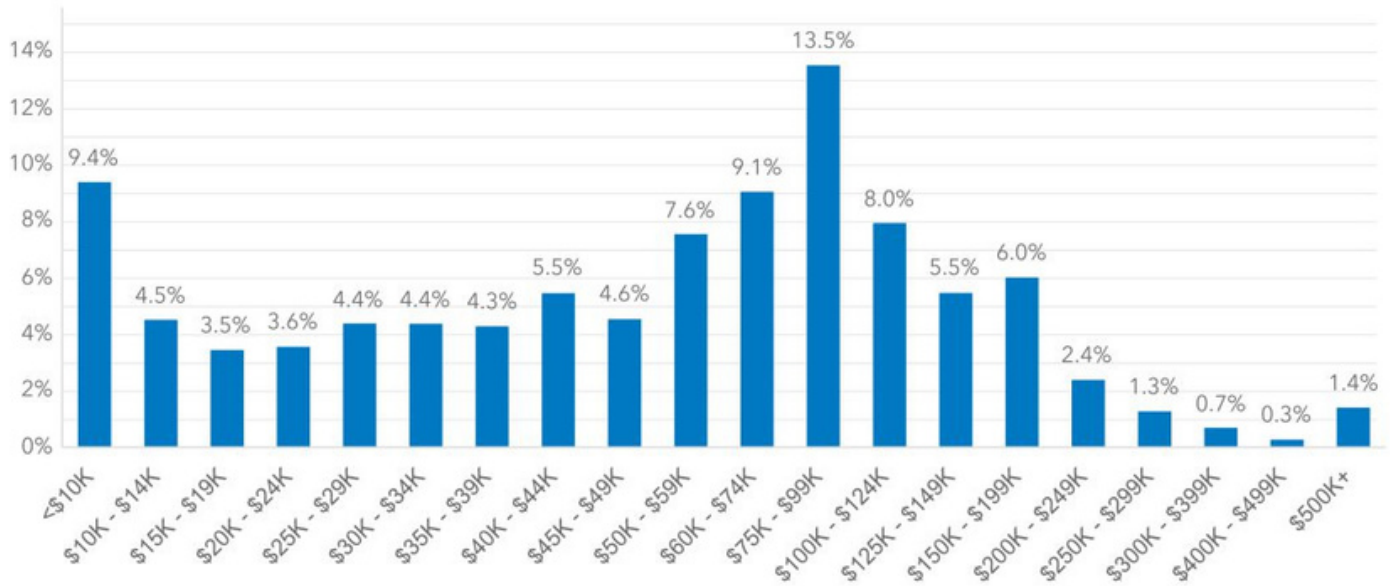
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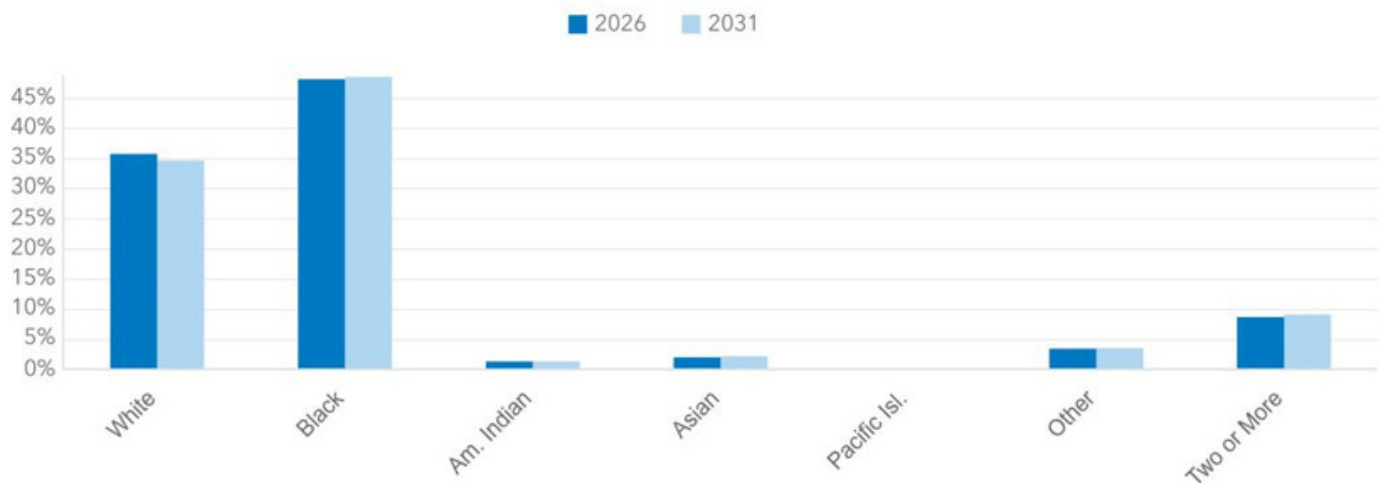
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026



Population by Race



RIVER GLEN SUBDIVISION

BELLINGHAM WAY, FAYETTEVILLE, NC, 28312



HOUSING PROFILE (RING: 5 MILE RADIUS)

Housing Affordability Index

57

Percent of Income for Mortgage

25.5%

Owner Occupied Housing Units by Value	2026		2031	
	Number	Percent	Number	Percent
Total	16,637	100.0%	17,216	100.0%
<\$10,000	132	0.8%	114	0.7%
\$10K-14,999	81	0.5%	90	0.5%
\$15K-19,999	19	0.1%	21	0.1%
\$20K-24,999	56	0.3%	51	0.3%
\$25K-29,999	34	0.2%	32	0.2%
\$30K-34,999	108	0.7%	111	0.6%
\$35K-39,999	55	0.3%	45	0.3%
\$40K-49,999	171	1.0%	122	0.7%
\$50K-59,999	159	1.0%	113	0.7%
\$60K-69,999	267	1.6%	178	1.0%
\$70K-79,999	245	1.5%	144	0.8%
\$80K-89,999	484	2.9%	256	1.5%
\$90K-99,999	239	1.4%	131	0.8%
\$100K-124,999	968	5.8%	519	3.0%
\$125K-149,999	785	4.7%	374	2.2%
\$150K-174,999	1,167	7.0%	672	3.9%
\$175K-199,999	836	5.0%	539	3.1%
\$200K-249,999	2,581	15.5%	1,443	8.4%
\$250K-299,999	1,849	11.1%	1,533	8.9%
\$300K-399,999	3,349	20.1%	4,380	25.4%
\$400K-499,999	1,513	9.1%	2,886	16.8%
\$500K-749,999	1,199	7.2%	2,728	15.8%
\$750K-999,999	213	1.3%	436	2.5%
\$1 Million-1,499,999	27	0.2%	62	0.4%
\$1.5 Million-1,999,999	47	0.3%	78	0.5%
\$2 Million+	53	0.3%	158	0.9%
Median Value	\$248,673		\$348,402	
Average Value	\$288,647		\$385,205	

RIVER GLEN SUBDIVISION

BELLINGHAM WAY, FAYETTEVILLE, NC, 28312



HOUSING PROFILE (RING: 5 MILE RADIUS)

	Occupied Units	Number	% of Occupied
Total	32,712	15,630	47.8%
15-24	1,796	208	11.6%
25-34	5,700	1,405	24.6%
35-44	5,120	1,936	37.8%
45-54	5,224	2,521	48.3%
55-59	3,160	1,773	56.1%
60-64	3,120	1,867	59.8%
65-74	5,002	3,220	64.4%
75-84	2,533	1,903	75.1%
85+	1,056	795	75.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	32,712	15,630	47.8%
White Alone	13,612	8,426	61.9%
Black/African American Alone	15,007	5,514	36.7%
American Indian/Alaska Native Alone	455	193	42.4%
Asian Alone	596	342	57.4%
Pacific Islander Alone	95	30	31.6%
Other Race Alone	889	324	36.4%
Two or More Races	2,059	801	38.9%
Hispanic Origin	2,271	864	38.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

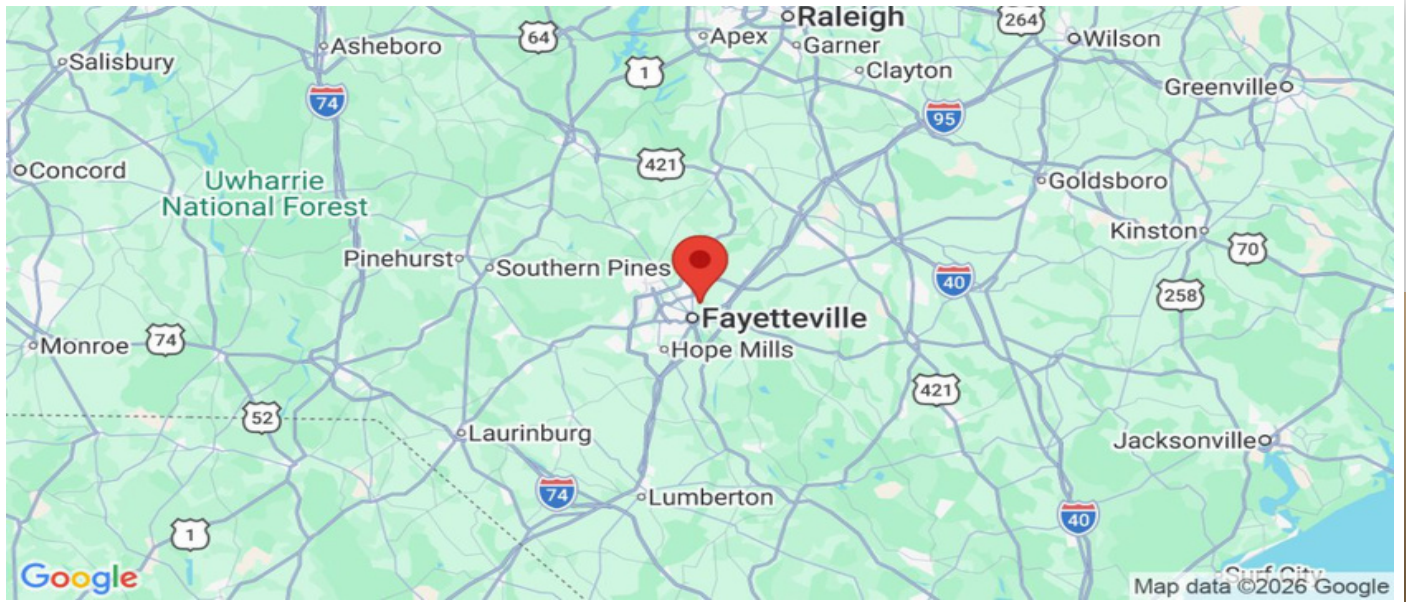
	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	32,712	15,630	47.8%
1-Person	11,556	4,687	40.6%
2-Person	10,387	5,755	55.4%
3-Person	5,073	2,435	48.0%
4-Person	3,212	1,600	49.8%
5-Person	1,478	707	47.8%
6-Person	661	295	44.6%
7+ Person	346	151	43.6%

RIVER GLEN SUBDIVISION

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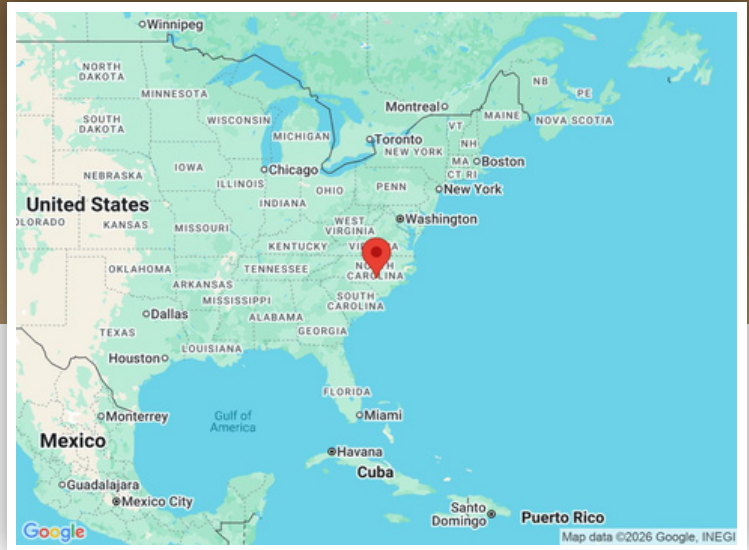


AREA LOCATION MAP



RIVER GLEN SUBDIVISION

Bellingham Way
Fayetteville, NC, 28312





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