

LAND FOR SALE

3.8 Acre CC-Zoned Redevelopment Opportunity

519 Springfield Rd, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$319,900
Lot Size:	3.81 Acres
Building Size:	1,400 SF + 2,700 SF truck terminal
Year Built:	1982
Zoning:	CC

property description

Positioned on 3.81 acres zoned Community Commercial (CC), 519 Springfield Road offers a highly adaptable redevelopment opportunity in a rapidly evolving corridor of Fayetteville. The site includes a 1,400-square-foot office structure and a 2,700-square-foot covered terminal with 15 dock-high positions, offering immediate utility or potential for demolition and reuse. With zoning that allows for multifamily residential development up to 24 units per acre, this property supports high-density housing, as well as a wide range of commercial and institutional uses—including healthcare, child care, religious, and educational facilities. Expansive paved yard areas and existing utility connections provide a head start for developers seeking to minimize sitework timelines. Whether repositioned for income-generating multifamily or reimaged for a specialty-use campus, the flexibility and scale of this parcel make it a compelling infill opportunity.

REID: 0428766107000
OWNER INFO
PICK ONE LLC
1180 COMMERCIAL DR
MADISON, GA 30650
PIN: 0428766107000
PROPERTY ID: 0046
ACRES: 3.81
Plat Book & Page: 100-1
*For Condition
LOCATION
Zoom to



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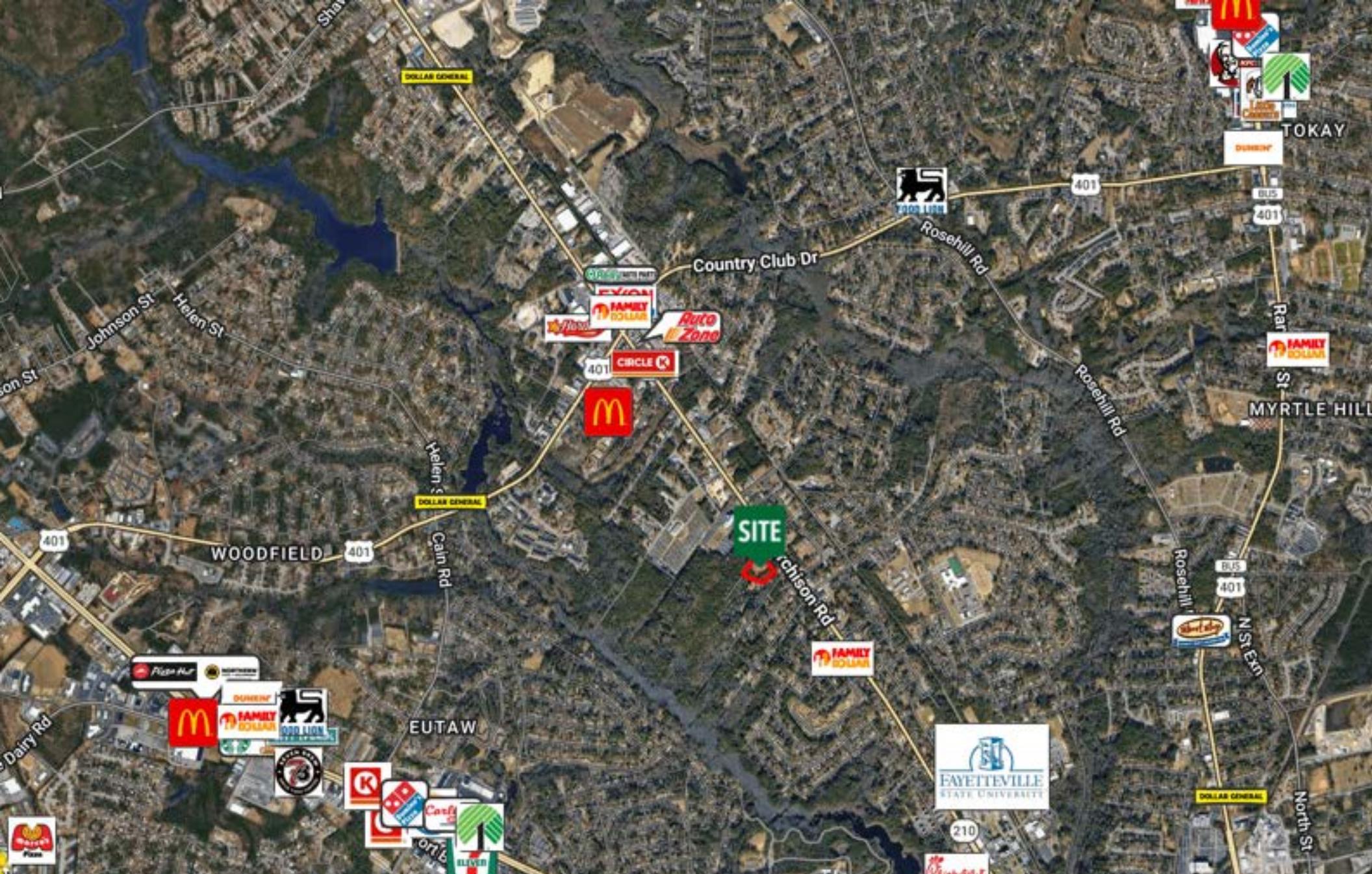
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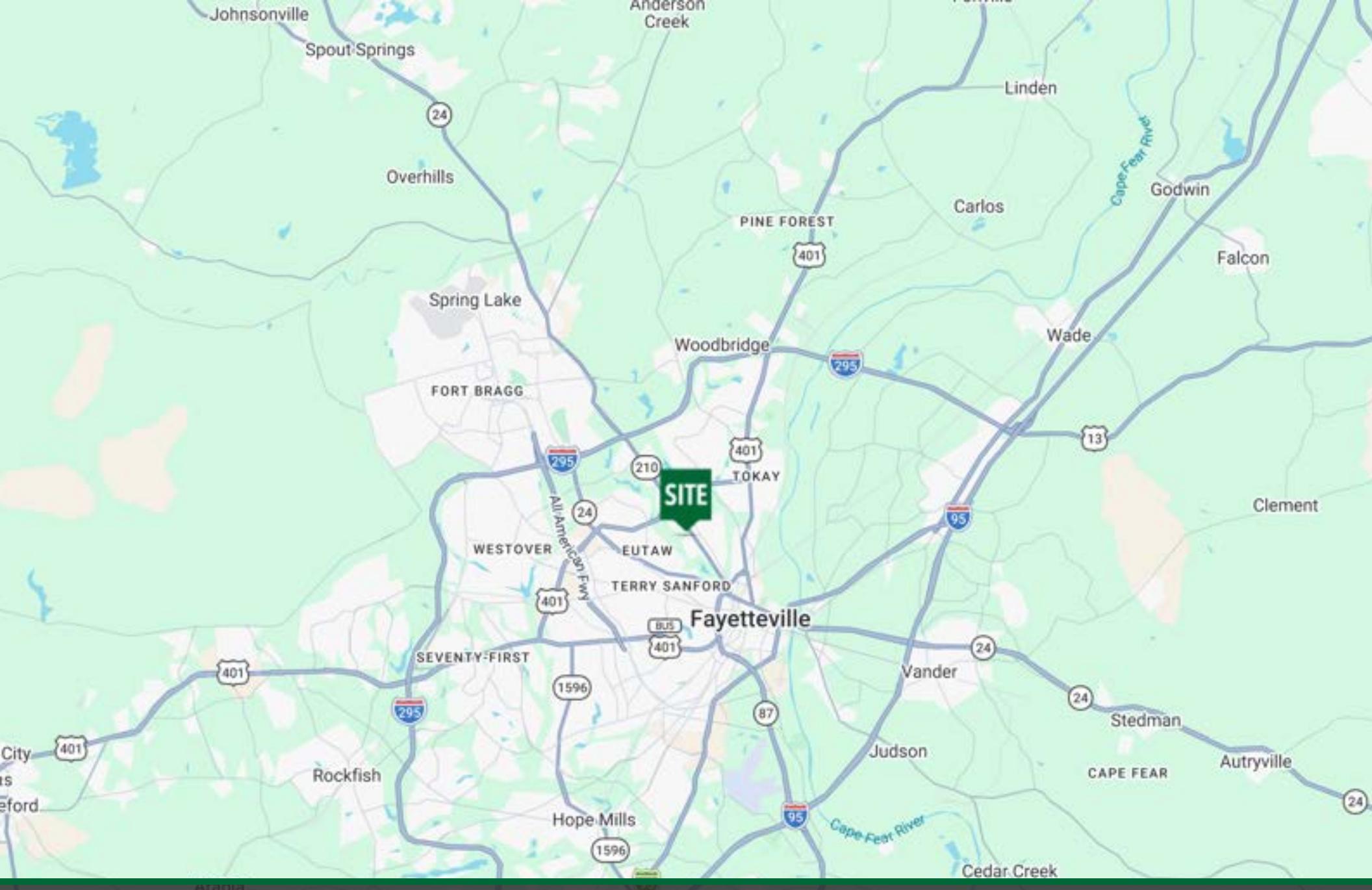
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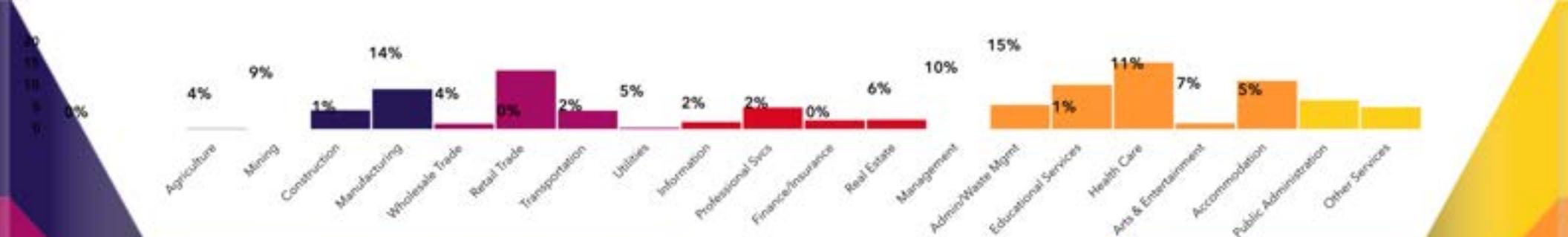
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52,888
Total Population

Population

\$51,853
Median HH Income

Income

23,117
Total Households

Housing

\$219,001
Median Home Value

Homes

37.9
Median Age

People

81
Daytime Population

63,366
Per Capita Income

98
Total Housing Units

Home Ownership

Grand Newcomers
Country Segment

Demographics

519 Springfield Road, Fayetteville, North Carolina, 28301



7%

No HS Diploma



29%

HS Graduate



33%

Some College



32%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2024 and 2028

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Agent's Name

Agent's License No.

Firm Name

REC. 4.27 • 1/1/2022