

PRICE REDUCTION | 1455 Bingham Dr. Fayetteville, NC 28304

LAND FOR SALE | \$1,495,000

±7.61 ACRES | Ground Lease/Build-to-Suit

BINGHAM DR.

7.61 ACRES
PID # 0406541854

SILAS FORTUIN

Broker

C 208.316.3718

sfortuin@lee-associates.com

KYLE GROSS

Senior Director

C 919.710.6400

kgross@lee-associates.com

CHIP LANIER

Vice President, Principal

C 919.291.6282

clanier@lee-associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Situated along Bingham Drive in Fayetteville, this ± 7.61 -acre commercial development site offers an outstanding opportunity for developers, investors, and owner-users seeking a well-positioned property for sale, ground lease, or build-to-suit. Zoned Community Commercial (CC) and located within an Opportunity Zone, the site supports a broad range of commercial, retail, medical, mixed-use, and residential development opportunities.

With 362 feet of frontage, public water and sewer available, and convenient access to I-95, I-295, Fort Liberty, Fayetteville Regional Airport, Cape Fear Valley Medical Center, and the VA Medical Center, the property is ideally positioned to serve one of the region's fastest-growing markets.

PROPERTY HIGHLIGHTS

- » ± 7.61 Acres Available
- » Sale, Ground Lease, or Build-to-Suit
- » Community Commercial (CC) Zoning
- » Opportunity Zone Designation
- » Public Water & Sewer Available
- » $\pm 362'$ Frontage Along Bingham Drive
- » Excellent Access to I-95 & I-295
- » Minutes from Fort Liberty
- » Near Cape Fear Valley Medical Center & VA Medical Center
- » Flexible Development Potential for Retail, Medical, Mixed-Use, and Residential Uses

PROPERTY INFORMATION

Available Space	± 7.61 Acres
Sale Price (Price Reduction!)	\$1,495,000
Zoning	Commercial Commercial (CC)
Parcel ID	0406651854
Utilities	Public Water & Sewer
Frontage	$\pm 362'$ on Bingham Dr.
Opportunity Zone	Yes



DEVELOPMENT OPPORTUNITY

PERMITTED USES

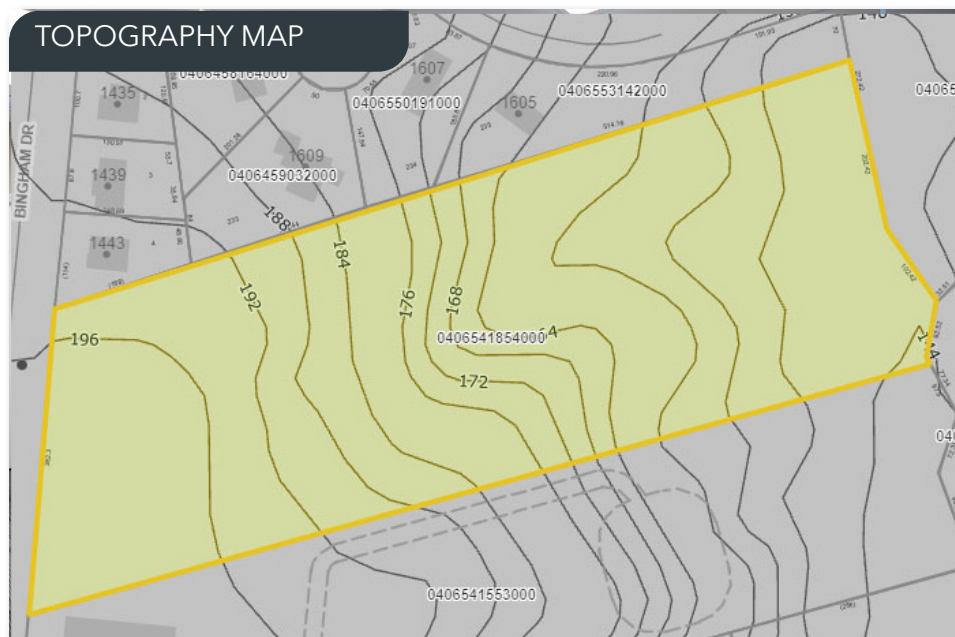
- » Multi-family/Townhomes
- » Commerical and Mixed-use
- » Daycare facilities
- » Small group home
- » Medical treatment facility
- » Veterinary office
- » Convenience store with gas
- » Self-storage
- » Laundromat
- » Retail
- » Restaurants
- » Grocery store
- » Brewpub, Microbrewery, Microdistillery



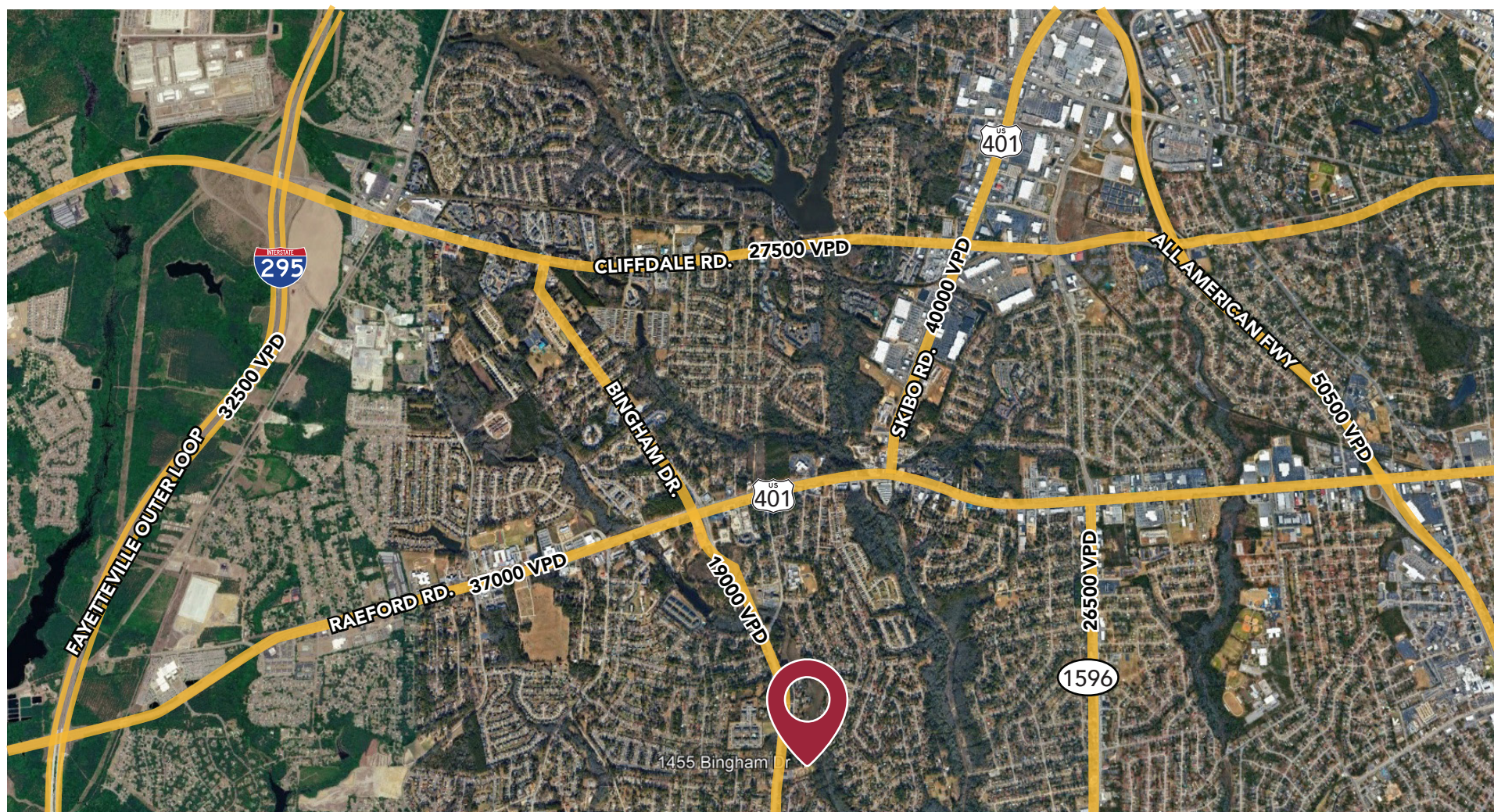
SITE ANALYSIS

PERMITTED USES

The ±7.61-acre site presents a strong foundation for future commercial development. The property's topography features gentle elevation changes that support flexible site planning, while utility infrastructure is readily available along Bingham Drive, reducing development costs and timelines. A small wetland area is located along the eastern portion of the property, leaving the majority of the site available for development. Combined with Community Commercial (CC) zoning, Opportunity Zone designation, and extensive frontage along Bingham Drive, the property offers an attractive opportunity for a wide range of commercial, medical, mixed-use, and residential projects.

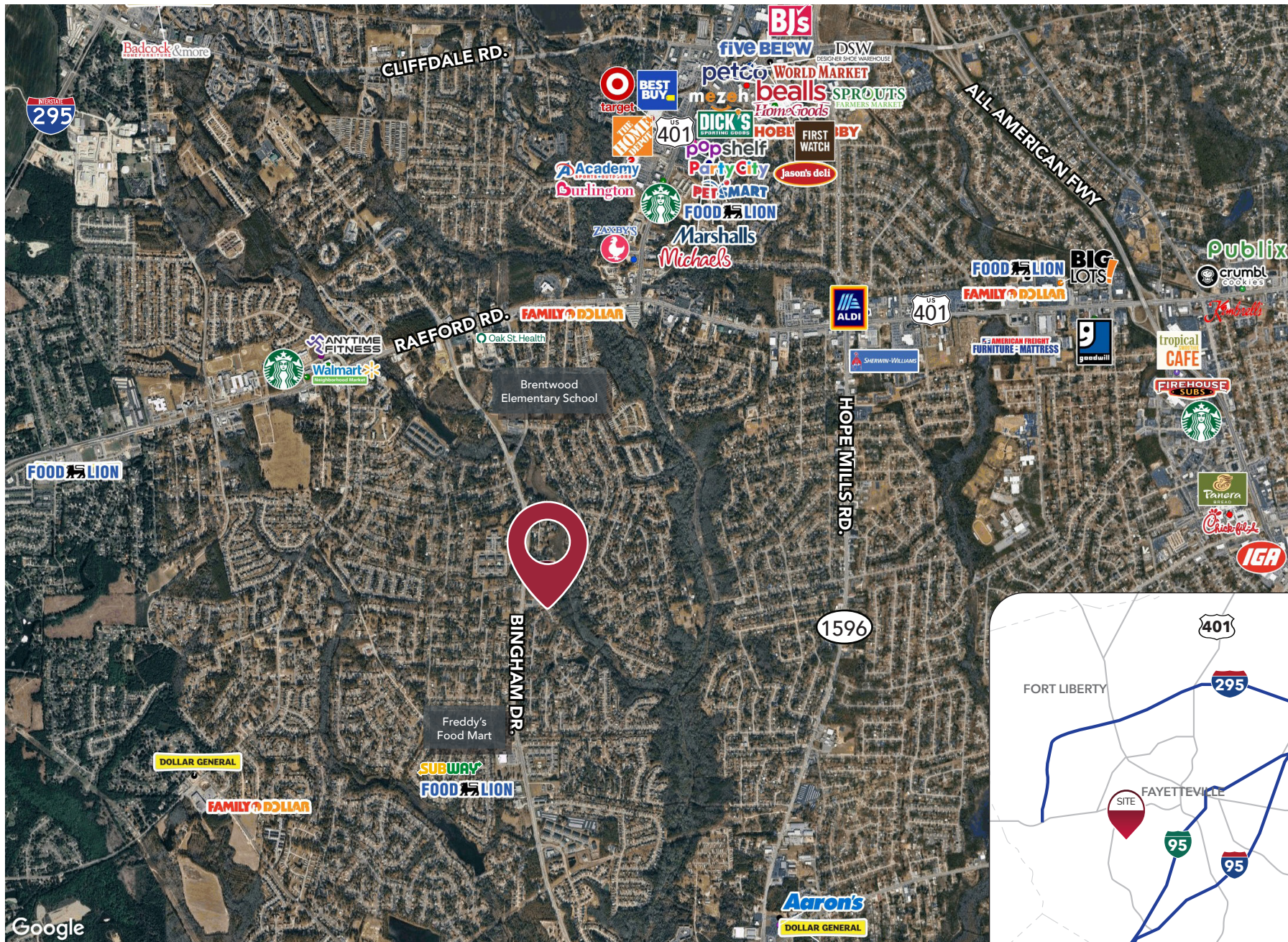


LOCATION DESCRIPTION



Strategically positioned along Bingham Drive in Fayetteville, 1455 Bingham Dr. offers convenient access to I-295, I-95, US-401, and major regional destinations. The site is approximately 2 miles from Cape Fear Valley Medical Center, 4 miles from the VA Medical Center, 7 miles from Fayetteville Regional Airport, and 8 miles from Fort Liberty. With strong visibility and ± 362 feet of frontage along Bingham Drive, the property provides an attractive location for commercial, medical, retail, and mixed-use development.

RETAIL MAP



LOCATION ANALYSIS



DISTANCES		
Raleigh	66 miles	1 hr 10 min
Downtown Fayetteville	5 miles	10 min
Durham	89 miles	1 hr 24 min
Fort Liberty	8 miles	15 min
Cape Fear Valley Medical Center	2 miles	5 min
VA Medical Center	4 miles	8 min

Fayetteville Regional Airport	7 miles	12 min
I-295	2 miles	5 min
I-95	7 miles	10 min
Raleigh-Durham International Airport	74 miles	1 hr 15 min
Wilmington	92 miles	1 hr 45 min
Charlotte	130 miles	2 hr 15 min
Port of Wilmington	98 miles	1 hr 50 min

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	10,245	67,753	159,643
Daytime Population	6,475	65,535	166,017
Total Businesses	125	1,877	5,707
Total Employees	653	32,876	72,141
Average Household Income	\$75,043	\$77,674	\$84,759

ABOUT FAYETTEVILLE, NC

- » **Strategic Regional Location** - Fayetteville offers direct access to I-95, I-295, and US-401, providing efficient connectivity throughout North Carolina and the Southeast.
- » **Home to Fort Liberty** - One of the nation’s largest military installations, Fort Liberty supports a strong workforce, drives regional economic growth, and creates consistent demand for commercial development.
- » **Growing Healthcare Hub** - The area is anchored by Cape Fear Valley Health and the Fayetteville VA Medical Center, attracting medical, professional, and service-oriented businesses.
- » **Expanding Population & Economy** - Continued residential growth, public investment, and business expansion are fueling demand for retail, mixed-use, healthcare, and commercial development throughout the Fayetteville market.
- » **Business-Friendly Development Environment** - Opportunity Zone incentives, available infrastructure, and a pro-growth business climate make Fayetteville an attractive destination for developers, investors, and expanding companies.





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100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

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