

LAND FOR SALE OR GROUND LEASE

0.42 AC Outparcel @ Cross Creek Mall

Cross Creek Mall, Fayetteville, NC 28303



0.42 AC

All American Freeway | 26,837 | Southbound

for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Sale Price:	\$350,000
Lease Rate:	GL/BTS Negotiable
Lot Size:	0.42 Acres
Zoning:	CC
Traffic Count:	55,244

property description

This 0.42-acre outparcel offers a rare development-ready opportunity directly on the grounds of Cross Creek Mall, one of the most trafficked retail destinations in the Fayetteville region with over 5.4 million annual visitors. The site is approved for a building footprint of up to $\pm 2,500$ square feet and is delivered with utilities stubbed to the pad, cross-parking rights with the adjacent 20,000 SF US Foods CHEFSTORE, and pylon signage available. With Commercial (CC) zoning in place and the flexibility for a sale, a ground lease, or build-to-suit, this property is primed for retailers, restaurants, or service-oriented users seeking prominent exposure. Strong vehicular flow surrounds the site, with traffic counts exceeding 55,000 VPD across nearby corridors including Morganton Road and the All American Freeway.

Situated in the heart of Fayetteville's dominant retail corridor, this parcel benefits from direct visibility and access to Cross Creek Mall's 790,000+ square feet of national brands and dining destinations. The surrounding trade area is anchored by a robust daytime population of over 149,693 within five miles, fueled by nearby Fort Bragg—the largest U.S. Army installation on the East Coast—and a residential population nearing 150,000.

An aerial photograph of a commercial development. In the foreground, a large, mostly empty asphalt parking lot is visible. A specific rectangular area within this lot is highlighted in yellow and labeled "0.42 AC". To the right of the highlighted area is a road with several cars. In the background, there are several multi-story commercial buildings, more parking lots, and a large green tree-lined area. The overall scene is a typical commercial retail district.

0.42 AC

Fort Bragg

Skibo Rd | 46,416

0.42 AC

All American Freeway

28,407

Northbound

All American Freeway

26,837

Southbound

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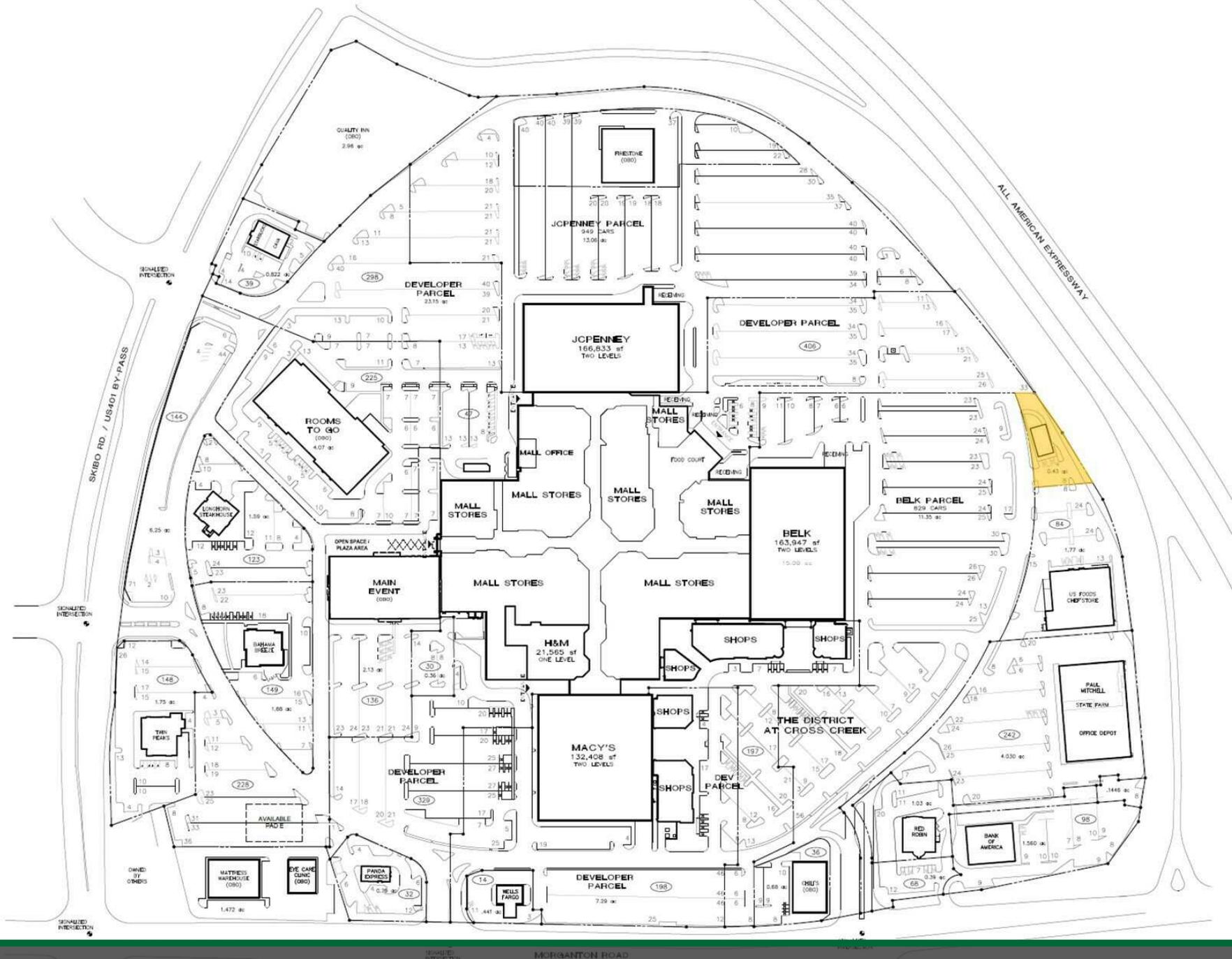


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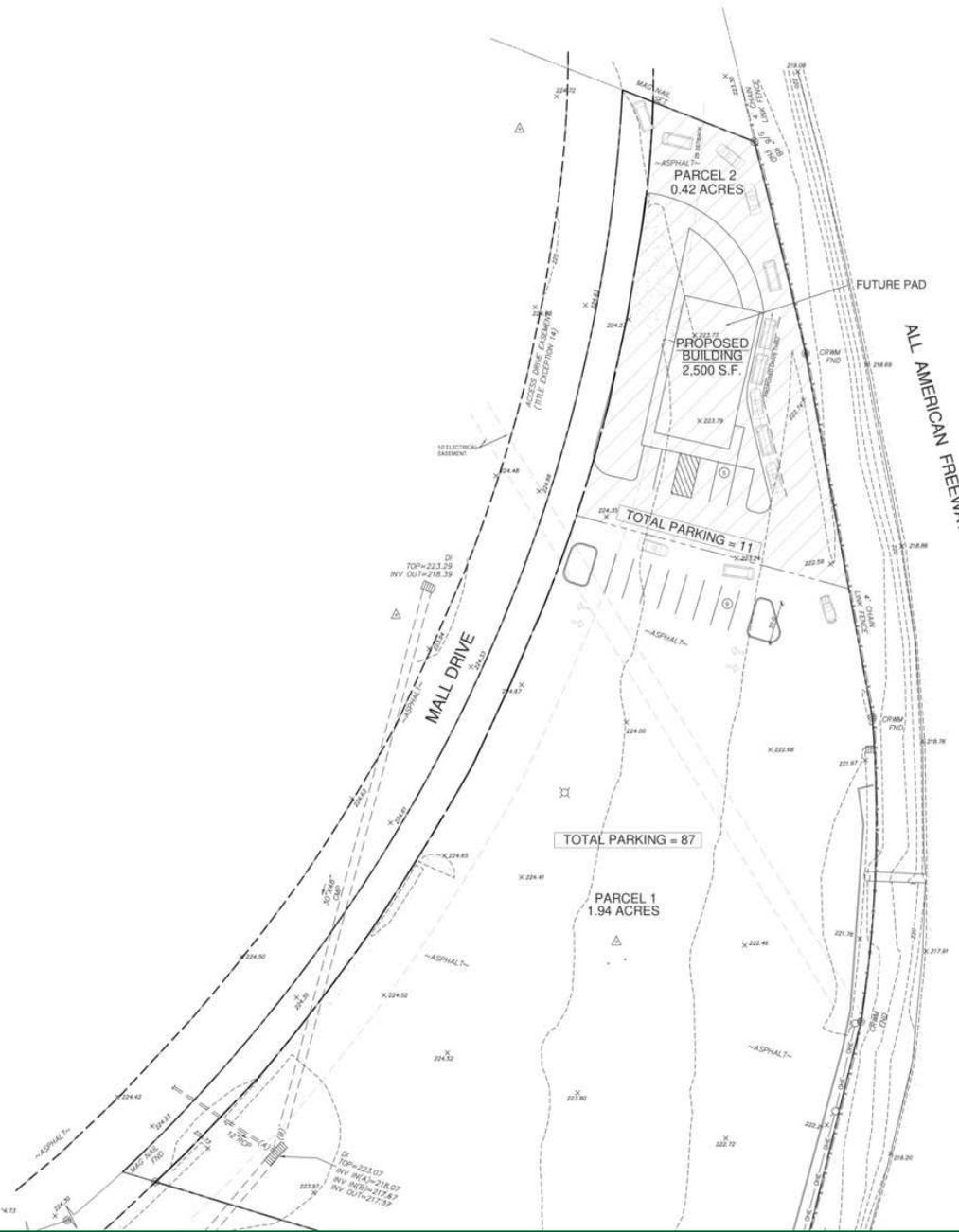
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SITE OPEN SPACE DATA:

OPEN SPACE REQUIREMENT: 5% OF SITE SHALL BE DEDICATED AS OPEN SPACE AT EAST END OF THE CREEK SPACE SHALL BE USABLE FOR ACTIVE OR PASSIVE AMENITIES AND SHALL BE PLANNED AND IMPROVED WITH THOSE AMENITIES.
 PARCEL 1 1.94 Acres = 84,506 SF (5% required = 4,225 SF)
 PARCEL 2 .42 Acres = 18,206 SF (5% required = 910 SF)
 TOTAL NUMBER OF OPEN SPACE PROVIDED = 5,135 SF

SITE PARKING DATA:

BUILDING AT PARCEL 1 20,004 SF
 BUILDING AT PARCEL 2 2,500 SF
 TOTAL BUILDING SF FOR BOTH PARCELS 22,504 SF
 4.30 STALLS PER 1,000 SF = 97.868 (98 STALLS PROVIDED)
 CROSS PARKING AGREEMENT IN PLACE BETWEEN PARCEL 1 AND 2



GENERAL NOTES

1. THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES, AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS HE/SHE MAY DISCOVER TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
2. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL SUBCONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINISHING BEGIN OR COMMENCEMENT OF ANY CONSTRUCTION.
5. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING ARCHITECTURAL SPECIFICATIONS FOR UTILITIES, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.
7. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.
8. DO NOT SCALE THESE DRAWINGS SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
9. UNLESS OTHERWISE NOTED ON THESE DRAWINGS OR IN THE SPECIFICATIONS AS BEING N.C. OR EXISTING, ALL ITEMS, MATERIALS, ETC., AND THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DRAWINGS AND SPECIFICATIONS.
10. THE SITE AND BUILDING SHALL BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
11. ALL SLOPES SHALL HAVE A NON-SLIP FINISH.
12. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO FIT THE FIELD DIMENSIONS OR CONDITIONS OR SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACT.
13. ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF CONCRETE BLOCK OR TO FACE OF STUD, UNLESS OTHERWISE NOTED.
14. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
15. THE CONTRACTOR SHALL VERIFY INHERENT AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE. PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE CONTRACTOR SHALL HAVE A REGISTERED ENGINEER FIELD VERIFY THE BUILDING PAD HEIGHT AND SUBMIT A LETTER TO THE CITY ENGINEER, OWNER & ARCHITECT, CERTIFYING THE BUILDING PAD HEIGHT AS COMPLYING WITH THE APPROVED GRADING PLAN.
16. ALL EXTERIOR EXPOSED METAL (IRMS, RAILINGS, FRAMES, MOLDINGS, ETC.) SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
17. IN ALL CASES, PROVIDE ISOLATION OF ALUMINUM FROM ADJACENT STEEL OR COAT SURFACES IN CONTACT WITH BILUMINOUS PAINT.
18. MAINTAIN A MINIMUM OF 1" JOINT INCH CLEARANCE BETWEEN PROPERTY LINES AND ANY NEW CONSTRUCTION LINE WALLS, FOOTINGS, ETC.
19. THE GENERAL CONTRACTOR SHALL CERTIFY TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT, ALL PAD ELEVATIONS PRIOR TO EXCAVATING FOR FOOTINGS.
20. REFER TO THE SOIL REPORT & CIVIL PLANS FOR A.C. PAVING AND SUB-BASE THICKNESS FOR AUTO AND TRUCK TRAFFIC AREAS.
21. ALL PLANTER CURBS SHALL HAVE A MINIMUM OF 2" RADIUS AT CORNERS. A LARGER RADIUS SHALL BE PROVIDED WHERE INDICATED OR DETAILS AND DRAWINGS. NO SHARP CORNERS SHALL BE ACCEPTABLE.
22. IN AREAS ON THE SITE PLAN WHERE DIAGONAL STRIPING OCCURS, THE STRIPING SHALL BE 4" WIDE AND 3" APART. REFER TO SPECIFICATIONS FOR TYPE AND COLOR OF PAINT.
23. REFER TO MECHANICAL, ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS FOR UTILITY SERVICES.
24. EXTERIOR AND INTERIOR PROPERTY LINES AND ANY RELATED DATA SHOWN WERE OBTAINED FROM THE SURVEYOR/CIVIL ENGINEER AND ARE INDICATED ON THE SITE PLAN FOR REFERENCE ONLY.
25. REFER TO CIVIL ENGINEER'S PLANS FOR DIMENSIONAL CONTROL, ANY SITE DIMENSIONS INDICATED ON SITE PLANS ARE FOR REFERENCE ONLY.

KEYED NOTES

1. LINE OF NEW EXTERIOR CMU WALL.
2. 8" THICK CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. ENSURE THAT ALL SIDEWALKS ARE ADA COMPLIANT.
3. 4" HIGH RAISED CONCRETE CURB, RE: 3A&3.0.
4. ASPHALT PAVING, RE: CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
5. 4" WIDE PARKING STALL STRIPING, PROVIDE MN 2 COATS TRAFFIC GRADE PAINT, COLOR WHITE, RE: 2A&3.0.
6. 8" CMU CURB CONCRETE WALL, RE: 2A&2.
7. GAS METER, RE: PLUMBING & CIVIL PLANS.
8. LANDSCAPE PLANTER AREA, RE: CIVIL PLANS.
9. STOP LINE.
10. CONCRETE LANDING, RE: A1.1.
11. TRASH COMPACTOR.
12. PARKING LOT LIGHT POLE STANDARD, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE POLYCARBONATE BIRD SPINES ABOVE LIGHT FIXTURE AND POLE CAPS, TYP.
13. ACCESSIBLE PARKING SYMBOL, RE: 2B&3.0.
14. TRUCK DOCK WALL, RE: CIVIL AND SHEET A1.1.
15. CONCRETE WHEEL STOP, PAINT "SAFETY YELLOW", RE: 1A&3.0.
16. PYLON SIGN UNDER SEPARATE PERMIT BY SUBCONTRACTOR, G.C. TO ENSURE POWER RUN TO SIGN, SEE ELECTRICAL PLAN & CIVIL PLAN.
17. CMU TRUCK DOCK SCREEN WALL, RE: SHEET A3.0 AND DETAIL 3.3&2.
18. NOT USED.
19. 8" DIA. CONCRETE FILLED PIPE BOLLARD, RE: 6A&3.0 FOR TRUCK DOCK, VERIFY LOCATION WITH U.S. FOODS PRIOR TO INSTALL AT GAS METER RE: P2.0 & CIVIL.
20. ACCESSIBLE PARKING STALL SIGNAGE, POLE MOUNTED WITH 8" DIA. CONCRETE FILLED BOLLARD BASE, TYP. RE: 7 & 10A&3.0 & CIVIL.
21. TRAFFIC DIRECTIONAL APPROX. MIN. (2) COATS TRAFFIC GRADE PAINT, RE: 1B&3.0.
22. REBORN TYPE BIKE RACKS WITH DOUBLE LOOP, RE: 4A&3.0.
23. TRENCH DRAIN AT TRUCK DOCK, REFER TO CIVIL & PLUMBING PLANS.
24. 4" WIDE LOADING ZONE STRIPING, PROVIDE MN 2 COATS TRAFFIC GRADE PAINT, RE: 17A&3.0.
25. 12" DIAMETER CONCRETE BOLLARD, RE: 1A&3.0.
26. PROVIDE NEW GUMPH COAT OVER EXISTING ASPHALT PAVING, REFER TO CIVIL.
27. COMMERCIAL GRADE SIGN.
28. EDGE OF ASPHALT CONCRETE @ TRUCK DOCK, RE: 3A&3.0.
29. ALL SHALL PROVIDE NEW TEMPORARY CONSTRUCTION SIGNAGE, RE: 11A&3.0.

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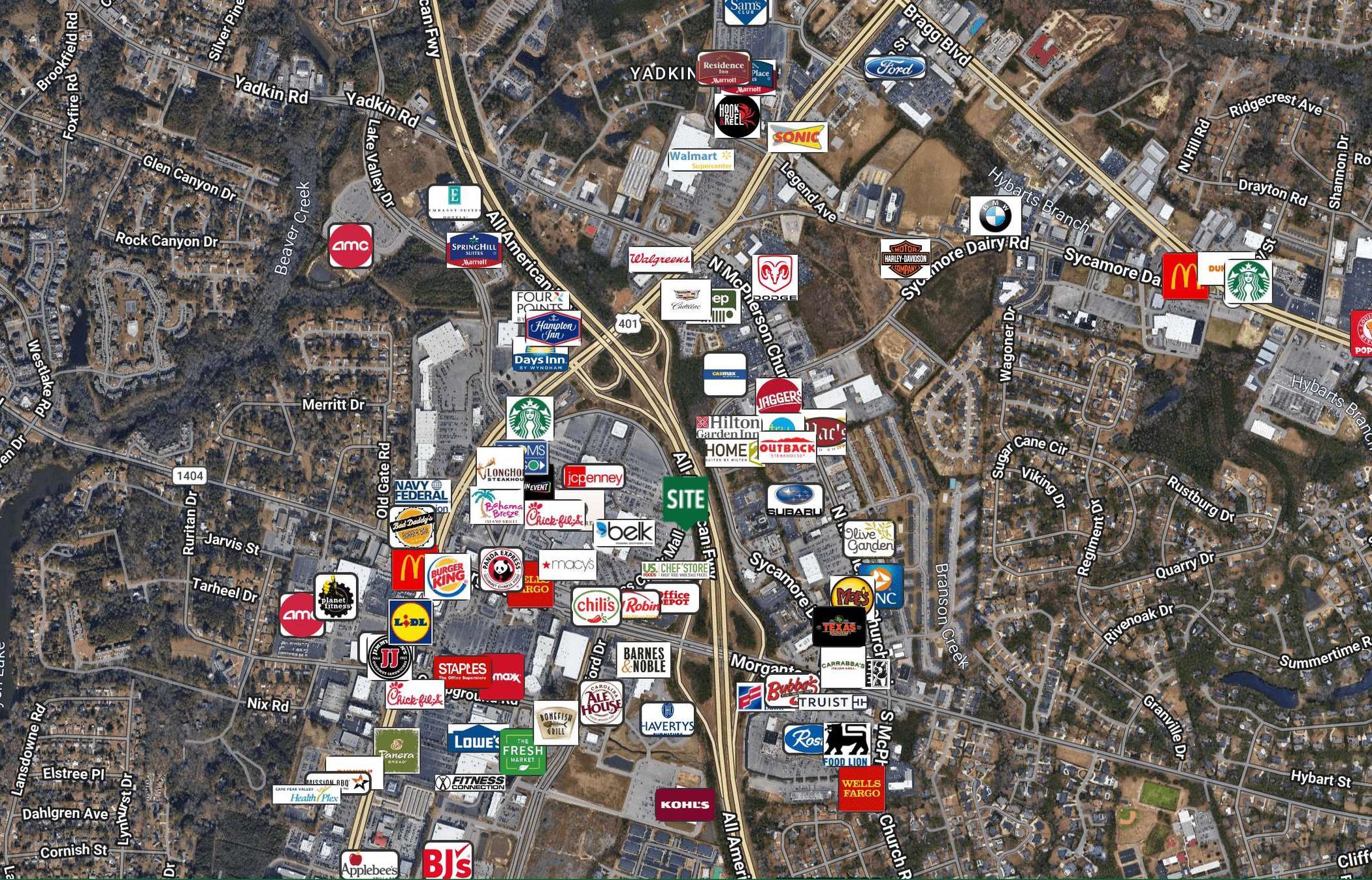
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PROPOSED NEW
U.S. FOODS CHEF'S STORE
 CROSS CREEK MALL OUT PARCEL

Hillside architectural

PREPARED FOR:
BARCLAY GRANT
 2415 E. CAMELBACK,
 PHOENIX, AZ 850
 Contact: RYAN GAS
 Tel. No.: (480) 296-
 REVISIONS
 No. Description

SITE PLAN
 AS1.0



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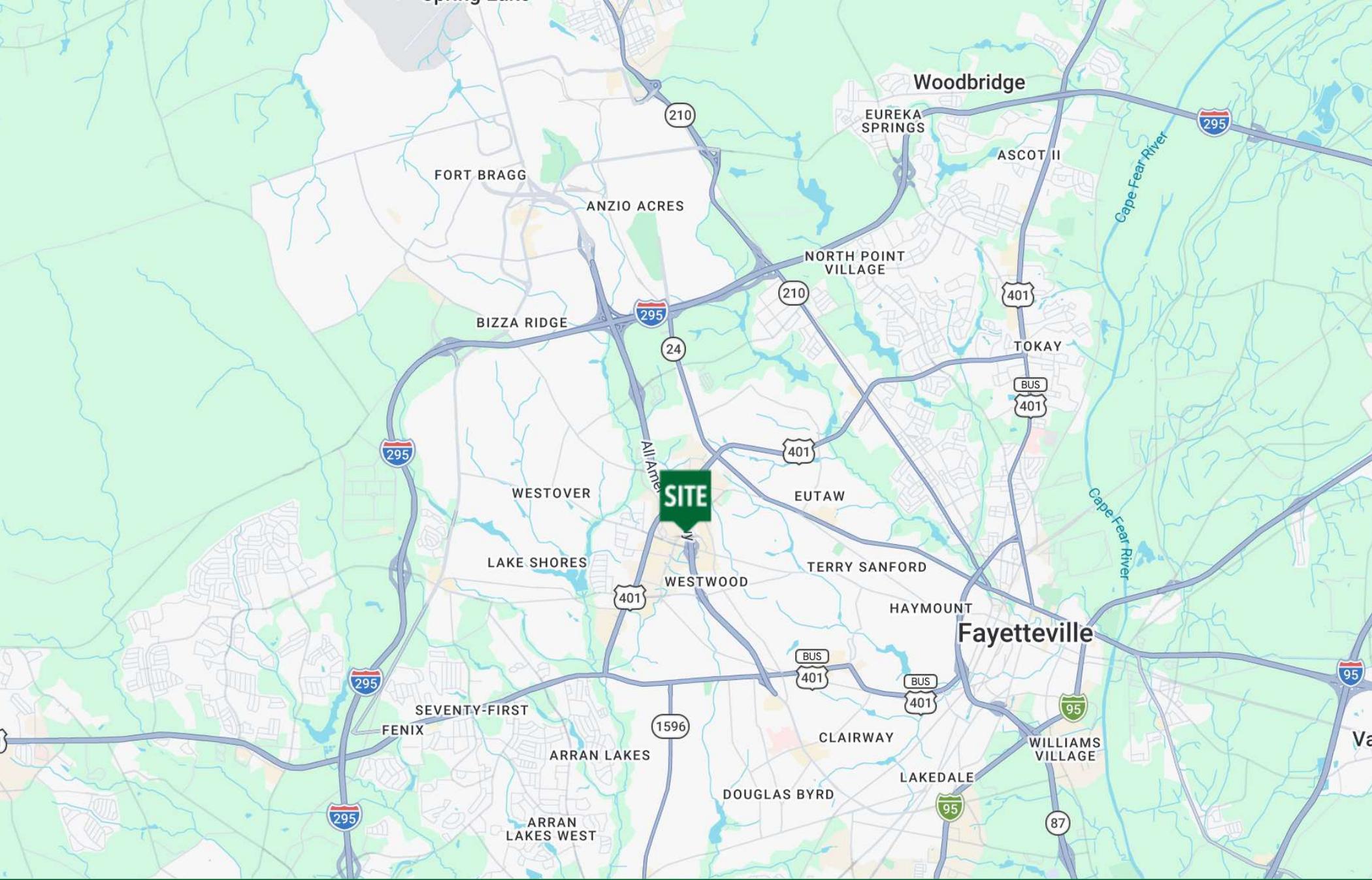
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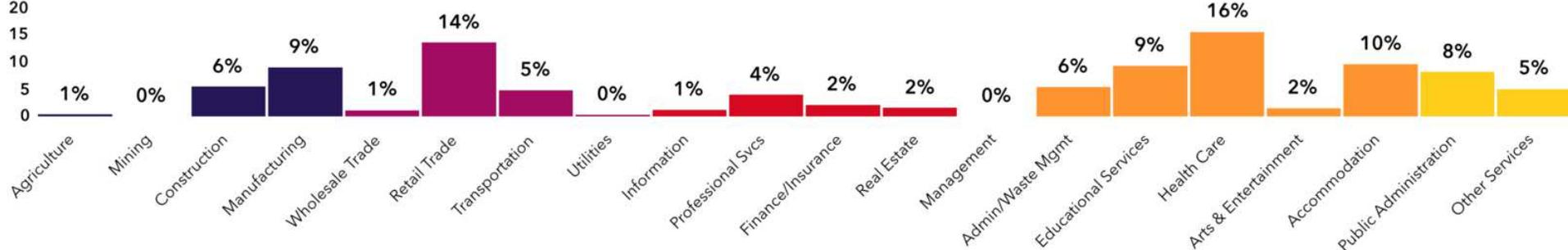
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Map
data
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149,693
Total Population



Population

201,880
Daytime Population



\$54,311
Median HH Income



Income

\$31,878
Per Capita Income



61,703
Total Households



Housing

68,571
Total Housing Units



\$190,161
Median Home Value



Homes

45.4%
Home Ownership



33.7
Median Age



People

Old and Newcomers
Tapestry Segment



Demographics

Cross Creek Mall, Fayetteville, North Carolina,
28303



7%
No HS Diploma



28%
HS Graduate



37%
Some College



29%
Degree or Higher

for more information

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Source: U.S. Census Bureau, American Community Survey 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 preparing a written offer to purchase or communicating an 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

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021