

LAND FOR SALE

3227 Fort Bragg Rd.

Fayetteville, NC 28303



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFERING SUMMARY

Sale Price:	\$214,000
Lot Size:	0.80 Acres
Price / Acre:	\$267,500
Zoning:	CC
Submarket:	North Fayetteville

PROPERTY OVERVIEW

3227 Fort Bragg Rd. measures 0.80 acres and is pad-ready with water and sewer. The Property is located adjacent to Bragg Blvd. in the North Fayetteville Submarket. The parcel is also located a 1/4 mile from Fayetteville Technical Community College (FTCC), 1.75 miles from the All American Expressway, and 2.50 miles from NC I-295. FTCC, the 4th largest community college in the state, serves more than 41,000 students annually by providing over 190 occupational, technical, and general education programs. The parcel is zoned Community Commercial (CC), which accommodates a diverse range of medium to high intensity retail, service and office uses that serve the general community and region. 3227 Fort Bragg Rd. presents an excellent investment or owner-user retail opportunity.

PROPERTY HIGHLIGHTS

- 1/4 mile from FTCC
- 1.75 miles from All American Expressway
- 2.50 miles from NC HWY 295
- Large traffic volume (30,000 ADDT - Bragg Blvd.)
- Ready to build, with sewer and water

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