

LAND FOR SALE

5140

US 301

Hope Mills, NC 28348

±3.82 Acres - Zoned C(P)

S Main St

US 301 / I-95 Business



for more information

KEVIN CARROLL

Broker

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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:	\$295,000
Lot Size:	3.82 Acres
Zoning:	C(P)
Market:	Hope Mills
Submarket:	Fayetteville

Property Description

This ±3.82-acre parcel at 5140 US 301 in Hope Mills offers a highly visible commercial development opportunity with approximately ±738 feet of road frontage along a well-traveled corridor. Zoned C(P), the property supports a range of commercial uses, while the future land use designation for heavy commercial expands its long-term development potential. The site benefits from strong traffic counts, delivering consistent exposure for retail, service, or mixed-use concepts. Its configuration allows for efficient site planning and access, making it suitable for a variety of end users. City water is available nearby and can be extended to serve the property. An adjoining ±3.38-acre parcel, also zoned C(P), is available for purchase, offering additional flexibility for expansion or a larger-scale development.

PROPERTY DETAILS & HIGHLIGHTS

Lot Size	3.38 Acres
Pin #	0423-05-8925
Zoning	C(P)
Market	Hope Mills

Positioned along the US 301 corridor in Hope Mills, this site is surrounded by ongoing residential expansion and increasing commercial activity that continue to elevate demand in the immediate area. US 301 functions as a primary route through Cumberland County, carrying a steady mix of local and commuter traffic that supports retail and service-oriented uses. The surrounding area is experiencing notable growth, with new housing and business development contributing to a rising consumer base. Existing commercial users along the corridor help establish a strong retail presence, while the site's frontage ensures it stands out within the corridor's landscape. Convenient access to Fayetteville and nearby thoroughfares enhances regional connectivity, making this location attractive for users seeking both visibility and long-term growth potential. The corridor continues to attract new investment, signaling sustained momentum for commercial expansion. Nearby schools, residential communities, and daily-needs drivers help support consistent traffic patterns throughout the day. This combination of growth, accessibility, and established demand creates a favorable environment for a wide range of commercial users.



- ±3.82-acre commercial opportunity
- ±738 ft US 301 frontage
- Zoned C(P), future heavy commercial
- Strong, consistent traffic exposure
- High-growth Hope Mills corridor
- Adjacent ±3.38 acres available
- Flexible site design potential
- Water nearby for extension

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ADDITIONAL PHOTOS



S Main St | 13,750 AADT

US 301 / I-95 Business | 21,000 AADT

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



**AVAILABLE FOR SEPERATE PURCHASE
±3.38 ACRES ZONED (CP)**

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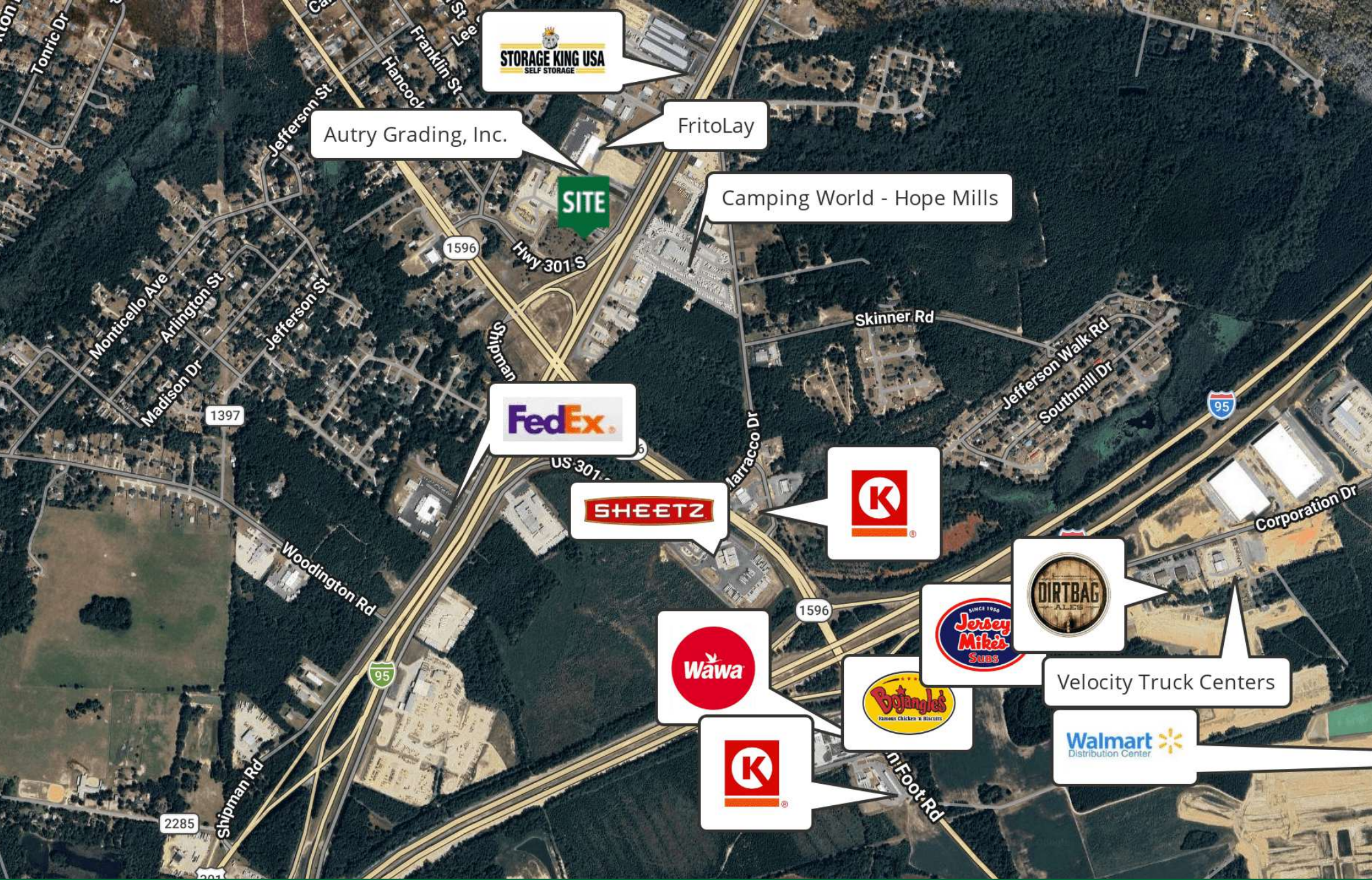
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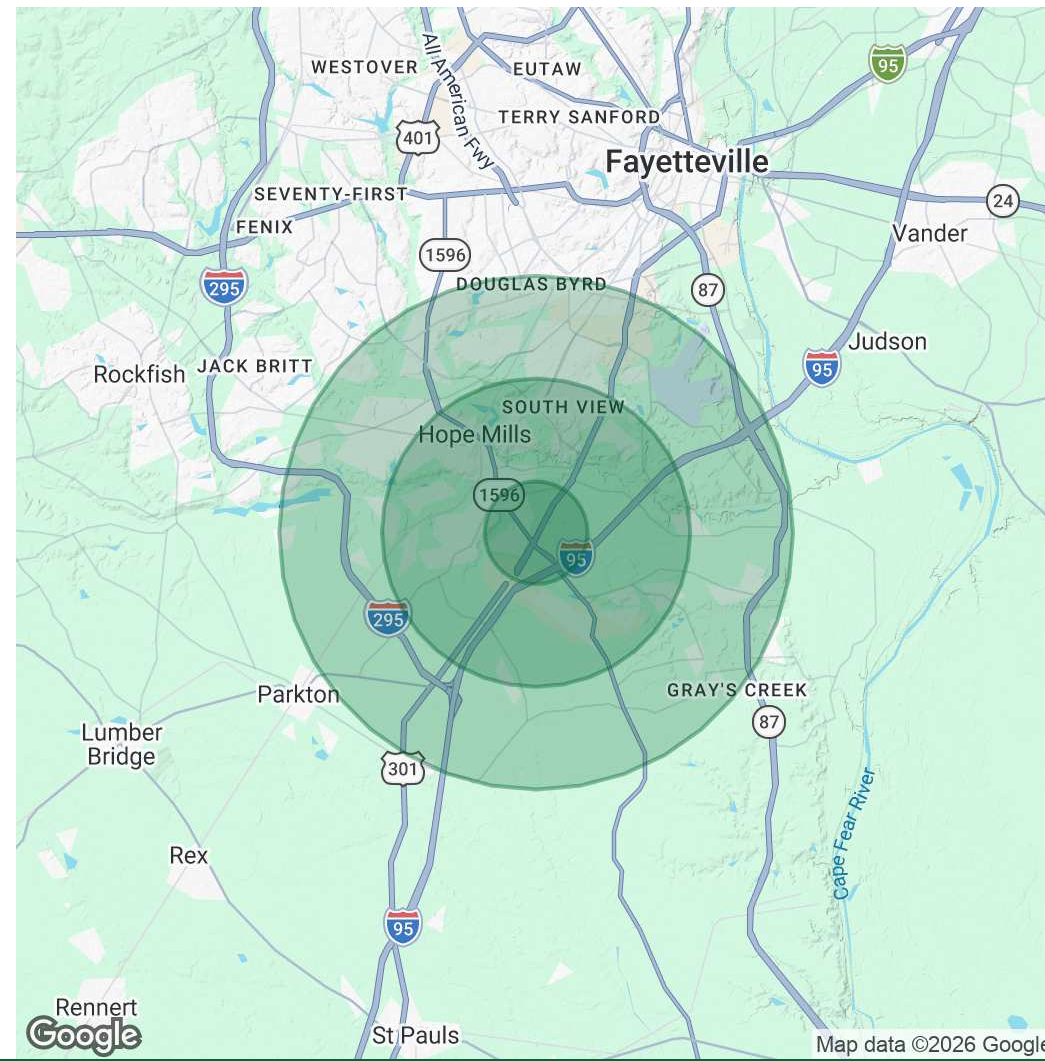
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,523	27,044	67,026
Average Age	37.1	33.7	34.1
Average Age (Male)	34.7	31.7	32.2
Average Age (Female)	37.4	35.3	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	546	9,199	23,885
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$64,864	\$79,691	\$77,208
Average House Value	\$168,917	\$201,741	\$203,007

2023 American Community Survey (ACS)



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