

LAND FOR SALE

# 34 AC Near I-95 Interchange in Fayetteville

1830 Cedar Creek Rd, Fayetteville, NC 28312



*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](http://www.grantmurrayre.com)





## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$1,900,000
<b>Lot Size:</b>	33.97 Acres
<b>Zoning:</b>	CC, C(P), R10 (AOD)
<b>Price / Acre:</b>	\$55,932
<b>Traffic Count:</b>	11,500

## property description

DEVELOPMENT OPPORTUNITY along Cedar Creek Rd and close to I-95 in Fayetteville. The site is 34 acres with over 1,000' of frontage along Cedar Creek Rd. The front 10+ acres is zoned CC (Community Commercial) while the remainder is C(P) and R10. Public utilities are located nearby but not yet extended to the property. See agent for additional information to include flood zone and easement maps.

The property is located along Cedar Creek Rd (Hwy 53) in east Fayetteville and less than half a mile to the I-95 interchange. The area has numerous hotels and restaurants to serve interstate traffic business as well as a growing industrial business park approximately two miles to the east of this site. The daily traffic count on Cedar Creek Rd is 11,500 and on I-95 is 58,500. The population within a three mile radius is 5,865 with an average household income of \$75,895 and the daytime population is 9,004.





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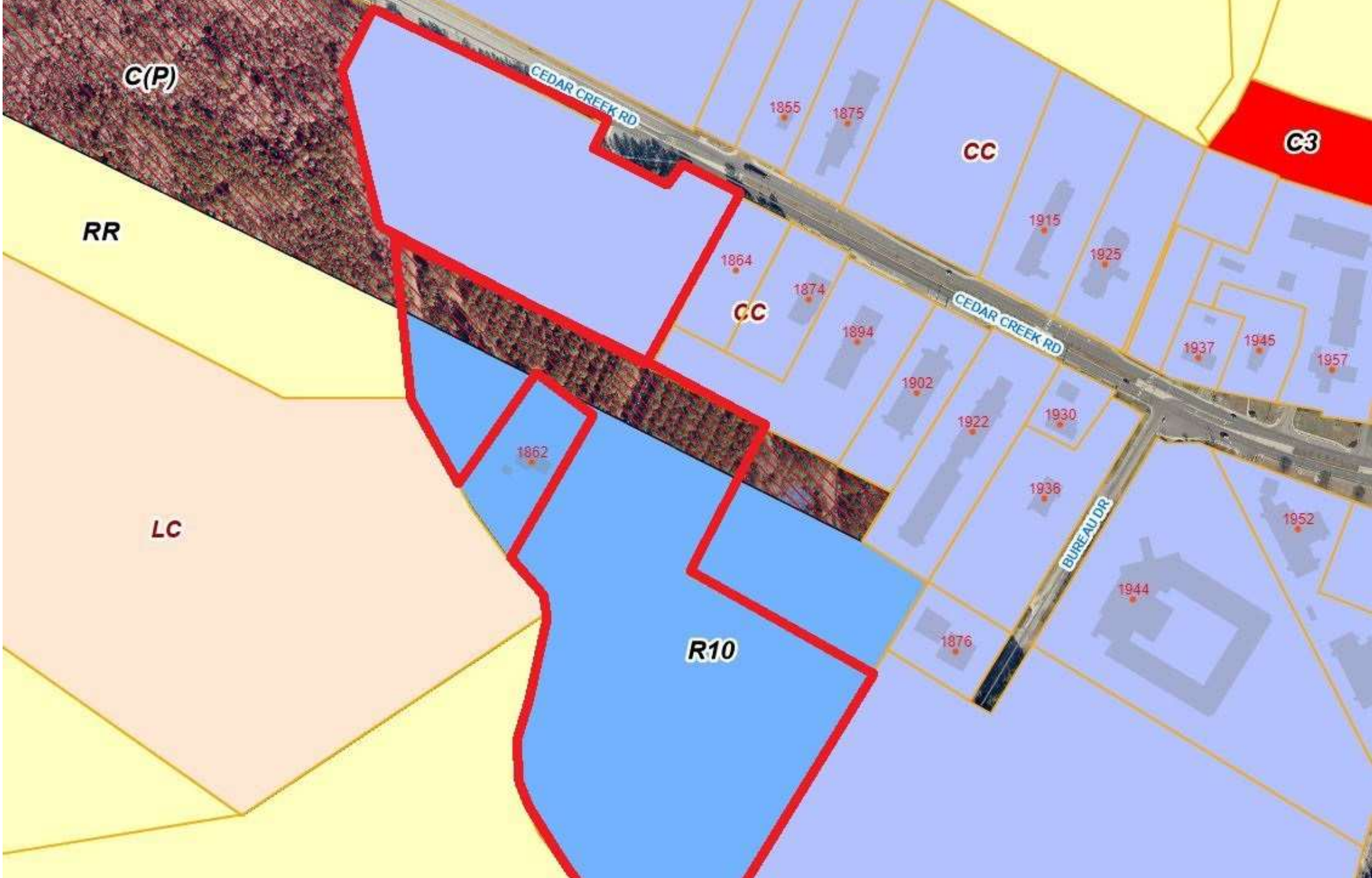


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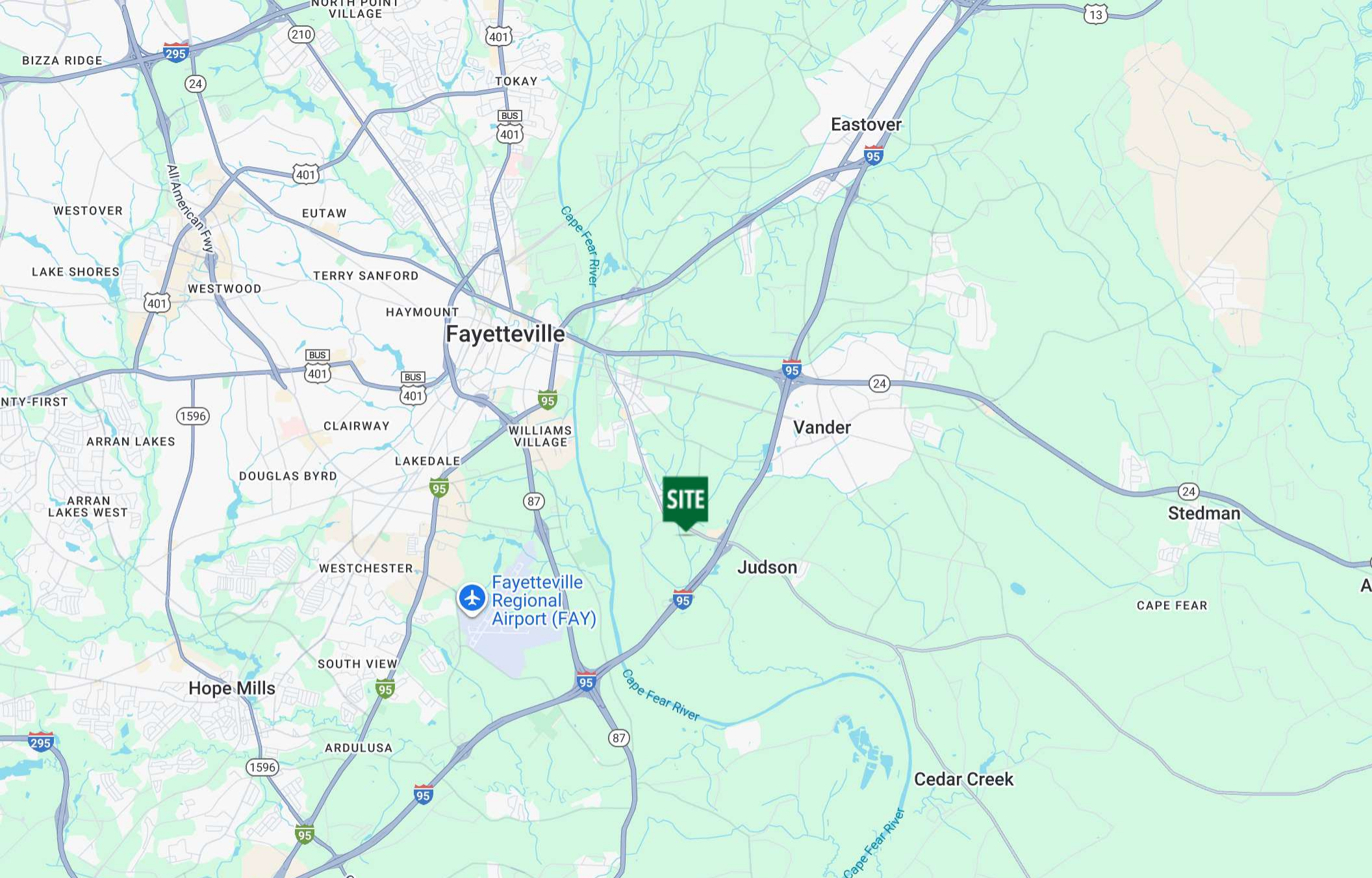
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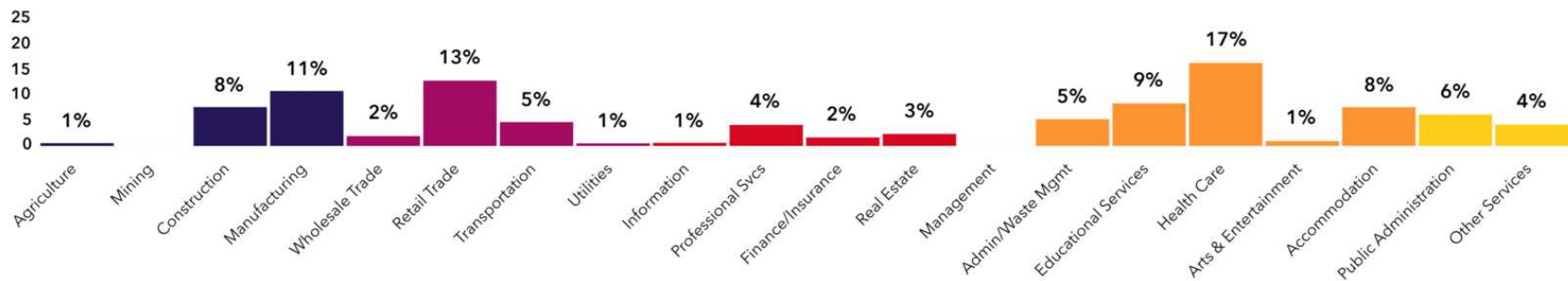


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Map  
data  
© 2025



**29,663**  
Total Population



## Population



**51,463**  
Daytime Population

**\$57,943**  
Median HH Income



## Income



**\$32,496**  
Per Capita Income

**12,095**  
Total Households



## Housing



**13,531**  
Total Housing Units

**\$267,108**  
Median Home Value



## Homes



**56.7%**  
Home Ownership

**38.7**  
Median Age



## People



Tapestry Segment

# Demographics

**1800-1862 Cedar Creek Rd, Fayetteville, North Carolina, 28312**



**11%**

No HS Diploma



**29%**

HS Graduate



**33%**

Some College



**27%**

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

for more information

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



## Why Fayetteville?

**408,763**

*30-minute trade area*

**\$9.9B**

*total consumer spending*

**\$77,340**

*avg household income*

**6M+ SF**

*retail in area submarket*

*for more information*

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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.*

  **X**   **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](http://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