

LAND FOR SALE

1.26 AC Food Lion Outparcel in Carthage

7475 NC-22 Outparcel A, Carthage, NC 28327



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

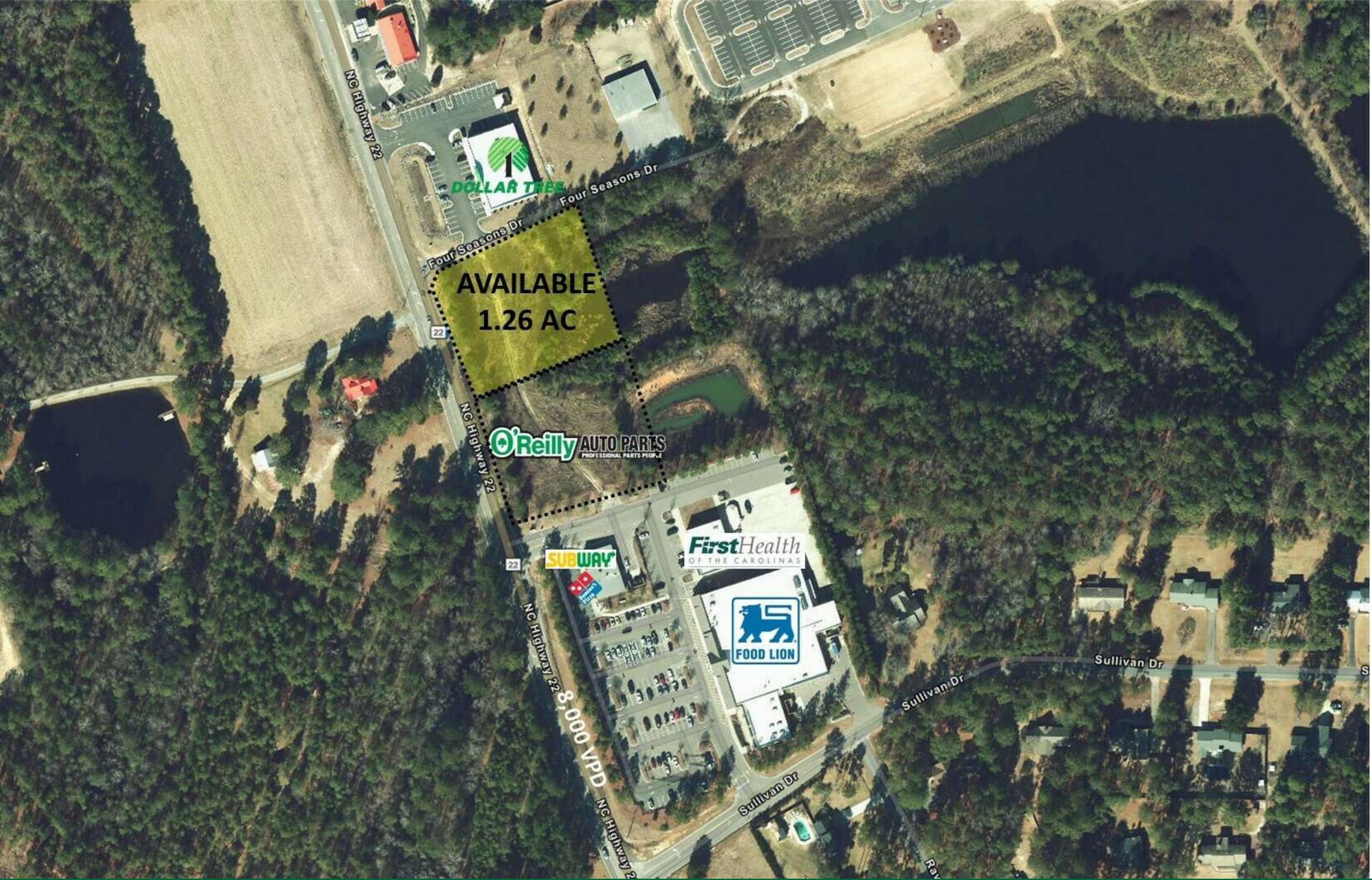
Sale Price:	\$400,000
Lot Size:	1.26 Acres
Year Built:	2010
Zoning:	NS-Whispering Pines
Price / Acre:	\$317,460
Submarket:	Moore County
Traffic Count:	8,000

property description

LAST OUTPARCEL AT FOOD LION ANCHORED CENTER IN CARTHAGE, NC The 1.26 acre outparcel is between a new O'Reilly's Auto Parts and Dollar Tree. The sales price for the 1.26 acres parcel is \$400,000. The lot has not yet been subdivided.

This 1.26 acre outparcel is located along Hwy 22 in Carthage, NC just a few minutes north of the Moore County Airport and is surrounded by many high income households. Within a three-mile radius of the property the average household income is \$130,125. Traffic counts along this section of Hwy 22 are at 8,000 vehicles per day. The adjacent outparcel was recently purchased by O'Reilly Auto Parts which just opened for business.

NO PARKING
FIRE LANE



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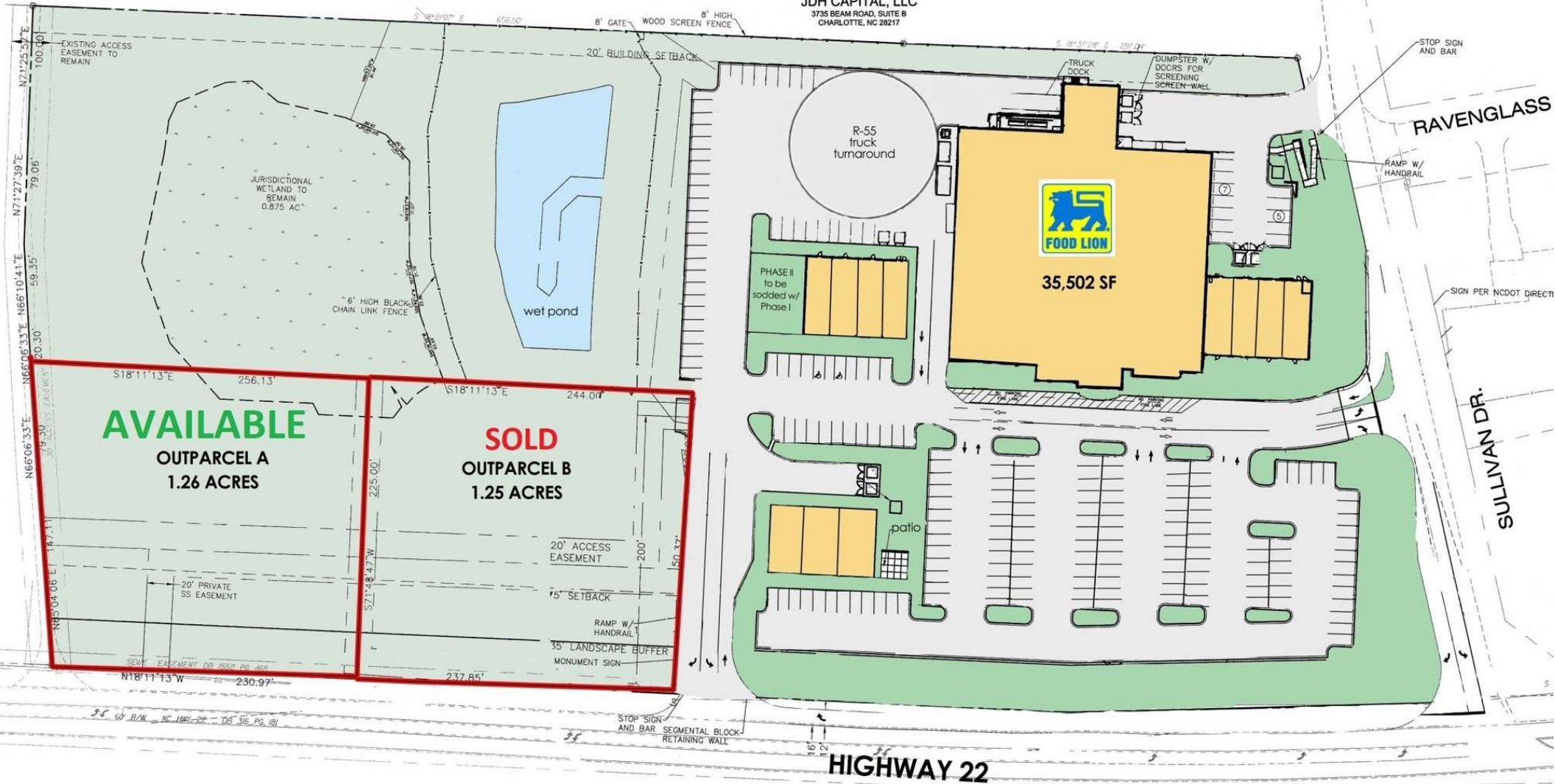
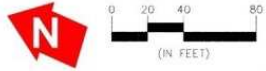
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THE SHOPS AT WHISPERING PINES

WHISPERING PINES, NC

JDH CAPITAL, LLC
3735 BEAM ROAD, SUITE B
CHARLOTTE, NC 28217



for more information

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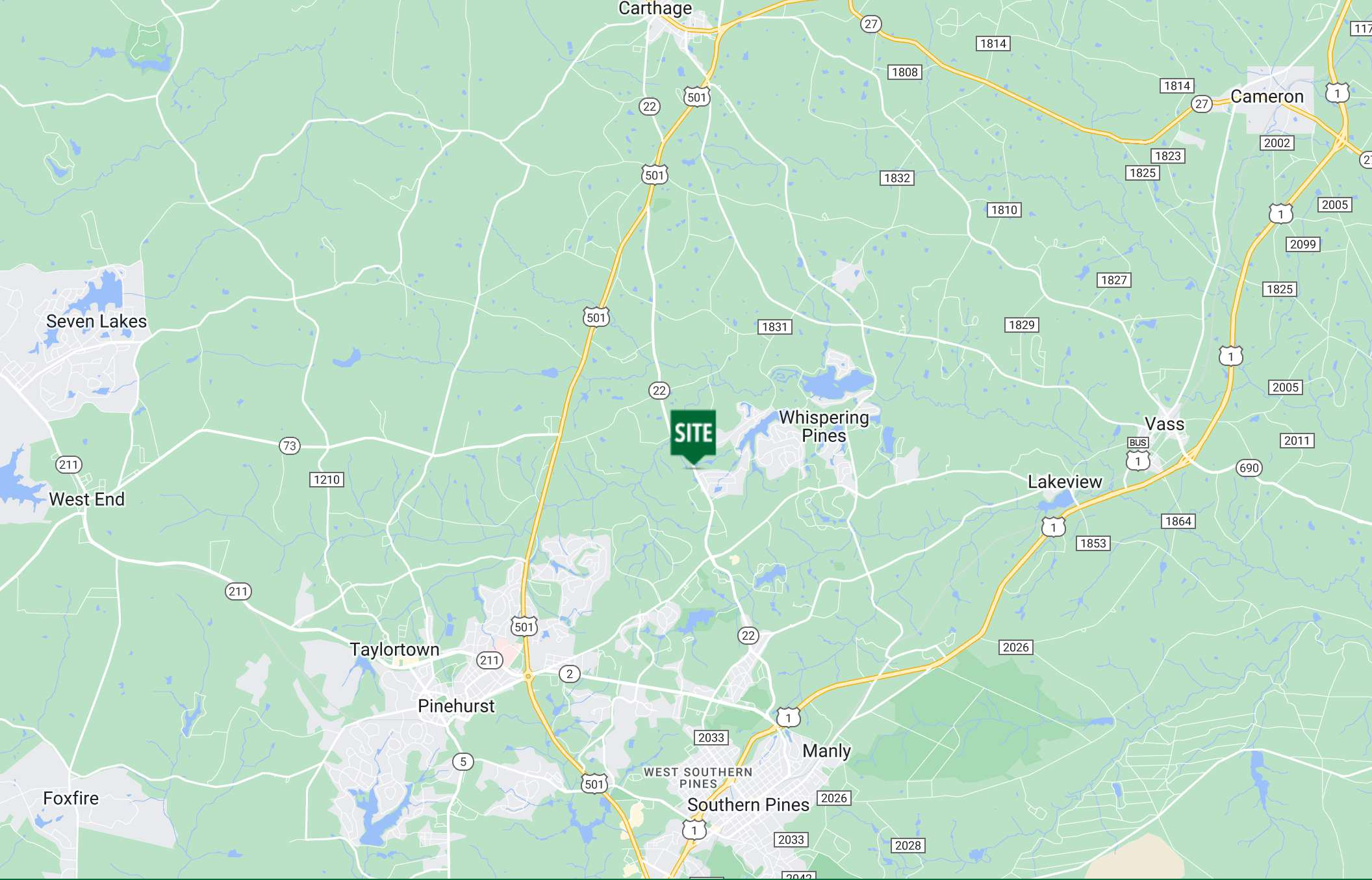
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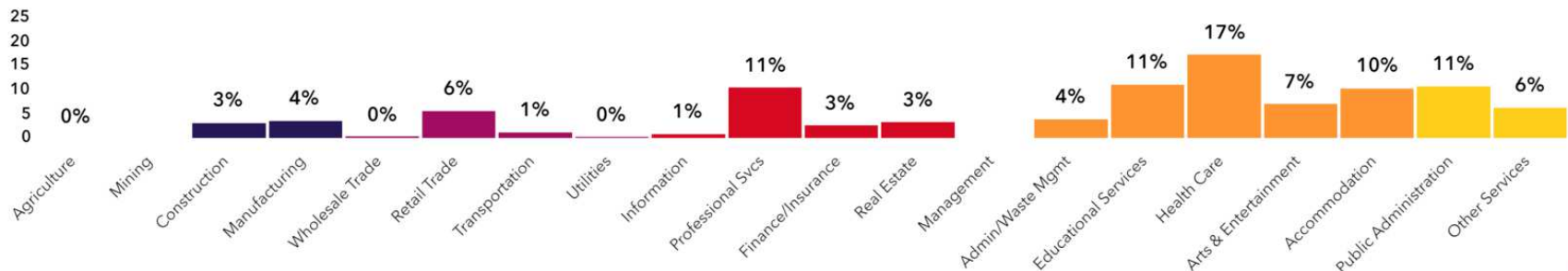


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Map
data
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Google



12,433
Total Population

\$101,809
Median HH Income

4,897
Total Households

\$451,526
Median Home Value

44.1
Median Age

Population

Income

Housing

Homes

People

9,942
Daytime Population

\$52,519
Per Capita Income

5,391
Total Housing Units

83.6%
Home Ownership

Comfortable Empty Nesters
Tapestry Segment

Demographics

7357-7479 NC-22, Carthage, North Carolina, 28327



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024).

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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