

LAND FOR SALE

13.66-Acre Commercial Site

Yadkin Rd @ Lake Valley Dr, Fayetteville, NC 28303



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

Fort Bragg

I-295

Yadkin Rd | 15,759 cars/day

Lake Valley Dr

7,890 cars/day

amc
THEATRES

PROPERTY OVERVIEW

Sale Price:	\$3,700,000
Lot Size:	13.66 Acres
Zoning:	CC
Price / Acre:	\$270,864
Submarket:	Cross Creek Mall

property description

Offered at \$3,700,000, this 13.66-acre commercial development site at the corner of Yadkin Road and Lake Valley Drive in Fayetteville, NC offers substantial acreage, corner exposure, and CC (Community Commercial) zoning within an established commercial corridor. The site benefits from frontage and visibility along both roadways, with traffic counts of approximately 15,000+ AADT on Yadkin Road and 7,800+ AADT on Lake Valley Drive. Its size and commercial zoning create flexibility for a range of retail, service, hospitality, medical, office, or mixed commercial development concepts, subject to applicable development requirements and approvals. The property's configuration includes acreage on both sides of Lake Valley Drive, creating multiple opportunities for access, visibility, and potential phased development. At approximately \$270,864 per acre, the offering provides an opportunity to control a sizable commercial tract at one of the area's well-traveled intersections.

E
EMBASSY
SUITES
by Hilton



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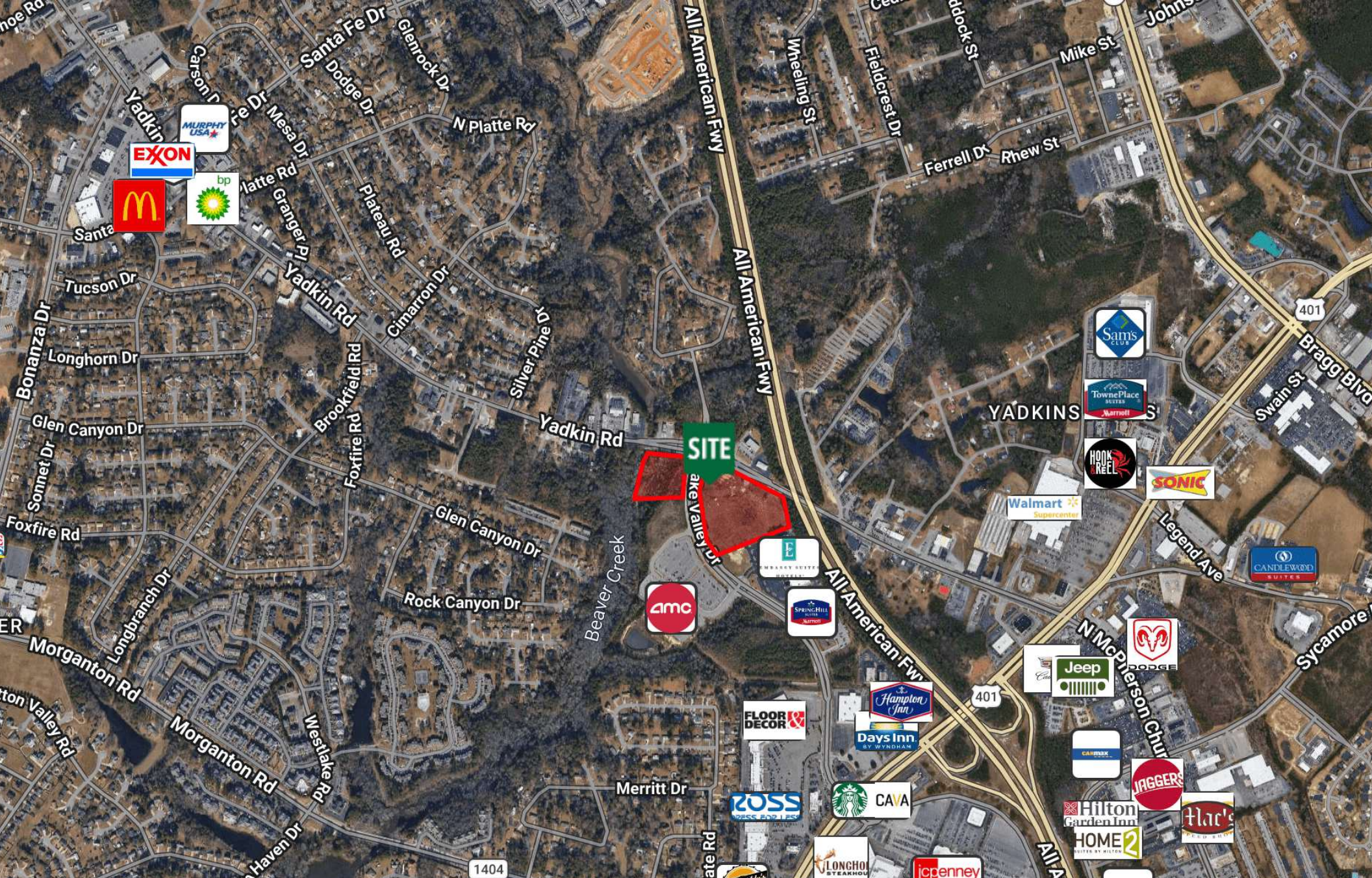
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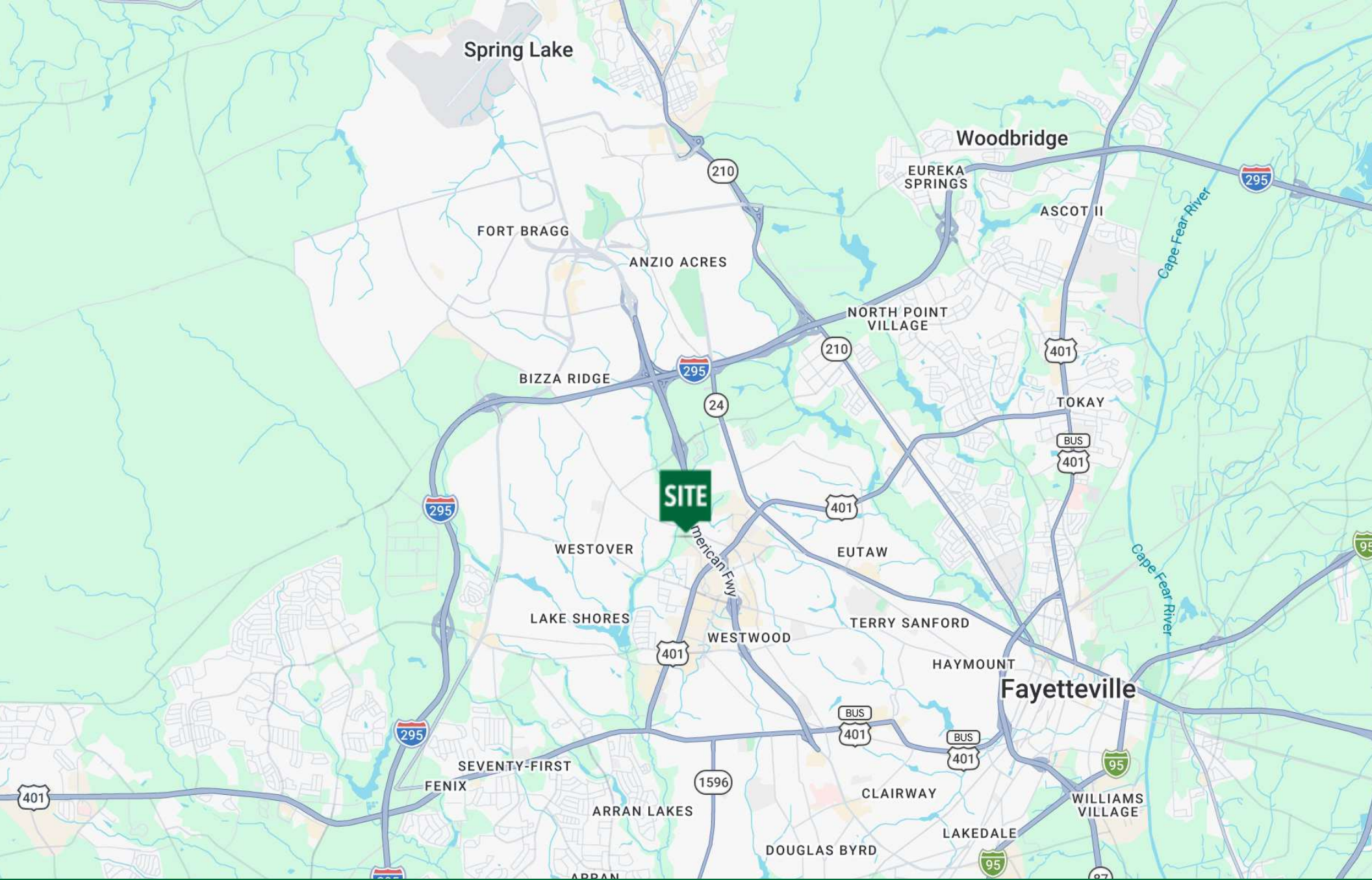
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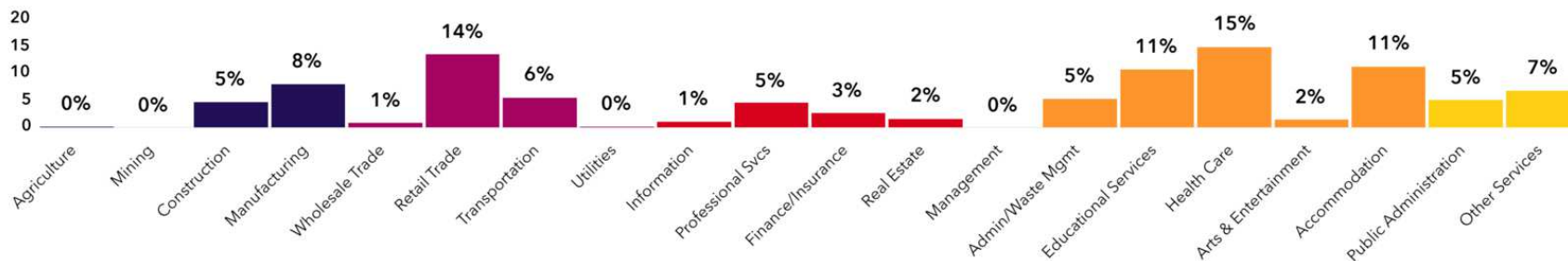
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62,724
Total Population



Population



65,895
Daytime Population

\$57,302
Median HH Income



Income



\$34,915
Per Capita Income

27,576
Total Households



Housing



30,902
Total Housing Units

\$203,066
Median Home Value



Homes



40.7%
Home Ownership

33.5
Median Age



People



Tapestry Segment

Demographics

4921 Yadkin Road, Fayetteville, North Carolina,
28303



5%

No HS Diploma



26%

HS Graduate



39%

Some College



30%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2026 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026).

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