

LAND FOR SALE

High-Visibility Corner Lot with Drive-Thru Zoning

425 Ramsey St, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$650,000
Lot Size:	0.633 Acres
Zoning:	DT-2
Traffic Count:	Ramsey St: 18,576 AADT Rowan St: 28,457 AADT

property description

425 Ramsey Street offers 0.633 acres of development-ready land in the heart of downtown Fayetteville, zoned DT-2, which permits drive-thru use—ideal for coffee, QSR, or other high-demand retail. This corner site benefits from dual access points via shared driveways on both Ramsey Street and Rowan Street, ensuring fluid ingress and egress for customers. Situated adjacent to a newly built Bojangles, the parcel capitalizes on strong brand adjacency and existing destination traffic. Visibility is a standout feature, with a clear line of sight from both roadways and surrounding intersections. With public utilities available and excellent street frontage, the site presents a turnkey opportunity for developers and operators targeting dense urban submarkets.

Located within Fayetteville's downtown core, this parcel is surrounded by a dense concentration of employers, service providers, and civic institutions—driving a daytime population of 18,955 within a 1-mile radius. Rowan Street (AADT: 28,457) and Ramsey Street (AADT: 18,576) combine for robust vehicular exposure, ensuring sustained consumer traffic throughout the day.

Downtown Fayetteville

Segra Stadium

Festival Park

Rowan St | 28,357 AADT

AVAILABLE

0.633 AC

Ramsey St | 18,676 AADT

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com

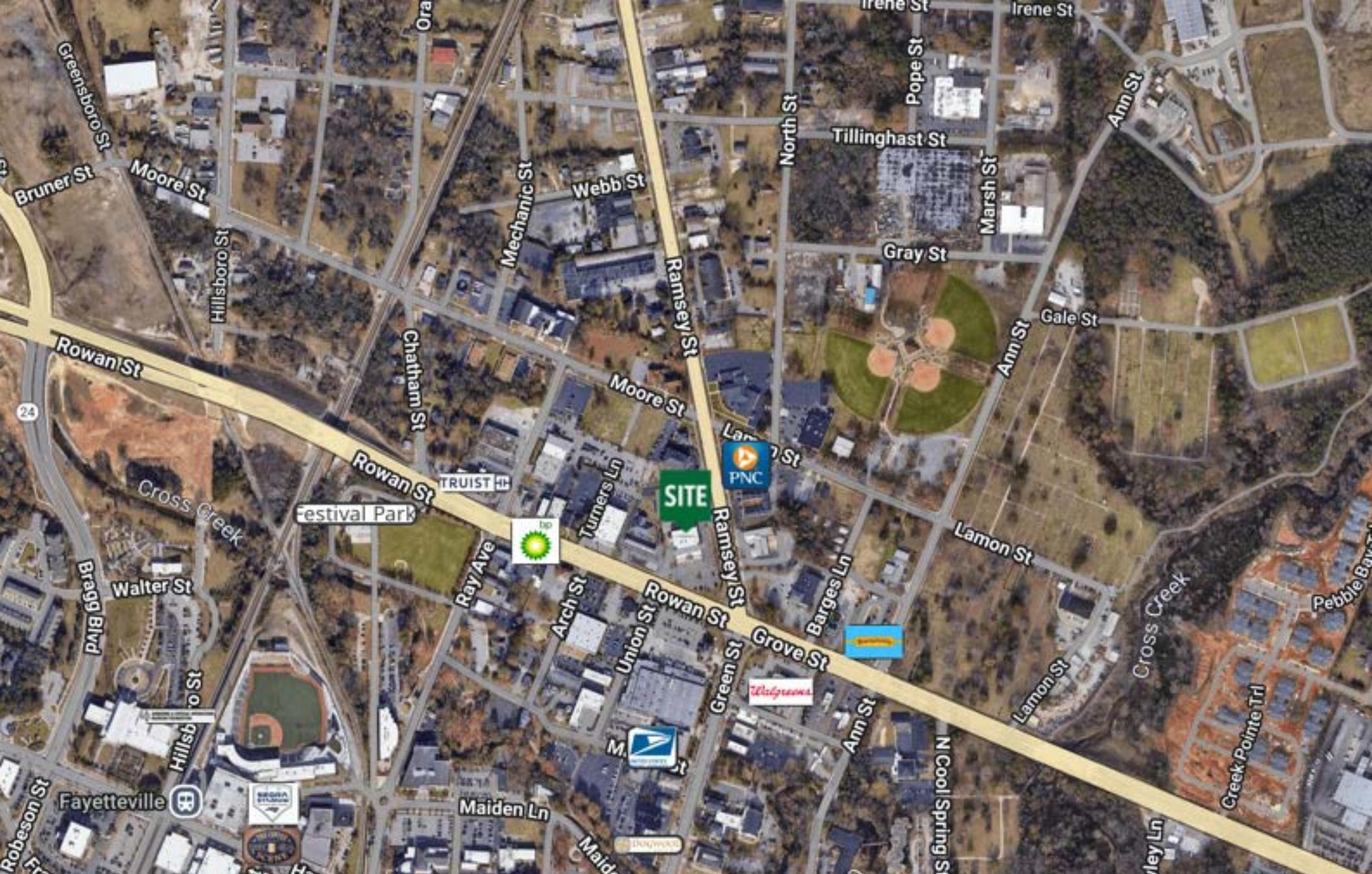


Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

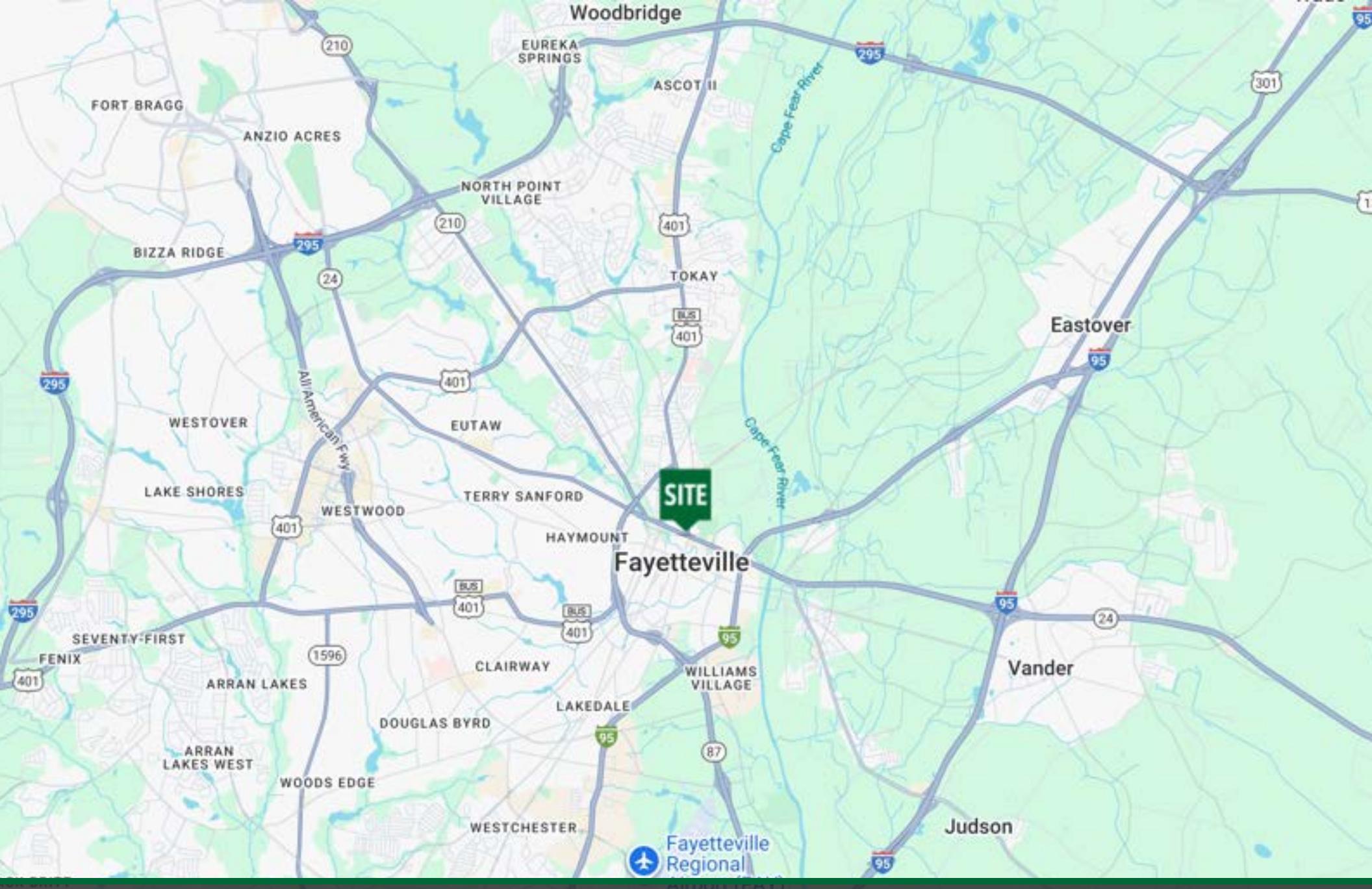
C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

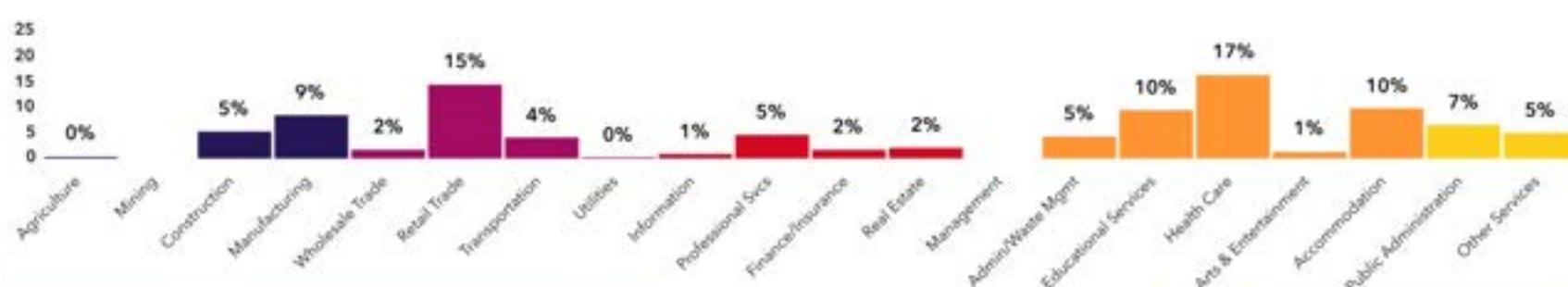
O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



33,310
Total Population



Population

\$52,528
Median HH Income



Income

14,304
Total Households



Housing

\$251,605
Median Home Value



Homes

39.0
Median Age



People

58,994
Daytime Population

\$35,828
Per Capita Income

16,454
Total Housing Units

46.6%
Home Ownership



Tapestry Segment



9%

No HS Diploma



27%

HS Graduate



31%

Some College



33%

Degree or Higher

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

Demographics

425 Ramsey St, Fayetteville, North Carolina,
28301

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

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



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