

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

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## 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

Bojangles

AVAILABLE

0.633 AC

Ramsey St | 18,676 AADT

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THE UNDERSIGNED HERE ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAT AND ALLOTMENT IS (MY OR OUR) FREE ACT AND DEED FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

OWNER'S SIGNATURE \_\_\_\_\_

\_\_\_\_\_, NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT \_\_\_\_\_

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

LEGEND:  
 DFF-IRON PIPE FOUND  
 RFF-REBAR FOUND  
 RBS-3/8" REBAR SET  
 N/T-NOW OR FORMERLY

----- PROPERTY LINE  
 - - - - - ADJACENT PROPERTY LINE



AREA (BY COORDINATE COMPUTATION)  
 LOT 3A 49,081.06 SF 1.137 ACRES  
 LOT 3B 27,555.00 SF 0.633 ACRES  
 TOTAL 76,636.06 SF 1.769 ACRES

#### SUBJECT PROPERTY INFORMATION

AABC-W ROWAN, LLC  
 DB 11231 PG 768  
 PB 109 PG 154  
 LOT 3  
 PIN: 0437-88-8087  
 DB 8248 PG 630 (INGRESS/EGRESS EASEMENT)  
 DB 11886 PG 484 (DIVIDED INGRESS/EGRESS EASEMENT)  
 DB 6867 PG 842 NOTICE OF RESIDUAL PETROLEUM  
 DB 6482 PG 688 NOTICE OF RESIDUAL PETROLEUM  
 DB 1145 PG 523 CITY OF FAYETTEVILLE ELECTRIC EASEMENT (DRAINAGE TO PLOT)  
 DB 8721 PG 1 (ENCROACHMENT AGREEMENT/BUS STOP)  
 DB 11811 PG 80 VARIABLE ACCESS EASEMENT

#### NOTES

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 2) NONCONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEY.
- 3) HORIZONTAL DATUM IS NAD 83 (NAD 83(2011)).
- 4) THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" MINIMAL FLOOD RISK FEMA - PFM PANEL 0437.
- 5) MAP NUMBER 37200437004 EFFECTIVE DATE: JANUARY 5, 2007
- 6) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

ZONE: DT2 (DOWNTOWN DISTRICT 2)

#### SETBACKS

FRONTYARD - 20'  
 SIDEYARD - 3'  
 REARYARD - 3'

I, REK B. OWEN, CERTIFY THAT THIS GRID BE WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION THAT THIS SURVEY WAS PERFORMED ON MARCH 26, 2021 AND ALL COORDINATES WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING A TRIMBLE R6-MOD SERIES DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN HORIZONTAL (NAD 83(2011)) POSITIONS AND NAVIGABLE ELEVATIONS USING THE

BY THE NORTH CAROLINA DEPARTMENT OF REVENUE, THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA. I HAVE PREPARED THIS MAP IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, DIVISION OF REVENUE, DEPARTMENT OF REVENUE, STATE OF NORTH CAROLINA. I HAVE PREPARED THIS MAP IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, DIVISION OF REVENUE, DEPARTMENT OF REVENUE, STATE OF NORTH CAROLINA. I HAVE PREPARED THIS MAP IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, DIVISION OF REVENUE, DEPARTMENT OF REVENUE, STATE OF NORTH CAROLINA.

**PRELIMINARY**  
 PROFESSIONAL LAND SURVEYOR - 1-2715

for more information

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**JoynerKeeny**

Land Planning & Surveying

230 DONALDSON STREET, SUITE - 500A  
 FAYETTEVILLE, NORTH CAROLINA 28301  
 North Carolina Firm Number P-0551  
 Phone: 910.820.3275  
 www.joynerkeenysurvey.com

REVISED PB 148 RE-PLAT SUBDIVISION SURVEY



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DATE: SEPTEMBER 5, 2021 SCALE: 1" = 40'

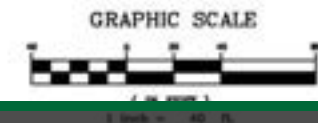
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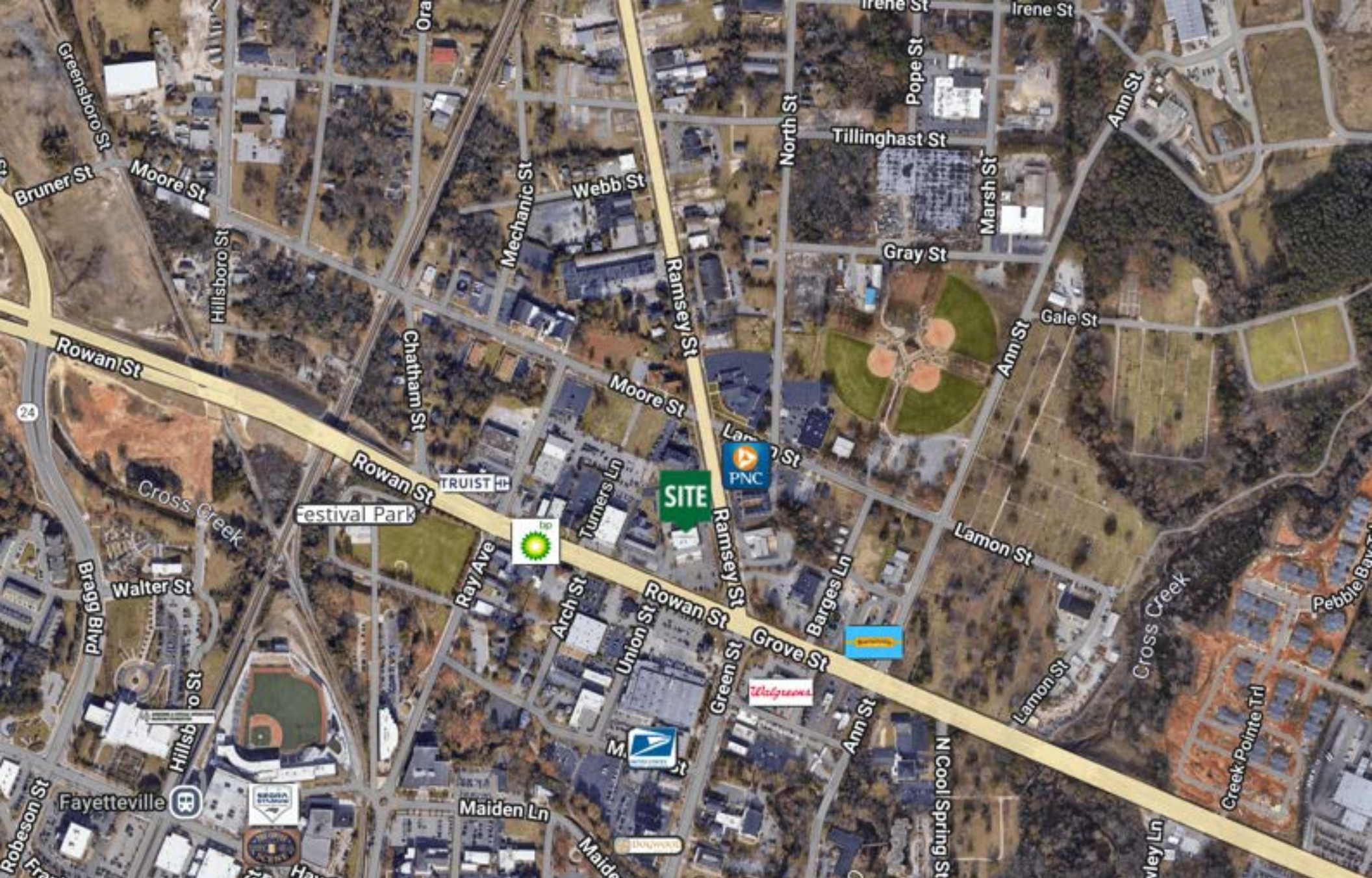
STATE OF NORTH CAROLINA  
 COUNTY OF CUMBERLAND

I, \_\_\_\_\_, REVIEW OFFICER OF CUMBERLAND COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_

DATE: \_\_\_\_\_





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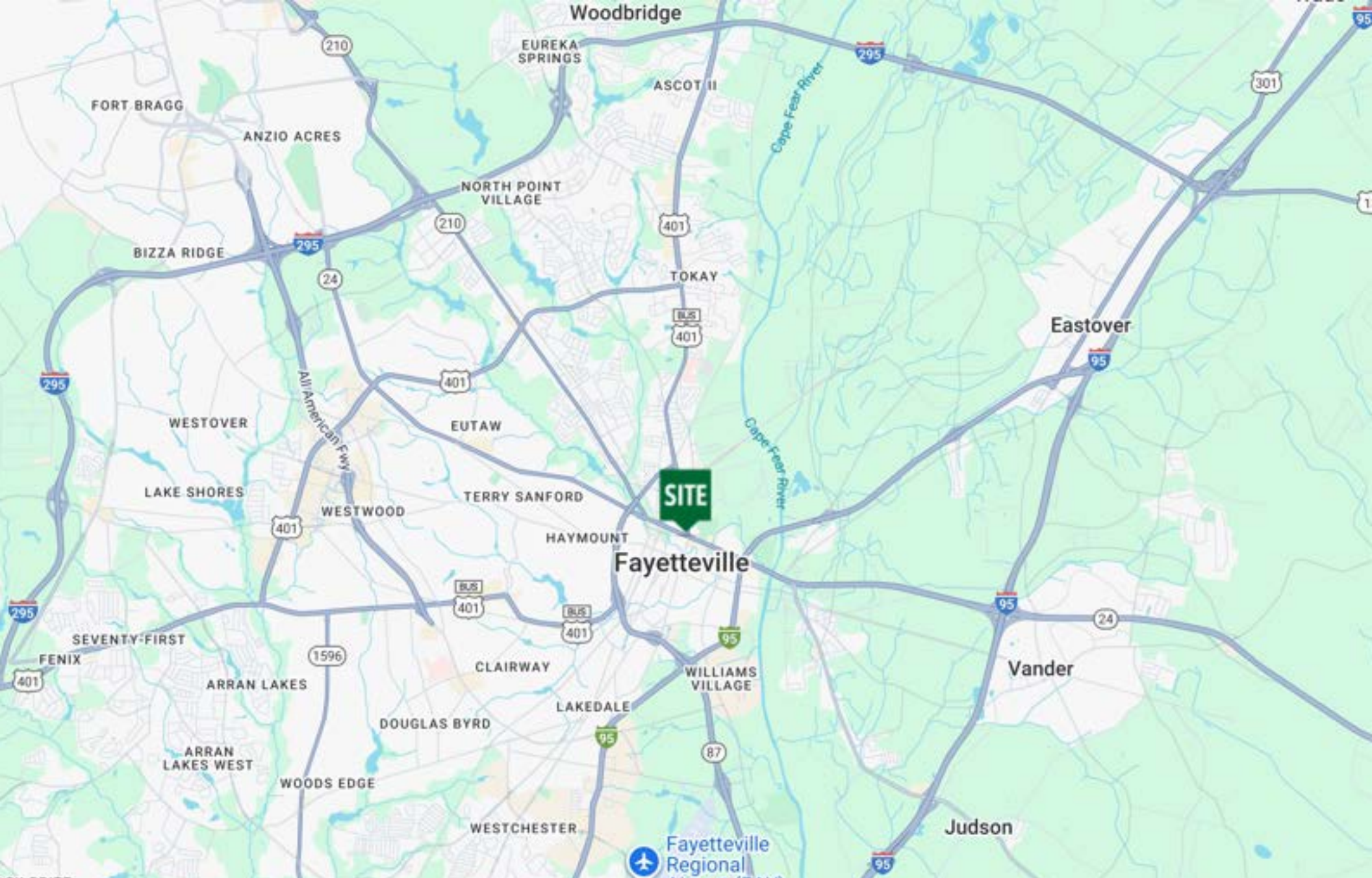
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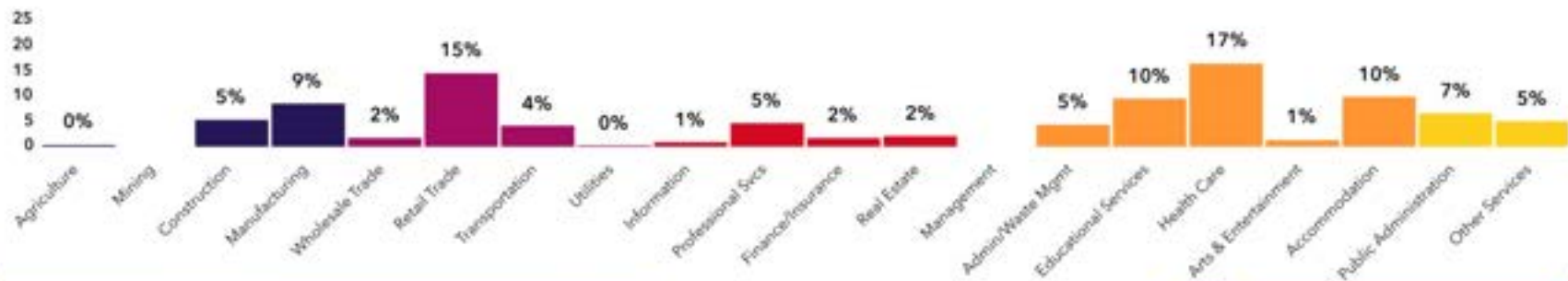


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Map  
data  
©2025



33,310  
Total Population



Population



58,994  
Daytime Population

\$52,528  
Median HH Income



Income



\$35,828  
Per Capita Income

14,304  
Total Households



Housing



16,454  
Total Housing Units

\$251,605  
Median Home Value



Homes



46.6%  
Home Ownership

39.0  
Median Age



People



Tapestry Segment

# Demographics

425 Ramsey St, Fayetteville, North Carolina,  
28301



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

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