

LAND FOR SALE

0 Claude Lee Rd

0 Claude Lee Rd, Fayetteville, NC 28306



for more information

DR. CHUCK MAXWELL

Broker

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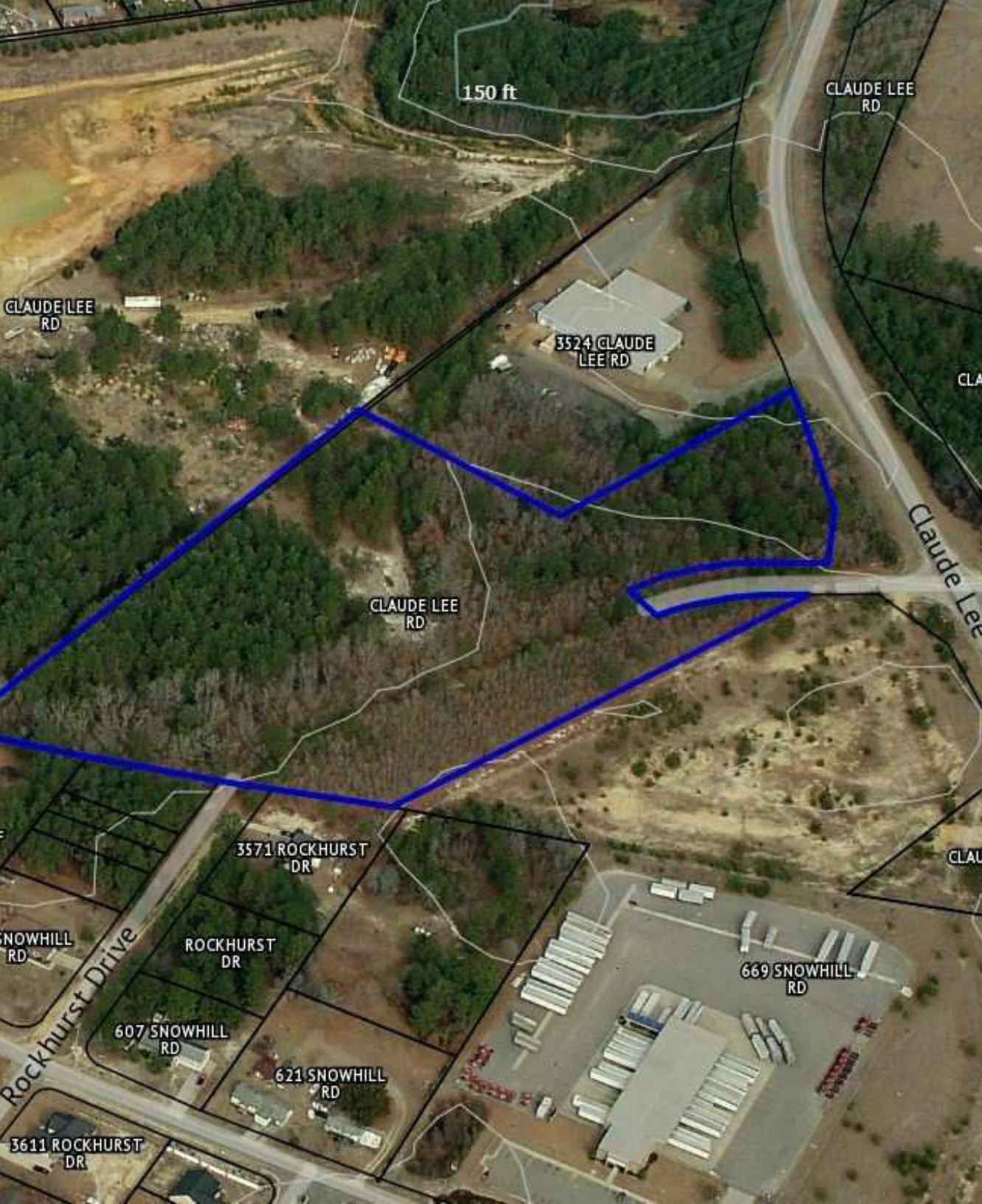
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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$100,000 / acre or Best Offer
Lot Size:	9.63 Acres
Year Built:	1994
Zoning:	MP
Price / Acre:	\$100,000
Market:	Fayetteville

property description

This industrial-zoned parcel offers significant development potential, spanning over several acres with direct frontage along Claude Lee Road. Zoned M(P), the land is suitable for a variety of manufacturing, warehousing, or industrial uses. While the property has access to water, sewer connections are currently unavailable, offering flexibility in infrastructure development. The site features some topography but is free from listed wetlands, giving it an advantageous starting point for construction. Additionally, Lazy Acres Road, a paved road, provides convenient entry into the property, enhancing accessibility for future operations or tenants.

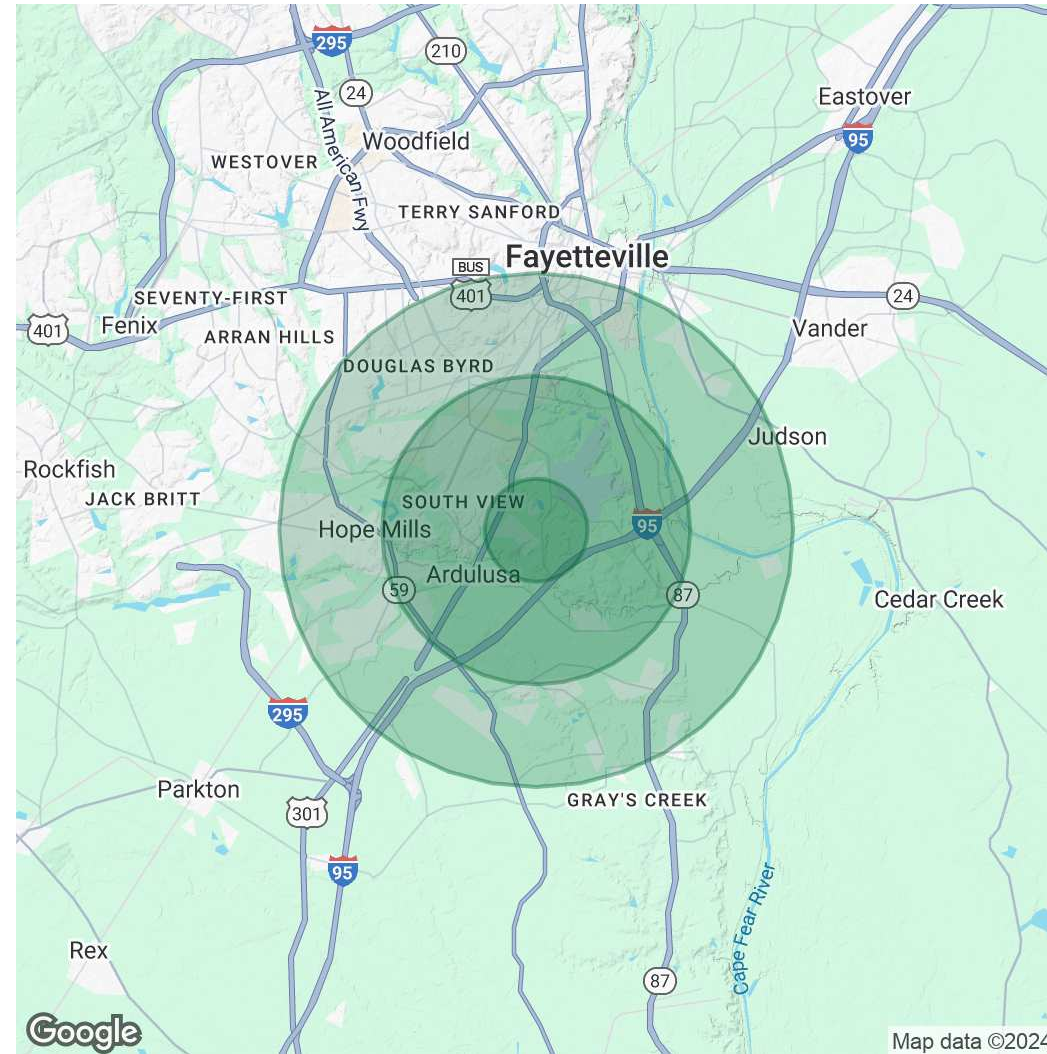
9+ Acres on Claude Lee Road
0 CLAUDE LEE RD, FAYETTEVILLE, NC 28306

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,870	21,263	71,836
Average Age	38	37	38
Average Age (Male)	36	35	37
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	703	8,079	28,250
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$79,753	\$72,041	\$73,793
Average House Value	\$196,443	\$189,363	\$199,188

Demographics data derived from AlphaMap



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