



DEVELOPMENT OPPORTUNITY ON US-401

PROPERTY OVERVIEW

PRICE | \$1,950,000

PIN | 9476864918000

ACREAGE | 3.14 +/- ACRES

AADT | 39,500

ZONING | LIMITED COMMERCIAL

Discover a prime development opportunity on Raeford Road/US-401, the key corridor linking Fayetteville and Raeford. This approximately 3.14 +/- acre parcel boasts an impressive 598 +/- feet of road frontage, providing excellent visibility to the 39,500 average vehicles that pass daily. The site is strategically located adjacent to West Park and The Vue Luxury Apartments, and is just minutes away from major retailers, including Lowe's and Walmart Supercenter. Additionally, it is less than 3 miles from the ramp to the newly opened section of the Fayetteville Outer Loop (I-295).

GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
115 W Pennsylvania Ave.
Southern Pines, NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

BOUNDARY SURVEY



NOTE: Boundary Survey is for illustrative purposes only. Actual dimensions & details may vary.

GEORGE MANLEY
 NC BROKER
 C: 910.603.8395
 GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
 115 W Pennsylvania Ave.
 Southern Pines, NC 28387
 910.684.5353
 carolinasummitgroup.com

HOLLY BELL
 NC BROKER
 C: 910.690.1065
 HOLLY@CSGNC.COM

RETAIL MAP



GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
115 W Pennsylvania Ave.
Southern Pines , NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

TRAFFIC COUNT MAP

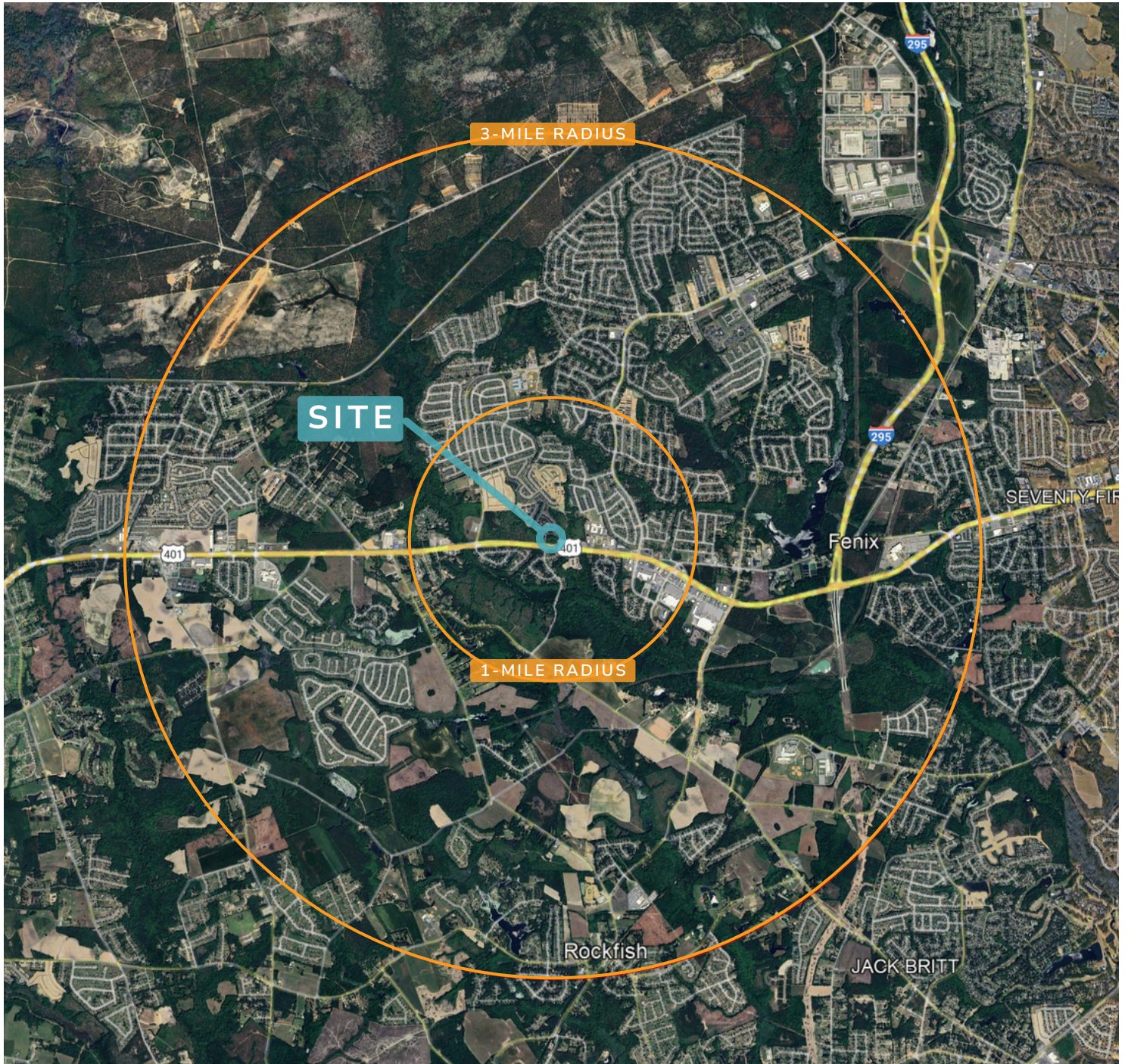


GEORGE MANLEY
 NC BROKER
 C: 910.603.8395
 GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
 115 W Pennsylvania Ave.
 Southern Pines , NC 28387
 910.684.5353
 carolinasummitgroup.com

HOLLY BELL
 NC BROKER
 C: 910.690.1065
 HOLLY@CSGNC.COM

AERIAL MAP

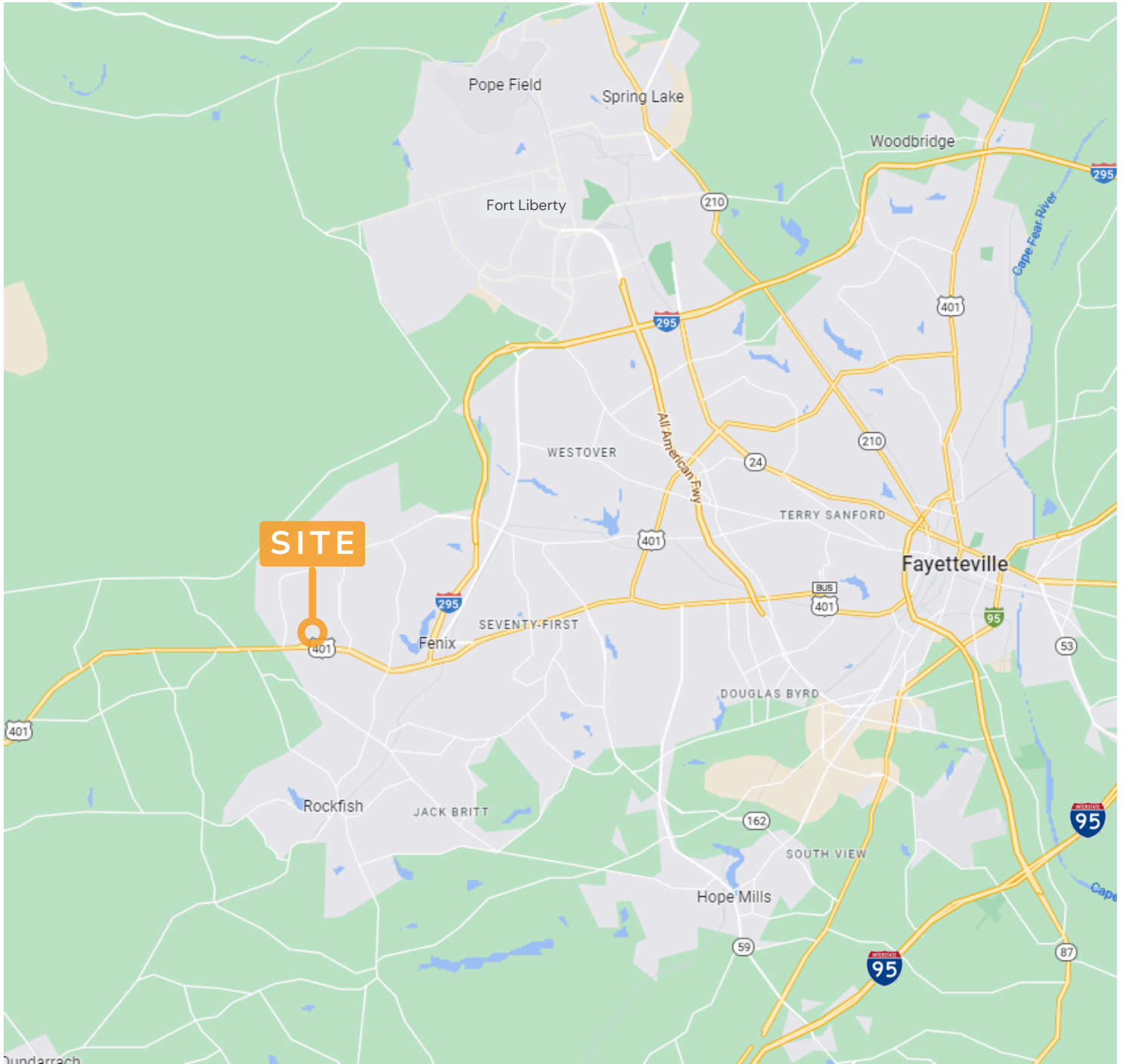


GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
115 W Pennsylvania Ave.
Southern Pines , NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

LOCATION MAP



GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
115 W Pennsylvania Ave.
Southern Pines , NC 28387
910.684.5353
carolinasummitgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM