

49 PAD MHP AND LAND FOR SALE

1800 Pamalee Dr

Fayetteville, NC 28301

6.85 Acres

Zoned CC & SF6

**49 Pad - Mobile
Home Park**

ZONED COMMERCIAL (CC)

COMING SOON

**THE WASH HOUSE
LAUNDROMATS**

3.59 Acres

Zoned CC & SF6

**ZONED COMMERCIAL
(CC)**

31,000+ DAILY TRAFFIC

for more information

COREY CROEGAERT

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NEIL GRANT

Principal / Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price - MHP & 10.44 Acres:	\$1.99 Million
Sale Price - MHP & 6.85 Acres:	\$1.79 Million
Sale Price - 3.59 Acres Land Only:	\$399,000
Total Lot Size:	10.44 Acres
Zoning:	CC & SF6
Mobile Home Park Pads	49
Traffic Count:	31,000

property description

For Sale – 1800 Pamalee Drive | Fayetteville, NC

Excellent value-add or redevelopment opportunity along Fayetteville's high-traffic Pamalee Drive corridor (31,000+ vehicles per day). This 10.44-acre property is zoned CC (Community Commercial) and SF6 (Single-Family Residential), offering flexibility for commercial, multifamily, or mixed-use development, already subdivided into 6.85 Acre MHP and 3.59 Acre Commercial Land.

The site currently operates as a 49-pad mobile home park, with 5 pads vacant and 8 homes rented on month-to-month leases generating approximately \$4,460 in total monthly income. The property presents strong upside potential through increased occupancy, operational improvements, or full redevelopment.

With close access to city water, sewer, and electricity, the property enjoys excellent frontage and visibility along Pamalee Drive—surrounded by established retail, multifamily, and service businesses in a rapidly growing corridor.

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ADDITIONAL PHOTOS



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Property: Pamalee MHP

Suite/ Unit	ADDRESS		RENT
	LADY CHERYL DR		
3100	Lady Cheryl	OCCUPIED	\$410.00
3101	Lady Cheryl	VAC	
3102	Lady Cheryl	VAC	
3103	Lady Cheryl	VAC	
3104	Lady Cheryl	OCCUPIED	\$550.00
3105	Lady Cheryl	VAC PAD	
3106	Lady Cheryl	VAC	
3107	Lady Cheryl	OCCUPIED	\$600.00
3108	Lady Cheryl	OCCUPIED	\$550.00
3109	Lady Cheryl	VAC PAD	
3110	Lady Cheryl	VAC	
3111	Lady Cheryl	VAC	
3112	Lady Cheryl	VAC PAD	
3113	Lady Cheryl	VAC	
3114	Lady Cheryl	VAC	
3115	Lady Cheryl	VAC	
3116	Lady Cheryl	VAC	
3117	Lady Cheryl	VAC	
3118	Lady Cheryl	VAC	
3119	Lady Cheryl	VAC	
3120	Lady Cheryl	VAC	
3121	Lady Cheryl	VAC	
3122	Lady Cheryl	VAC	
3123	Lady Cheryl	VAC PAD	

Suite/ Unit	ADDRESS		
	LADY VIOLA DR		
3100	Lady Viola DR	VAC	
3101	Lady Viola DR	VAC	
3102	Lady Viola DR	VAC	
3103	Lady Viola DR	OCCUPIED	\$600.00
3104	Lady Viola DR	VAC	
3105	Lady Viola DR	VAC	
3106	Lady Viola DR	VAC PAD	
3107	Lady Viola DR	VAC	
3108	Lady Viola DR	VAC	
3109	Lady Viola DR	VAC	
3110	Lady Viola DR	VAC	
3111	Lady Viola DR	VAC	
3112	Lady Viola DR	OCCUPIED	\$600.00
3113	Lady Viola DR	VAC	
3114	Lady Viola DR	VAC	
3115	Lady Viola DR	VAC	
3116	Lady Viola DR	OCCUPIED	\$600.00
3117	Lady Viola DR	VAC	
3118	Lady Viola DR	OCCUPIED	\$550.00
3119	Lady Viola DR	VAC	
3120	Lady Viola DR	VAC	
3121	Lady Viola DR	VAC	
3122	Lady Viola DR	VAC PAD	
3123	Lady Viola DR	VAC	
3124	Lady Viola DR	VAC	

for more information

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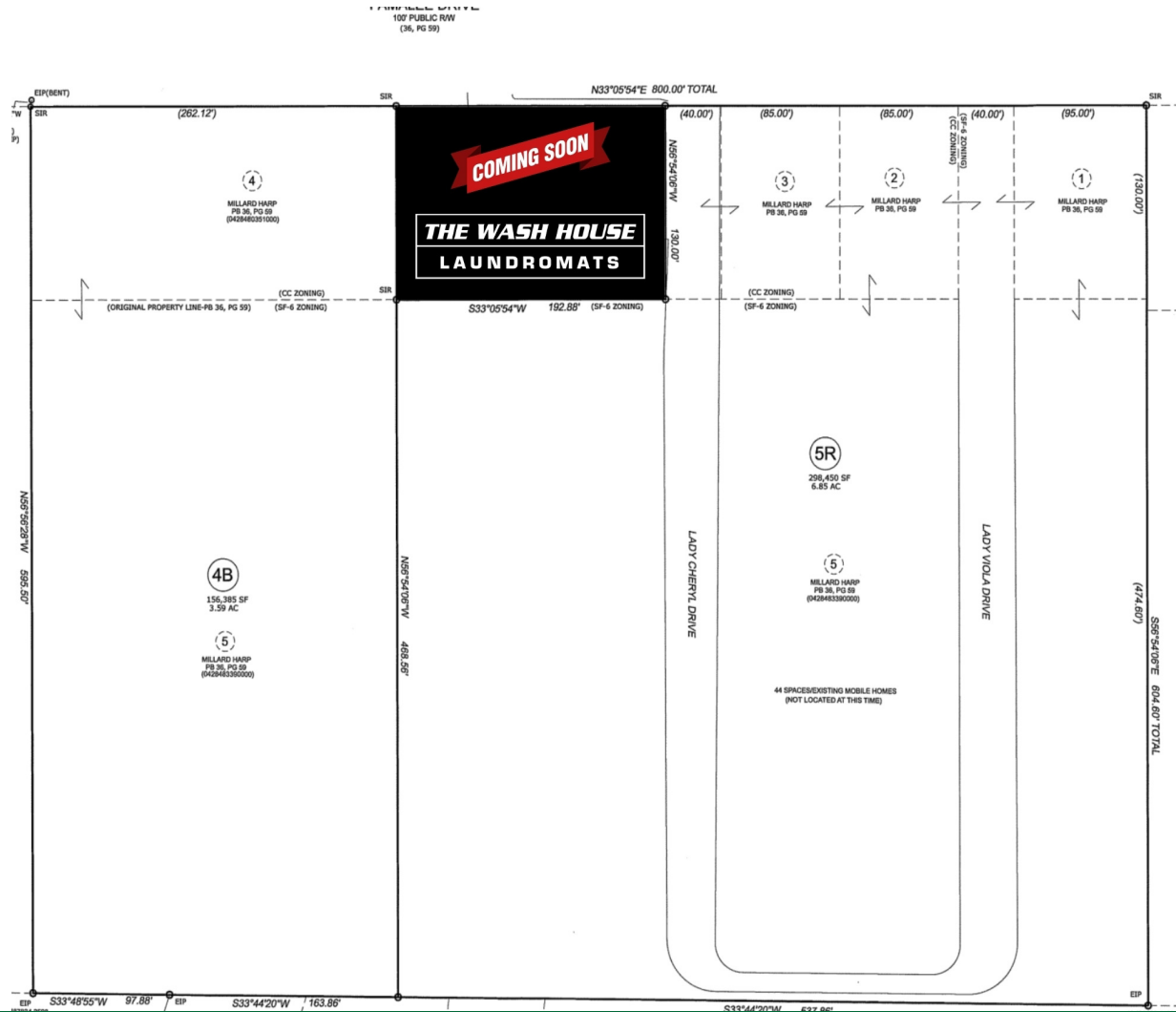
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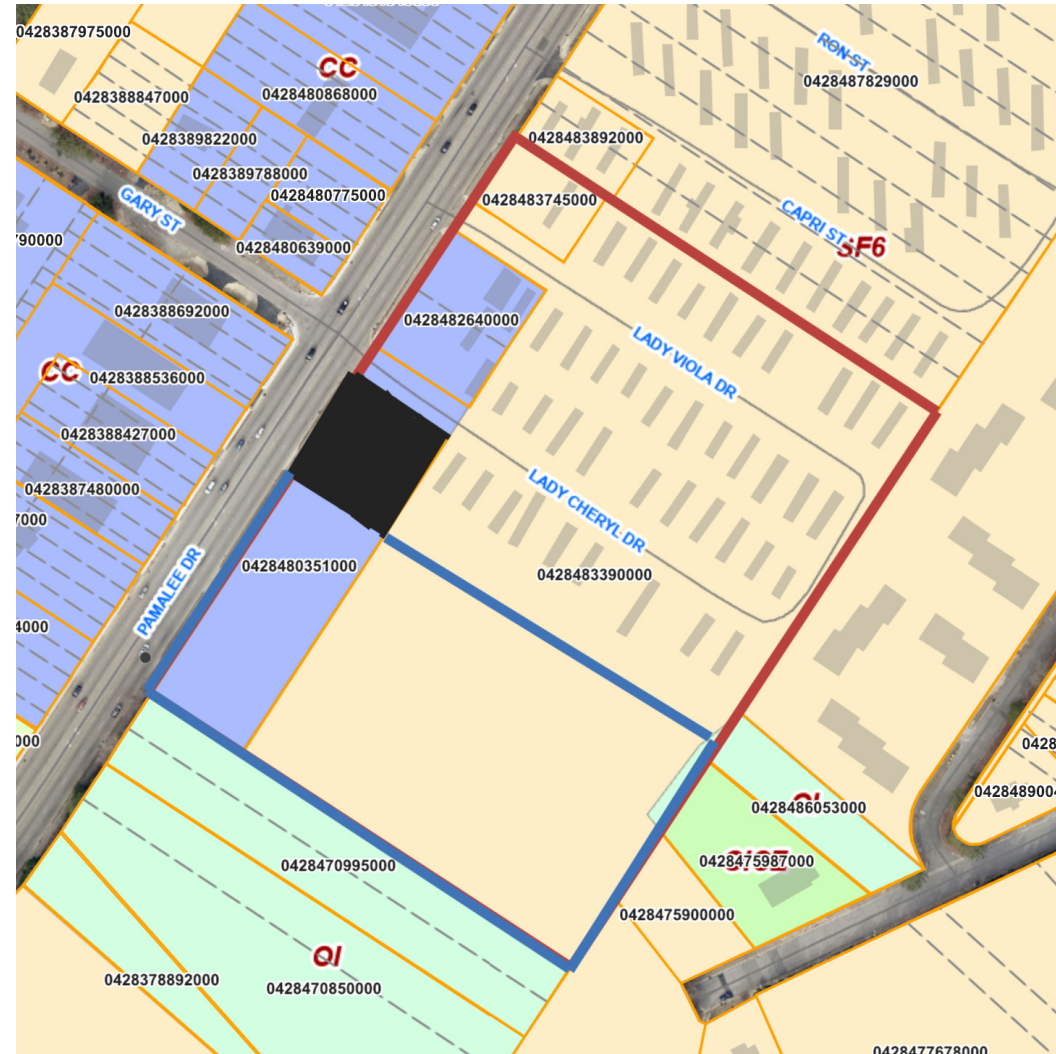
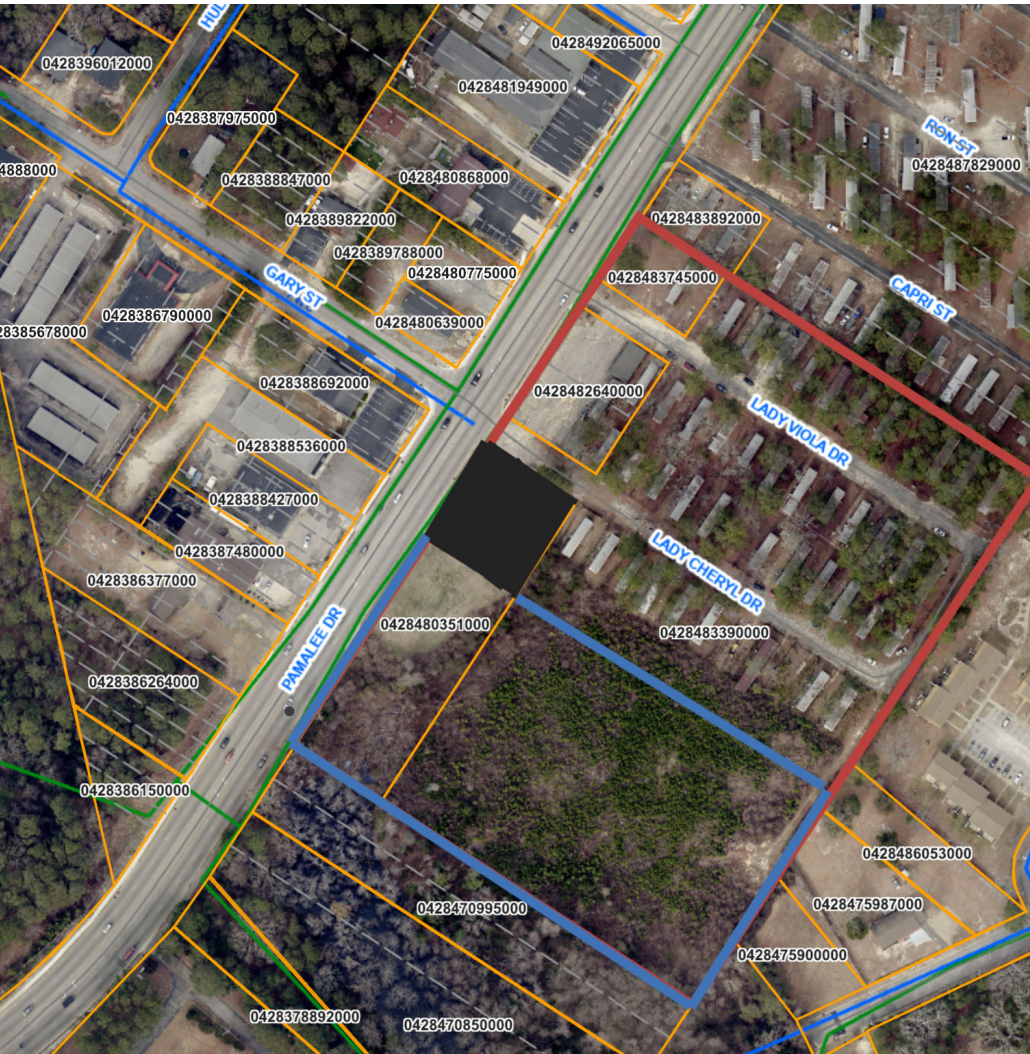
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ZONING / UTILITIES



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,920	52,443	124,839
2024 Estimate	5,880	52,226	124,655
2020 Census	5,633	50,752	122,587
Growth 2024 - 2029	0.68%	0.42%	0.15%
Growth 2020 - 2024	4.38%	2.90%	1.69%
2024 Population by Hispanic Origin	506	4,889	14,920
2024 Population	5,880	52,226	124,655
White	1,439 24.47%	17,775 34.03%	46,686 37.45%
Black	3,604 61.29%	26,459 50.66%	54,562 43.77%
Am. Indian & Alaskan	37 0.63%	393 0.75%	1,102 0.88%
Asian	75 1.28%	1,031 1.97%	3,529 2.83%
Hawaiian & Pacific Island	22 0.37%	133 0.25%	503 0.40%
Other	703 11.96%	6,435 12.32%	18,273 14.66%
U.S. Armed Forces	221	2,608	11,018
Households			
2029 Projection	2,505	22,682	51,757
2024 Estimate	2,487	22,581	51,663
2020 Census	2,380	21,941	50,930
Growth 2024 - 2029	0.72%	0.45%	0.18%
Growth 2020 - 2024	4.50%	2.92%	1.44%
Owner Occupied	1,104 44.39%	9,865 43.69%	22,533 43.62%
Renter Occupied	1,383 55.61%	12,716 56.31%	29,130 56.38%
2024 Households by HH Income	2,486	22,582	51,663
Income: <\$25,000	756 30.41%	6,813 30.17%	13,605 26.33%
Income: \$25,000 - \$50,000	681 27.39%	5,654 25.04%	13,283 25.71%
Income: \$50,000 - \$75,000	459 18.46%	3,805 16.85%	9,649 18.68%
Income: \$75,000 - \$100,000	297 11.95%	2,633 11.66%	6,075 11.76%
Income: \$100,000 - \$125,000	110 4.42%	1,534 6.79%	3,904 7.56%
Income: \$125,000 - \$150,000	88 3.54%	646 2.86%	1,676 3.24%
Income: \$150,000 - \$200,000	70 2.82%	595 2.63%	1,627 3.15%
Income: \$200,000+	25 1.01%	902 3.99%	1,844 3.57%
2024 Avg Household Income	\$53,874	\$62,234	\$64,220
2024 Med Household Income	\$39,038	\$43,299	\$47,511



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10/27/2025

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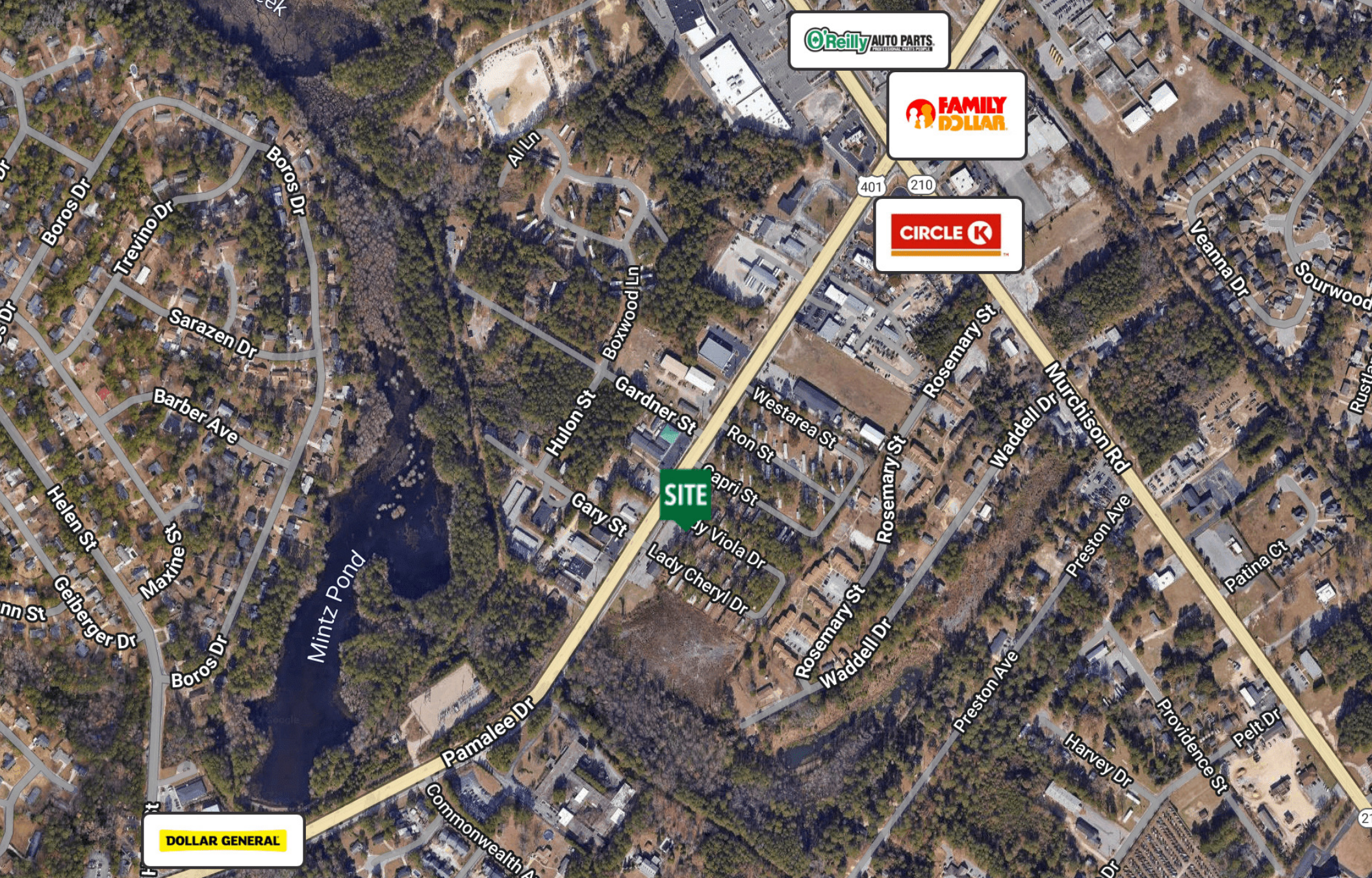
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Maxar Technologies