

FAYETTEVILLE, NORTH CAROLINA

BANKRUPTCY SALE

803 S EASTERN BLVD

±30,932 SF WAREHOUSE AND 463 SELF-STORAGE UNITS

OFFERED INDIVIDUALLY OR AS A PACKAGE



DIRECT ACCESS TO US 301 & NC HWY 87

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803 S EASTERN BLVD

EXECUTIVE SUMMARY



THE OPPORTUNITY

Great Neck Realty Co. is pleased to present 803 S. Eastern Boulevard, a $\pm 30,932$ SF warehouse and 463-unit self-storage opportunity situated on ± 7.55 acres in Fayetteville's primary logistics corridor. The property is being subdivided so that the warehouse and self-storage may be sold separately, offering flexibility and optionality. The warehouse is situated ± 3.76 acres and will be delivered vacant, and the self-storage consists of 463-units, 288 of which are climate controlled, spread across seven buildings. The self-storage is generating stable income with upside through lease-up and stabilization.

Located at the signalized corner of US 301 and Old Wilmington Road, the property provides excellent visibility and direct access to NC 87, I-95, Fayetteville Regional Airport, and major East Coast ports. With functional infrastructure, multiple access points, and a combination of incomeproducing asset and growth potential, 803 S Eastern Boulevard delivers immediate cash flow and long-term value in a high-demand Southeastern industrial market.

KEY HIGHLIGHTS

$\pm 30,932$ SF situated on ± 3.76 acres with 28' eave height

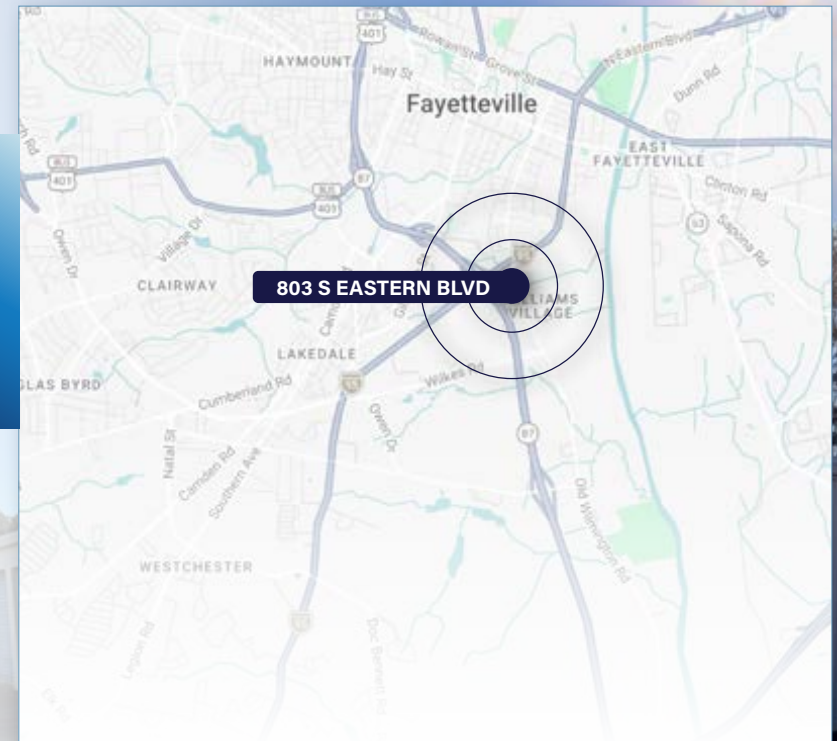
7-building, 463-unit self-storage facility situated on ± 3.79 acres providing immediate cash flow and upside potential

Signalized corner with **exceptional visibility** along US 301 and Old Wilmington Road

Strong regional access via NC 87, I-95, Fayetteville Regional Airport, and East Coast ports

Located in Fayetteville's primary industrial and logistics corridor

DEAL SNAPSHOT



803 S EASTERN BLVD

± 7.55 AC
Total Site Area



$\pm 102,409$ SF
Total Size



SIZE	$\pm 30,932$ SF (Warehouse) $\pm 71,477$ SF (Self-Storage)
SITE AREA	± 3.76 AC (Warehouse) ± 3.79 AC (Self-Storage)
PARKING	Sufficient Parking Spaces
OCCUPANCY	87.3% (Self-Storage)
ZONING	HI - Heavy Industrial District
ACCESS	0.1 mile to US 301 0.7 miles to NC 87 S 4.3 miles to Fayetteville Regional Airport

STRATEGIC INVESTMENT DRIVERS

● Flexible Acquisition Structure

The offering allows for purchase of the entire ± 7.55 -acre opportunity or the warehouse (± 3.76 acres) and self-storage (± 3.79 acres) separately, providing flexibility to accommodate a range of acquisition and operational strategies.

● Immediate Control & Value Creation

Delivered vacant, the office warehouse offers full control over lease terms, tenant mix, and rental rate strategy from day one. With 28' eave heights, four 12'x16' roll-up doors, covered loading, mezzanine storage, and functional office buildout, the asset supports distribution, logistics, and light industrial users, positioning it for competitive leasing within a supply-constrained industrial market.

● Stabilized Self-Storage with Built-In Upside

The self-storage facility consists of 463 units, including 288 climate-controlled units and was operating at approximately 87% occupancy. The existing vacancy provides near-term revenue growth without additional capital investment, while climate-controlled inventory enhances competitive positioning and pricing power.

● Expansion Capacity on ± 3.79 Acre Storage Parcel

The storage tract includes excess land, creating a clear path for additional unit development. Expansion potential supports long-term NOI growth and allows the property to scale alongside market demand.

● High-Exposure Logistics Hub

Located at a high-visibility junction with immediate access to Interstate 95, this site offers 700+ feet of frontage within a premier industrial corridor. It places over 170 million consumers within an eight-hour drive and provides seamless multimodal links via CSX Class I Rail and Fayetteville Regional Airport, making it a primary node for Southeast distribution and regional supply chains.

● Fort Liberty Economic Synergy

Located minutes from the world's largest military installation, the site captures recession-resistant demand from a \$10B+ defense economy. This proximity ensures a steady pipeline of military-affiliated 3PLs, contractors, and transient storage users, providing a stable, high-demand tenant base unique to the Fayetteville market.



WAREHOUSE PROFILE

Constructed in 1987, the office-warehouse facility is a pre-engineered steel structure designed for practical industrial use. The building features a concrete slab foundation, metal wall panels, and a metal roof system, with 28-foot eave heights providing substantial clear height for racking and storage. Four (4) 12' x 16' roll-up doors and a covered loading dock support efficient loading and truck movement. The warehouse area includes sealed concrete floors, exposed metal ceilings, sandwich panel walls, strip LED lighting, and heat, offering a straightforward, functional environment suitable for distribution or light industrial operations. A storage mezzanine and fire alarm system add to the building's utility.

The surrounding improvements support day-to-day operations, with asphalt-paved parking and drive aisles, concrete pads, and an on-site truck weigh scale. The site is secured with 6-foot chain link fencing, metal bollards, wood post area lighting, and electric gates. Clear circulation patterns and ample parking allow for smooth truck access and employee parking.

HIGHLIGHTS



±3.76 AC
Site Area



28'
Eave Height

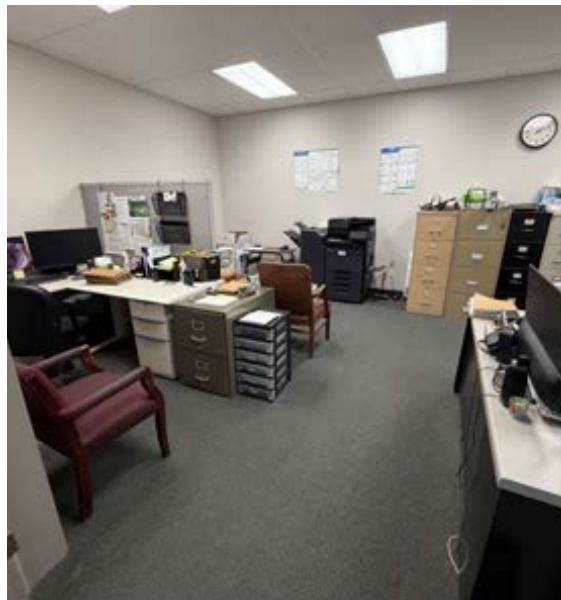
With Four (4)
12' x 16' Roll-Up Doors and a covered loading dock



WAREHOUSE PHOTOS



WAREHOUSE PHOTOS

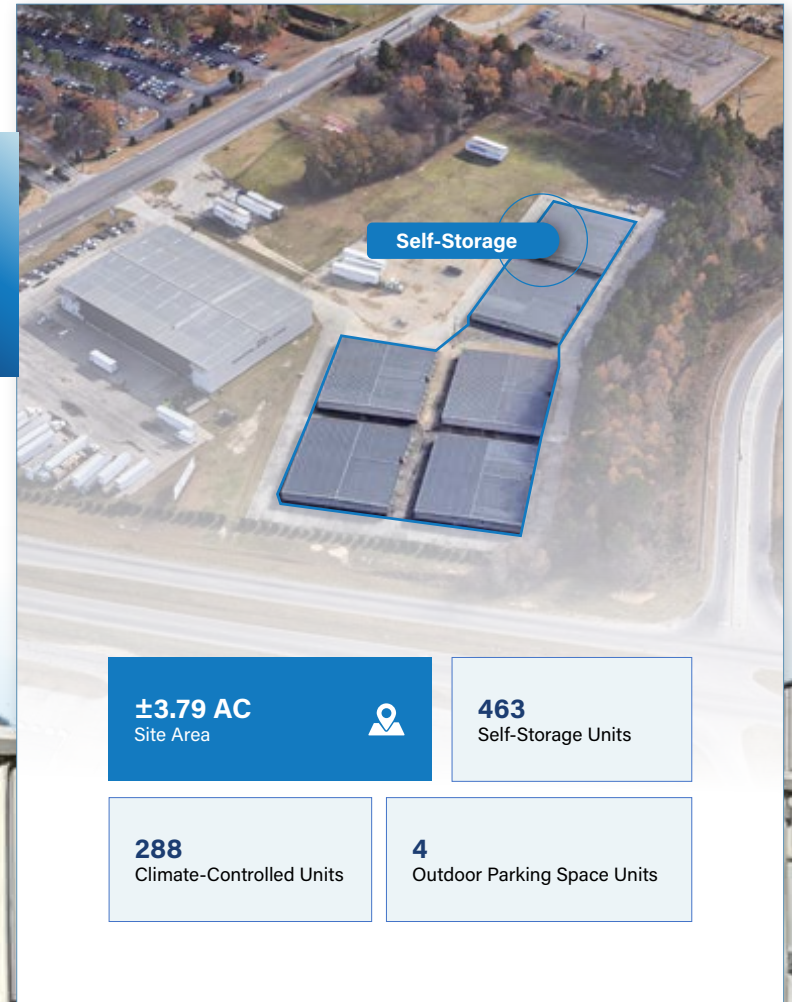


SELF-STORAGE PROFILE

The self-storage component consists of seven single-story Betco metal buildings totaling $\pm 71,477$ square feet. Four climate-controlled buildings were constructed between 1998 and 2004, complemented by three non-climate-controlled buildings, creating a balanced mix of product types. The structures feature concrete slab foundations, corrugated metal wall panels, high-profile steel roof systems, 9.5-foot building heights, and metal roll-up doors, consistent with traditional mini-storage construction.

The facility contains 463 storage units, 288 of which are climate-controlled, along with four outdoor parking spaces, for a total of 467 rentable spaces. The range of unit types allows the property to accommodate both climate-sensitive storage needs and conventional demand within the Fayetteville market.

HIGHLIGHTS



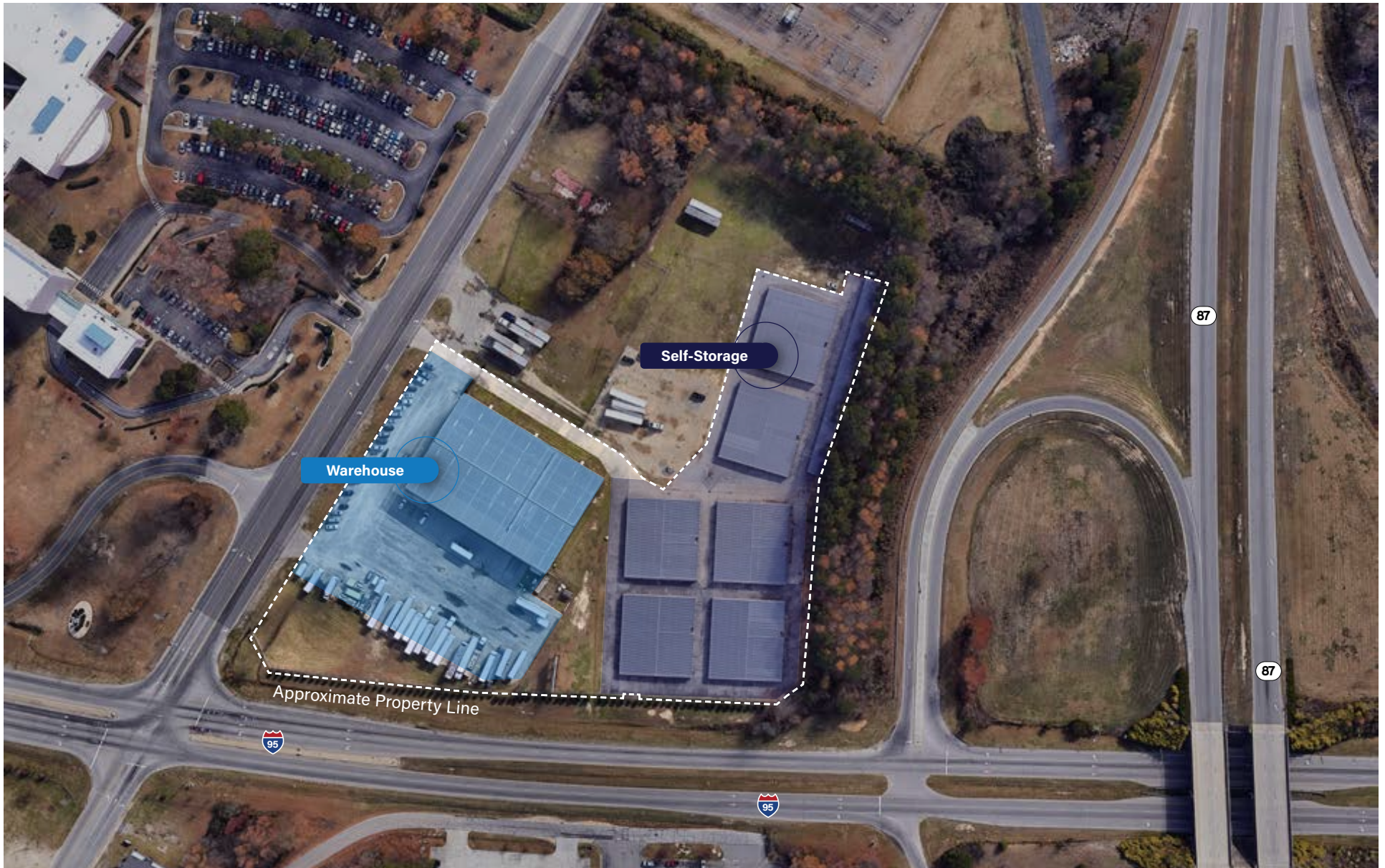
SELF-STORAGE PHOTOS



SITE PLAN



AERIAL VIEW

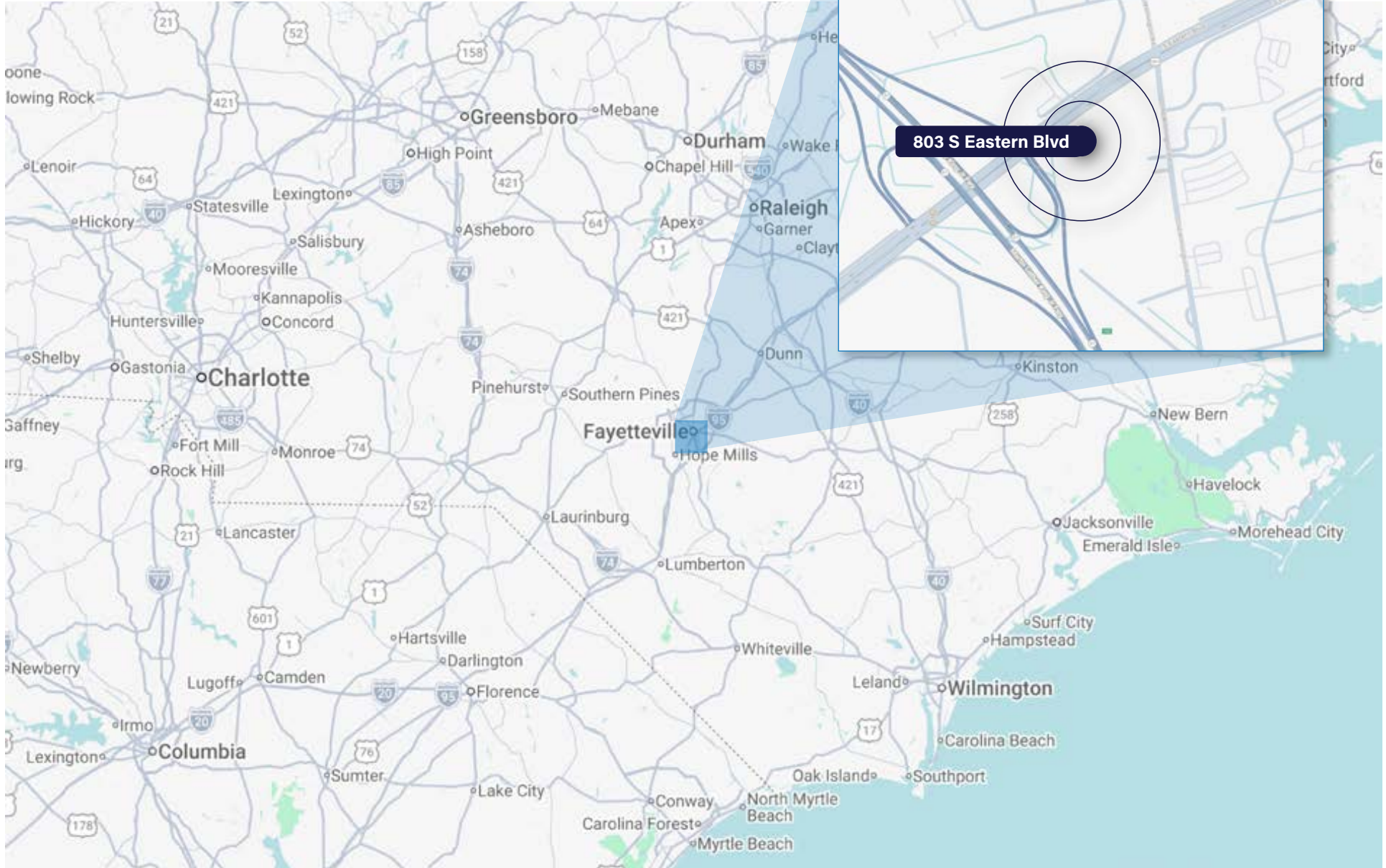


803 S EASTERN BLVD

LOCATION OVERVIEW



REGIONAL MAP



STRATEGIC LOCATION

803 S Eastern Blvd benefits from a strategic position in southeastern North Carolina due to its location along the I-95 Corridor, one of the East Coast's primary north-south transportation routes. The city serves as a key hub for military, logistics, and regional commerce due to its proximity to Fort Liberty (formerly Fort Bragg), strong infrastructure links, and access to major population centers across the eastern United States. Fayetteville is also a center for healthcare, education, manufacturing, and distribution activity in the region.

Located directly on Interstate 95

providing seamless north-south access between New England and Florida along the East Coast

Fayetteville Regional Airport

serves the Sandhills region with commercial service to hubs such as Atlanta and Charlotte

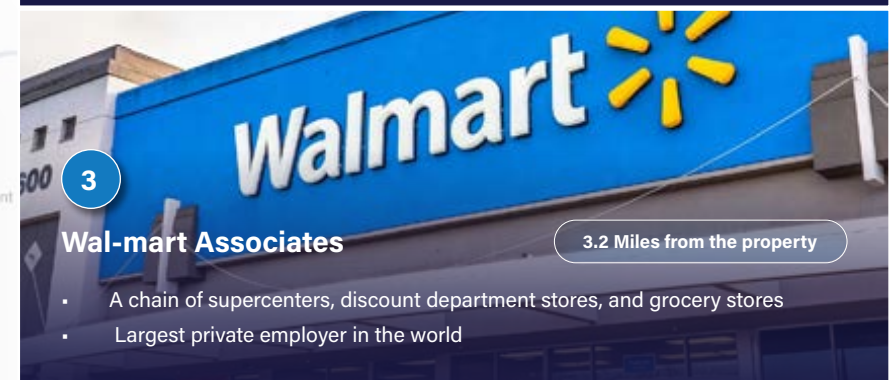
Positioned within a day's drive of major East Coast markets, placing businesses within an approximately eight-hour drive of two-thirds of the U.S. population

Easy access to deep-water port facilities in Wilmington, under 2 hours by truck, and rail services via CSX and regional connections



CONSUMER AND DEMAND DRIVERS

The surrounding trade area is anchored by a diverse and resilient economic base with strong activity in defense, healthcare, education, logistics, and manufacturing.



AREA DYNAMICS

803 S Eastern Boulevard is strategically positioned within Fayetteville's established industrial corridor, anchored by strong transportation infrastructure and a concentration of warehouse, distribution, and service-oriented users. The property sits at the intersection of S Eastern Boulevard (US 301) and Old Wilmington Road, with immediate proximity to NC 87 (Martin Luther King Jr. Freeway), providing efficient north-south connectivity and convenient access to Interstate 95. Its location inside the Fayetteville city limits places it within a mature commercial area that has long supported industrial and logistics activity.

The surrounding area blends long-standing industrial facilities with regional employers across defense support services, healthcare, education, manufacturing, and logistics. This diversified employment base, coupled with Fayetteville's position along the I-95 corridor, fosters a stable environment for industrial and storage-related uses while supporting continued demand from both local businesses and regional operators.

Immediate access

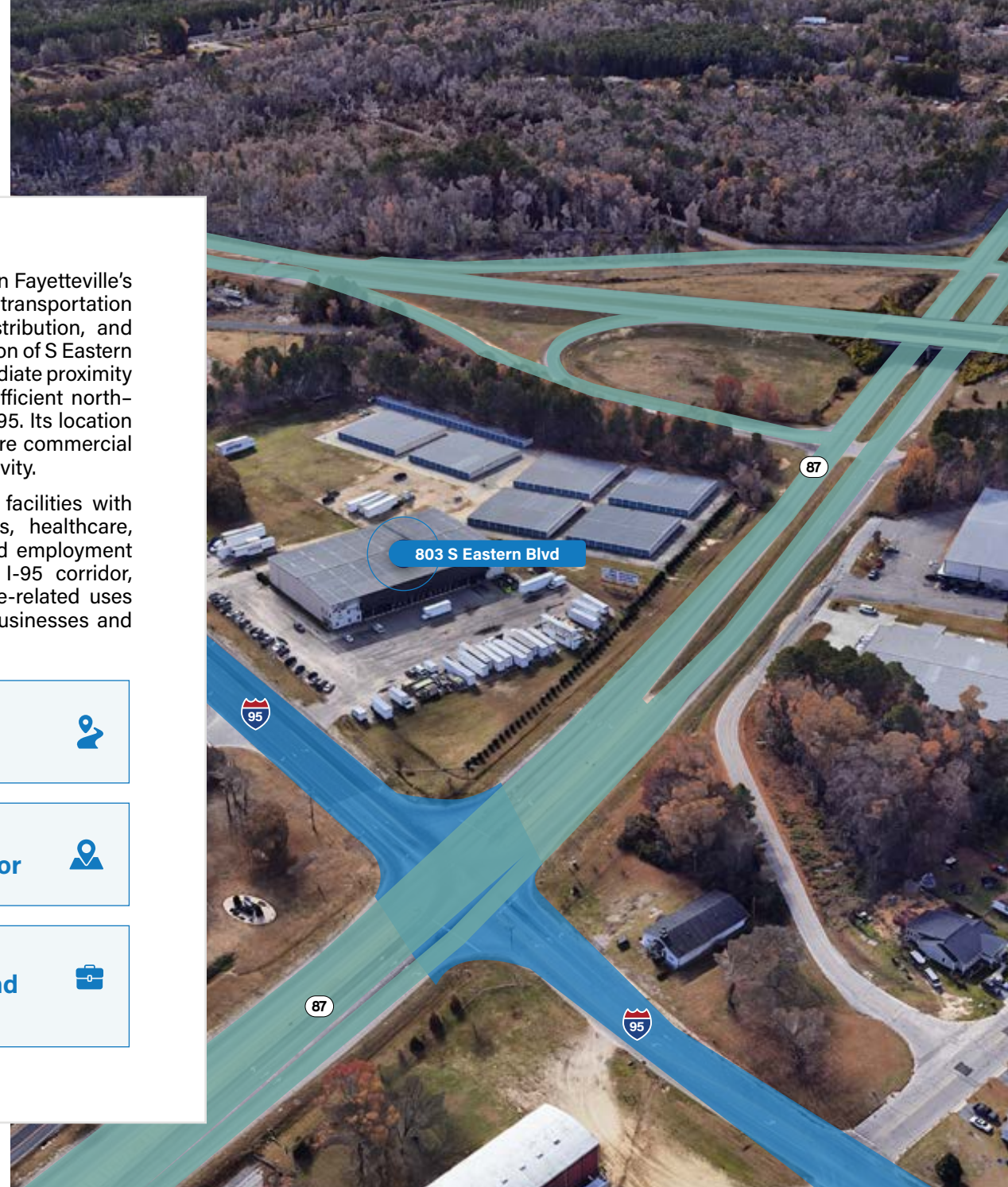
to US 301 and NC 87, with convenient connectivity to I-95



Located within an
established industrial and logistics corridor



Surrounded by
long-standing warehouse, distribution, and service-oriented properties



IMMEDIATE MAP



AERIAL MAP



NEARBY DEVELOPMENTS

A notable development shaping the broader Fayetteville market is Sandhills Gateway, a 36-acre mixed-use project underway at the intersection of Raeford Road and the I-295 Fayetteville Outer Loop. This development will include multifamily housing, outparcel retail totaling 33,407 square feet, and a lineup of national tenants anchored by a ground-leased Sheetz, reflecting significant commercial investment in Fayetteville's expanding commercial nodes. Sandhills Gateway has secured equity and financing and is positioned to benefit from enhanced connectivity brought by the recently completed I-295 Outer Loop.

Designed to support Fayetteville's growth as a regional hub, this development is expected to strengthen retail and residential activity and attract additional commercial tenants to the area. Positioned along major transportation routes serving the city and surrounding counties, Sandhills Gateway underscores ongoing market momentum that benefits industrial, logistics, and service properties like 803 S Eastern Boulevard by broadening the regional employment base and increasing demand for support services and storage solutions.

KEY CALLOUTS

36-acre mixed-use development at Raeford Rd & I-295 Outer Loop with retail, housing, and national tenants

Anchored by Sheetz and outparcel retail totaling **33,407 SF**

Enhances regional **commercial activity and supports broader job growth**



803 S EASTERN BLVD

MARKET OVERVIEW



FAYETTEVILLE, NC



A City of Military Strength and Growing Opportunity

Fayetteville, the sixth-largest city in North Carolina, anchors the Sandhills region with a population of over 200,000. Its identity is deeply tied to Fort Liberty (formerly Fort Bragg), the largest military installation by population in the world, which drives both economic activity and cultural diversity. The city benefits from its strategic location along the I-95 corridor, offering direct access to major East Coast markets and serving as a vital link between Raleigh, Charlotte, and coastal ports. Fayetteville Regional Airport and nearby rail connections further enhance its accessibility, supporting both passenger travel and logistics.

Beyond its military presence, Fayetteville is steadily diversifying its economy through healthcare, education, logistics, and retail. Institutions such as Cape Fear Valley Health System and Fayetteville State University contribute to workforce development and regional stability, while ongoing investments in downtown revitalization, infrastructure, and community amenities are reshaping the city into a balanced environment for residents and businesses alike. With its combination of connectivity, workforce depth, and pro-growth initiatives, Fayetteville is emerging as a dynamic market in eastern North Carolina, offering investors long-term stability and upside potential.

CUMBERLAND COUNTY, NC

A City of Military Strength and Growing Opportunity

Cumberland County serves as the economic and administrative hub of southeastern North Carolina, anchored by Fayetteville and Fort Liberty. The county's diverse base spans defense, healthcare, education, logistics, and retail, supported by institutions such as Cape Fear Valley Health System and Fayetteville State University. Its role as a transition point for thousands of soldiers annually adds a steady stream of skilled labor and consumer demand, reinforcing the county's resilience and growth trajectory.

Public-private partnerships and state incentives continue to drive investment in infrastructure, housing, and mixed-use development. With its strategic location along I-95 and proximity to Raleigh-Durham, the county is positioned to capture regional growth while maintaining affordability and accessibility. Cumberland County's blend of military strength, institutional depth, and expanding private-sector activity makes it a compelling environment for both occupiers and investors.

338,430
Population



127,181
Workforce



\$60,831
Median HH Income



MARKET HIGHLIGHTS

Strategic Distribution Corridor

Positioned along I-95 with direct access to regional highways, the area serves as a vital link between major East Coast metros and southern logistics hubs.

Defense-Driven Economic Stability

Fort Liberty anchors the local economy, supporting a steady flow of contracting, supply chain activity, and workforce demand.

Expanding Industrial Base

Growth in logistics, manufacturing, and regional trade continues to strengthen the county's role as a key commercial hub in North Carolina.

Consistent Population and Workforce Demand

Annual military transitions and steady in-migration sustain consumer activity and reinforce long-term demand for space and services.

Pro-Growth Development Climate

Public-private partnerships and infrastructure investment foster new projects and modernized facilities, enhancing the county's competitiveness for business expansion.

WAREHOUSE + SELF-STORAGE POSITIONING FOR INVESTMENT STABILITY

In Cumberland County, warehouse and storage assets occupy a strategically significant segment of the commercial real estate market. These properties serve regional trade, logistics, and consumer demand, offering investors a resilient platform that balances operational utility with long-term value creation. Their appeal lies in combining functional space for distribution and storage with adaptability to evolving market needs, positioning them as essential infrastructure within a growing metropolitan economy. As Fayetteville's connectivity along I-95 strengthens and regional demand for flexible space expands, these assets stand out as durable investments aligned with both business and consumer trends.



Scarcity of well-located facilities

supports strong occupancy and pricing resilience



Flexible configurations accommodate

evolving logistics, trade, and consumer storage requirements



Ownership provides control

and long-term equity appreciation while meeting operational needs



Adaptable layouts ensure relevance

across a range of business and consumer uses



WHY WAREHOUSE + SELF-STORAGE?

Warehouse and storage assets offer investors a dual advantage: stable cash flow from current occupiers today, with the flexibility to adapt to evolving logistics and consumer needs tomorrow. Ownership provides control over space while capturing long-term equity appreciation, making these properties a resilient addition to a diversified portfolio. Their layouts and accessibility accommodate a variety of uses, from regional distribution to consumer storage, ensuring adaptability as demand shifts. Combined, these qualities create an investment vehicle that blends income stability with growth potential and ownership upside.

KEY INVESTMENT DRIVERS

Optionality

Current occupancy with potential for repositioning or expanded use

Consumer & Business Demand

Supported by Cumberland County's military, trade, and population stability

Market Scarcity

Limited supply of modern, well-located facilities in prime submarkets

Growth Alignment

Positioned to benefit from rising logistics activity, consumer storage demand, and infrastructure investment



ECONOMIC DRIVERS

Cumberland County anchors one of eastern North Carolina's most resilient economies, supported by a balanced mix of defense, healthcare, education, logistics, and retail. A strong military presence, institutional depth, and a diversified base position the region for sustained growth and long-term investment.

Defense & Military

Cumberland County's economy is anchored by Fort Liberty (formerly Fort Bragg), the largest military installation by population in the world. The base drives regional stability through defense spending, contracting, and a steady inflow of personnel, creating consistent demand for housing, services, and logistics. Its scale and influence extend beyond the county, positioning the region as a critical hub for national defense and long-term economic resilience.

Largest
Military Installation

54,000+
Active Duty Personnel

\$8+ Billion
Annual Regional Economic Impact

Home to the 82nd
Airborne Division & U.S. Army Special Operations

Sources: BizFayetteville; U.S. Department of Defense; Military Base Population Report

ECONOMIC DRIVERS

Healthcare & Education

Healthcare and education form the backbone of Cumberland County's workforce and quality of life. Cape Fear Valley Medical Center and Womack Army Medical Center anchor regional care, while Fayetteville State University, Methodist University, and Fayetteville Technical Community College provide workforce training and advanced degree pathways that strengthen the region's talent pipeline.



TOP REGIONAL UNIVERSITIES



Fayetteville State University, Methodist University, and Fayetteville Technical Community College anchor higher education in the county, offering workforce training and advanced programs that expand the region's talent base.

TOP HEALTHCARE PROVIDERS



WOMACK
Army Medical Center



Cape Fear Valley Medical Center delivers comprehensive regional care, while Womack Army Medical Center provides specialized services for military families. Together with the Cumberland County Health Department, these institutions ensure broad access to quality healthcare.

ECONOMIC DRIVERS

Logistics & Trade

Cumberland County leverages its strategic location in eastern North Carolina with direct access to I-95, I-295, and U.S. Highway 401, connecting the region to major Southeast markets. Fayetteville Regional Airport supports passenger and cargo traffic, while CSX and Norfolk Southern rail lines enhance freight distribution. The county's logistics network, combined with a strong military presence, positions the region as a vital hub for trade, transportation, and supply chain operations.

- **Strategic Interstate Access**
Direct connectivity via I-95, I-295, and U.S. 401
- **Regional Airport Advantage**
Fayetteville Regional Airport supports passenger and cargo traffic
- **Freight Rail Connectivity**
CSX and Norfolk Southern lines strengthen distribution capacity
- **Southeast Market Link**
Central location provides efficient access to regional trade corridor
- **Military Logistics Presence**
Fort Liberty drives demand for transportation and supply chain services
- **Distribution Infrastructure**
Industrial parks and warehousing support regional logistics operations
- **Expansion Momentum**
Ongoing investment in road, rail, and airport improvements

Sources: Cumberland County Economic Development; Fayetteville Regional Airport; CSX; Norfolk Southern; North Carolina Department of Transportation

Retail & Consumer Services

Cumberland County's retail and consumer services sector is anchored by Cross Creek Mall, Skibo Road's national retail corridor, and a growing mix of dining, entertainment, and specialty shops. The region benefits from a strong military and student population, driving steady demand for retail, restaurants, and personal services. Local entrepreneurs complement national brands, creating a diverse consumer landscape that supports both everyday needs and lifestyle amenities.

Retail hub serving
thousands of residents and military families

Consumer spending surpasses
\$4 billion annually in Cumberland County

Cross Creek Mall anchors shopping with
100+ stores and restaurants

Skibo Road corridor hosts
national brands and expanding dining options

Lifestyle amenities growing with
new fitness, wellness, and personal care services

Local entrepreneurs diversify offerings with
independent shops and specialty services

Sources: Cumberland County Economic Development; NC Department of Commerce; Cross Creek Mall; Fayetteville Observer; Visit Fayetteville NC; Fayetteville Business Directory

DEMOGRAPHICS

81,733

2024 Population
5-Mile Radius

7,433

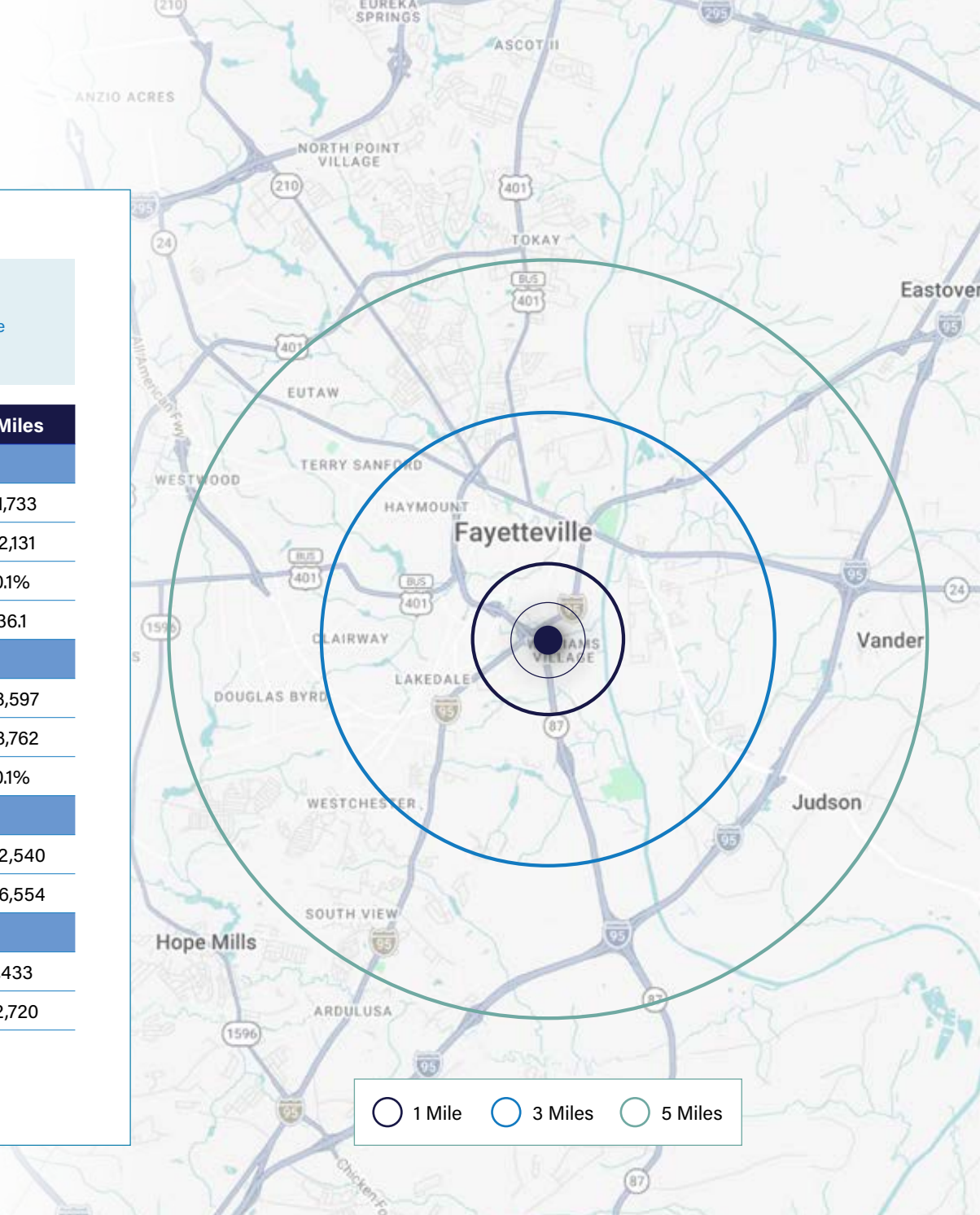
Total Businesses
5-Mile Radius

\$46,554

Median HH Income
5-Mile Radius

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	2,318	25,555	81,733
2029 Population Projection	2,356	25,902	82,131
Annual Growth 2024-2029	0.3%	0.3%	0.1%
Median Age	34.3	37.5	36.1
Households			
2024 Households	1,024	11,180	33,597
2029 Household Projection	1,041	11,324	33,762
Annual Growth 2024-2029	0.3%	0.3%	0.1%
Income			
Average Household Income	\$31,381	\$62,687	\$62,540
Median Household Income	\$18,719	\$41,860	\$46,554
Daytime Demographics			
Total Businesses	192	3,467	7,433
Total Employees	3,340	34,070	72,720

Source: CoStar





BANKRUPTCY SALE

803 S EASTERN BLVD

±30,932 SF WAREHOUSE AND 463 SELF-STORAGE UNITS

Offered Individually or as a Package

All sales are subject to Bankruptcy Court approval, Case No. 5:26-bk-00578, U.S. Bankruptcy Court for the Eastern District of North Carolina (Fayetteville Division)

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