

LAND FOR SALE

Chicken Foot Rd Signalized Corner

Hope Mills, NC 28348



DOLLAR
GENERAL

3.19 Acres
Zoned Commercial
(CP)CU

17,000 DAILY TRAFFIC

for more information

COREY CROEGAERT
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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:	\$1,999,000
Lot Size:	3.19 Acres
Zoning:	CP
Daily Traffic:	17,000

property description

Prime Signalized Corner Commercial Lot - 3.19 Acres at Chicken Foot Rd & Sandhill Rd -This exceptional 3.19-acre commercial development site is strategically located at the signalized intersection of Chicken Foot Road and Sand Hill Road, offering unparalleled frontage, visibility, and access. With 445.34± feet of frontage on Chicken Foot Road and 438.87± feet of frontage on Sand Hill Road, this prominent corner tract is perfectly positioned for retail, service, or mixed-use development.

The property benefits from C(P)CU - Planned Commercial Conditional Use Zoning, and is fully equipped with public water, sewer, electrical, and telephone service. DOT improvements are already in place, including engineered curb cuts, dedicated access points from both roads, and deceleration/left-turn lanes with median cuts, significantly reducing future development costs.

The well-drained site is entirely outside the 100-year floodplain, with no adverse easements or encroachments, ensuring a clean and build-ready opportunity. Its location offers seamless connectivity: just 0.8 miles from I-95, minutes from Fort Bragg, and surrounded by major commercial operators such as Wawa, Sheetz, Pizza Hut, Bojangles, and Dirtbag Ales Brewery. Located near the rapidly expanding Cypress Village subdivision and Grays Creek High School.



Chicken Foot Rd
HOPE MILLS, NC 28348

ADDITIONAL PHOTOS



for more information

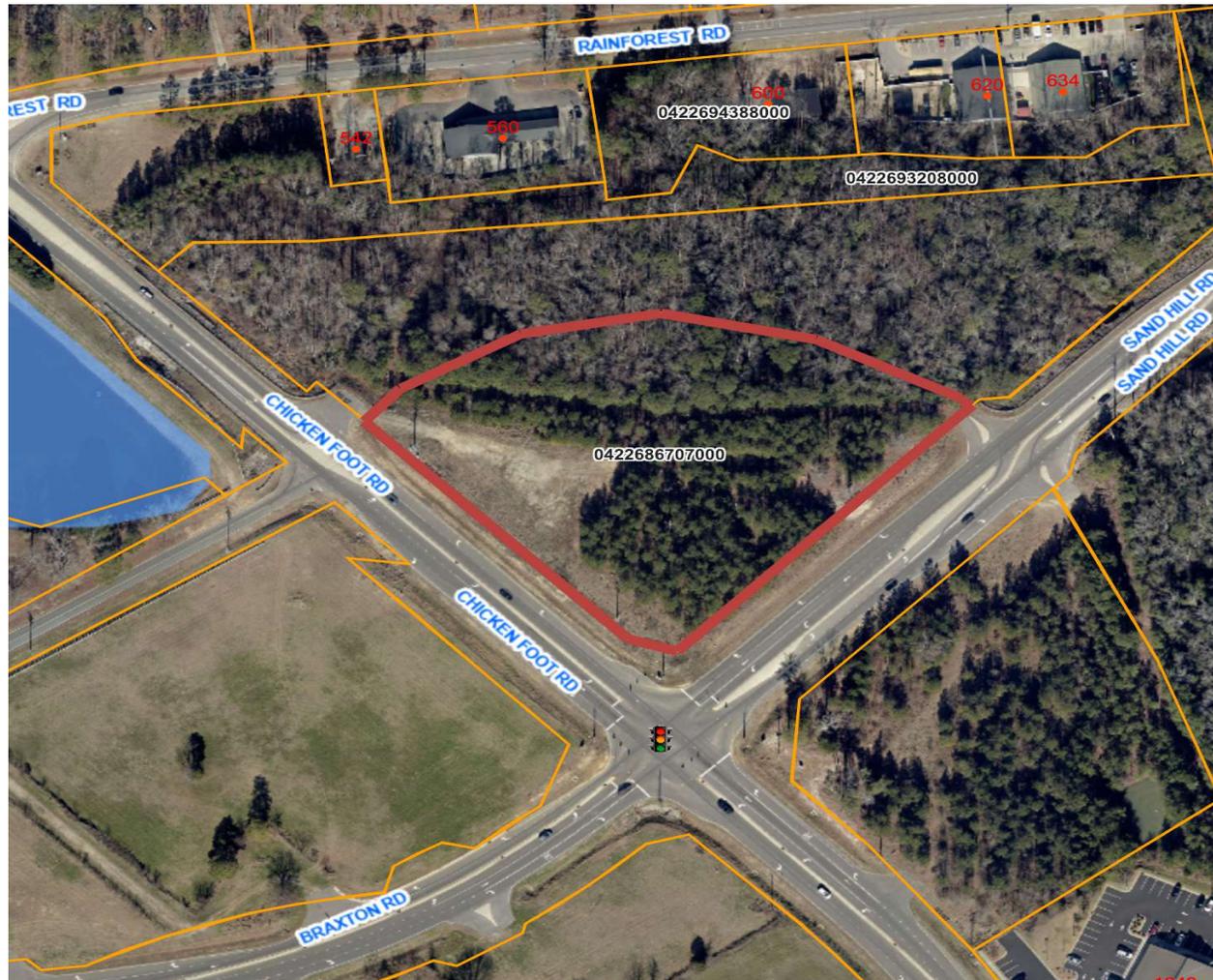
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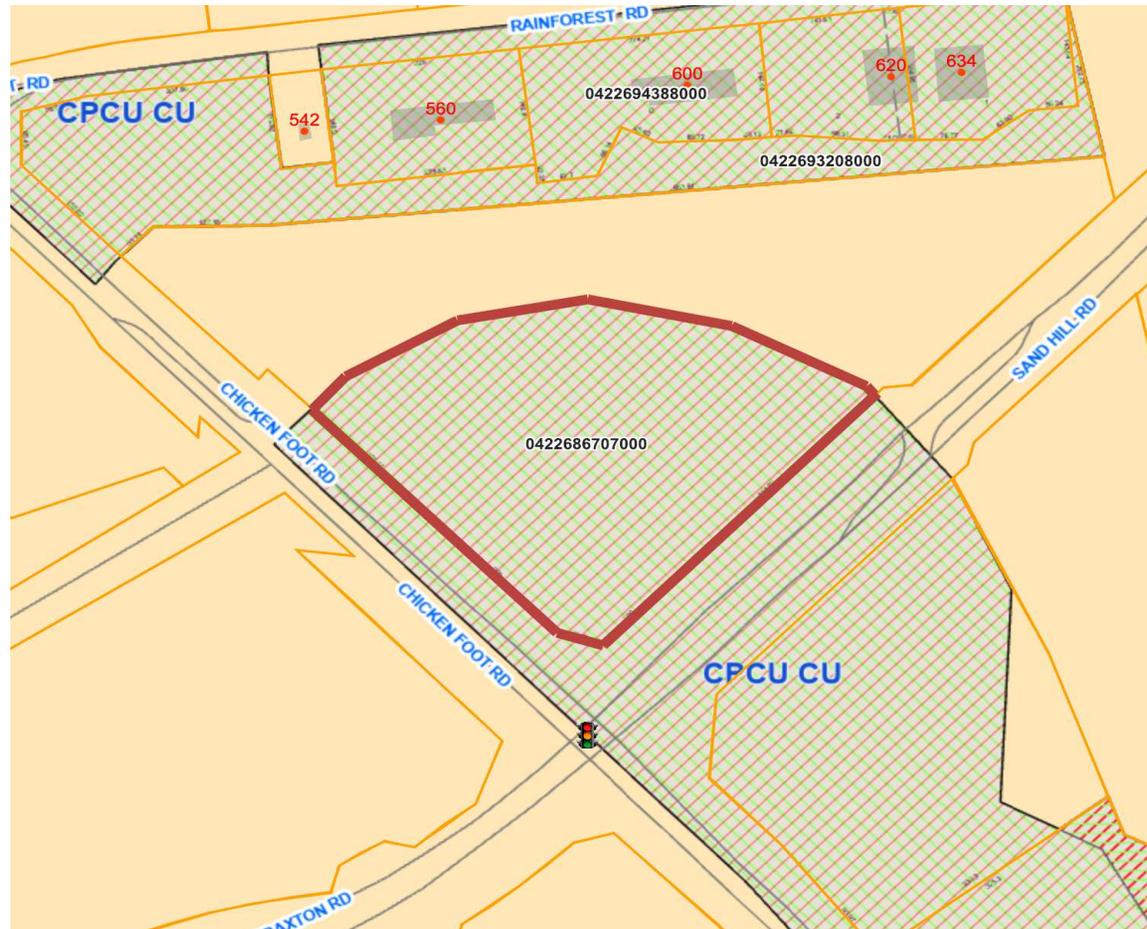


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SHEETZ

MADE IN NORTH CAROLINA
DIRTBAG
ALES

DIRTBAG
ALES

Wawa

Bobbys
Famous Chicken & Biscuits

CIRCLE K

DOLLAR GENERAL

UNC Health Family Medicine at Gray's Creek

Pizza hut

GRAY'S CREEK HIGH SCHOOL

for more information

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Maxar Technologies