

LAND FOR SALE

2484 GILLIS HILL ROAD

2484 Gillis Hill Road, Fayetteville, NC 28304



for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$749,000
Lot Size:	3.66 Acres
Zoning:	AR
Market:	Fayetteville
Submarket:	South Fayetteville

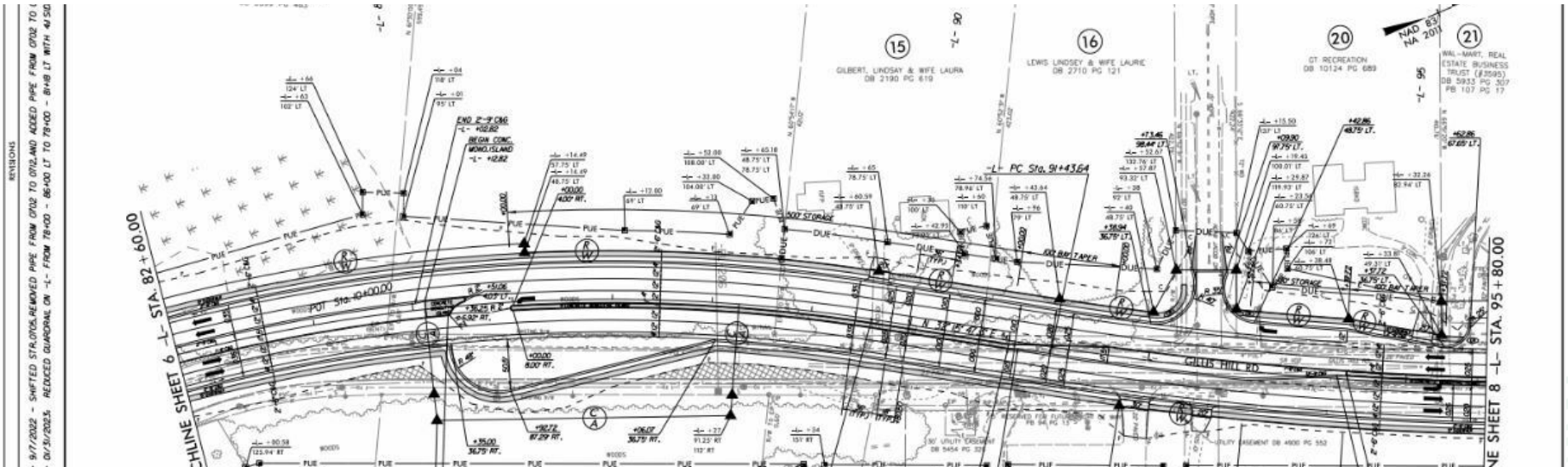
Property Overview:

This commercial property consists of two parcels totaling 3.66 acres. It's less than a mile from I-295, providing an easy commute to Fort Liberty. The ongoing construction of the Gillis Hill expansion and a new four-lane corridor nearby enhance accessibility. With its proximity to Highway 401, the property is convenient for travel in the greater Fayetteville Metro area. The site is surrounded by major retailers, it has potential for various commercial uses. Rezoning is required for commercial use, and water and sewer services are available.

1.66 ACRE
SITE
2 ACRE
SITE



ADDITIONAL PHOTOS



for more information

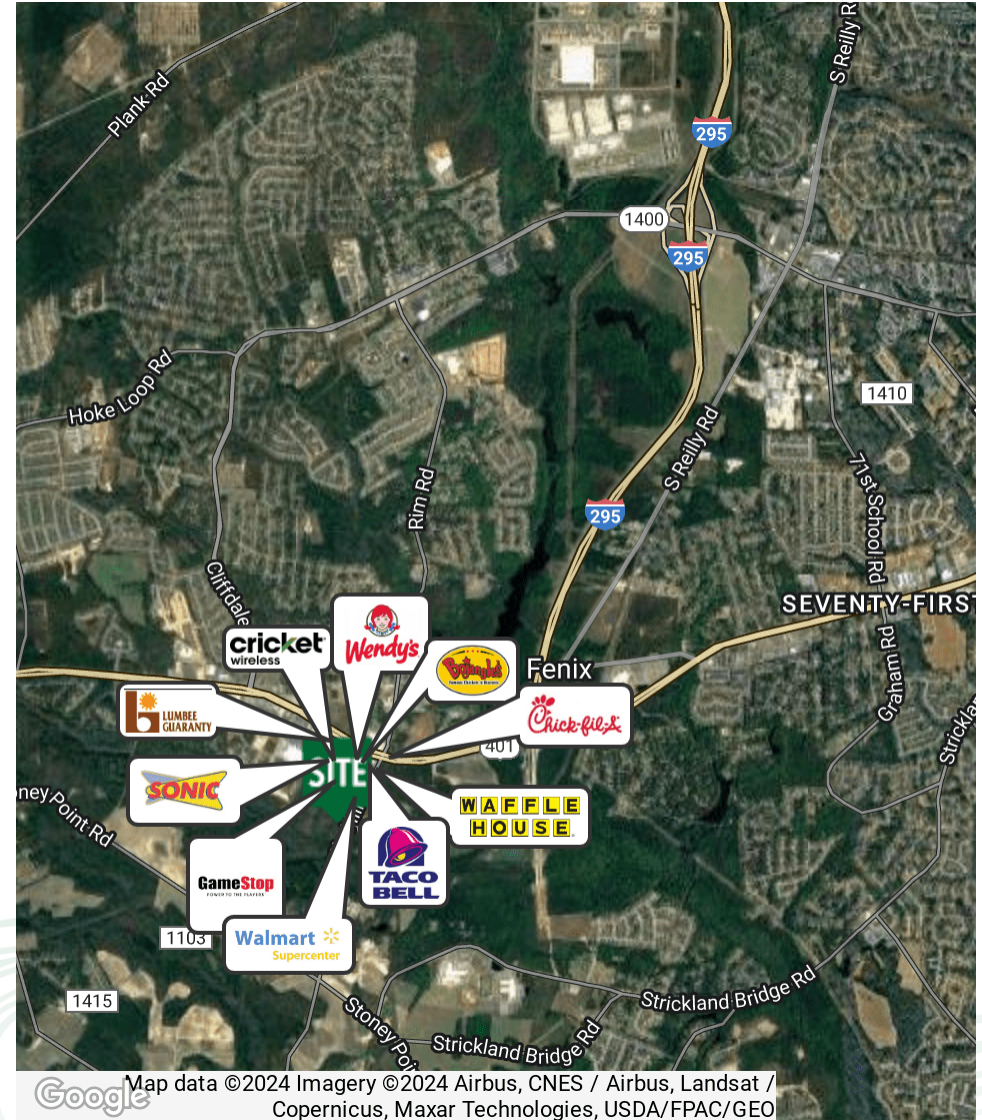
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,162	41,912	106,357
Average Age	34.2	33.8	32.4
Average Age (Male)	28.1	32.0	30.8
Average Age (Female)	37.7	35.9	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	859	16,338	44,773
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$69,529	\$71,227	\$61,487
Average House Value	\$184,871	\$170,637	\$153,329

* Demographic data derived from 2020 ACS - US Census



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