

COMMERCIAL LAND FOR SALE / GROUND LEASE

# Millstone Outparcel

3311 South Peak Dr, Fayetteville, NC 28306



**23,500 DAILY TR**

**1.07  
ACRES**

*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](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

<b>Sale Price:</b>	Undisclosed
<b>Lease Price:</b>	Negotiable
<b>Lot Size:</b>	1.07 Acres
<b>Daily Traffic:</b>	23,500
<b>Zoning:</b>	MXD CUD

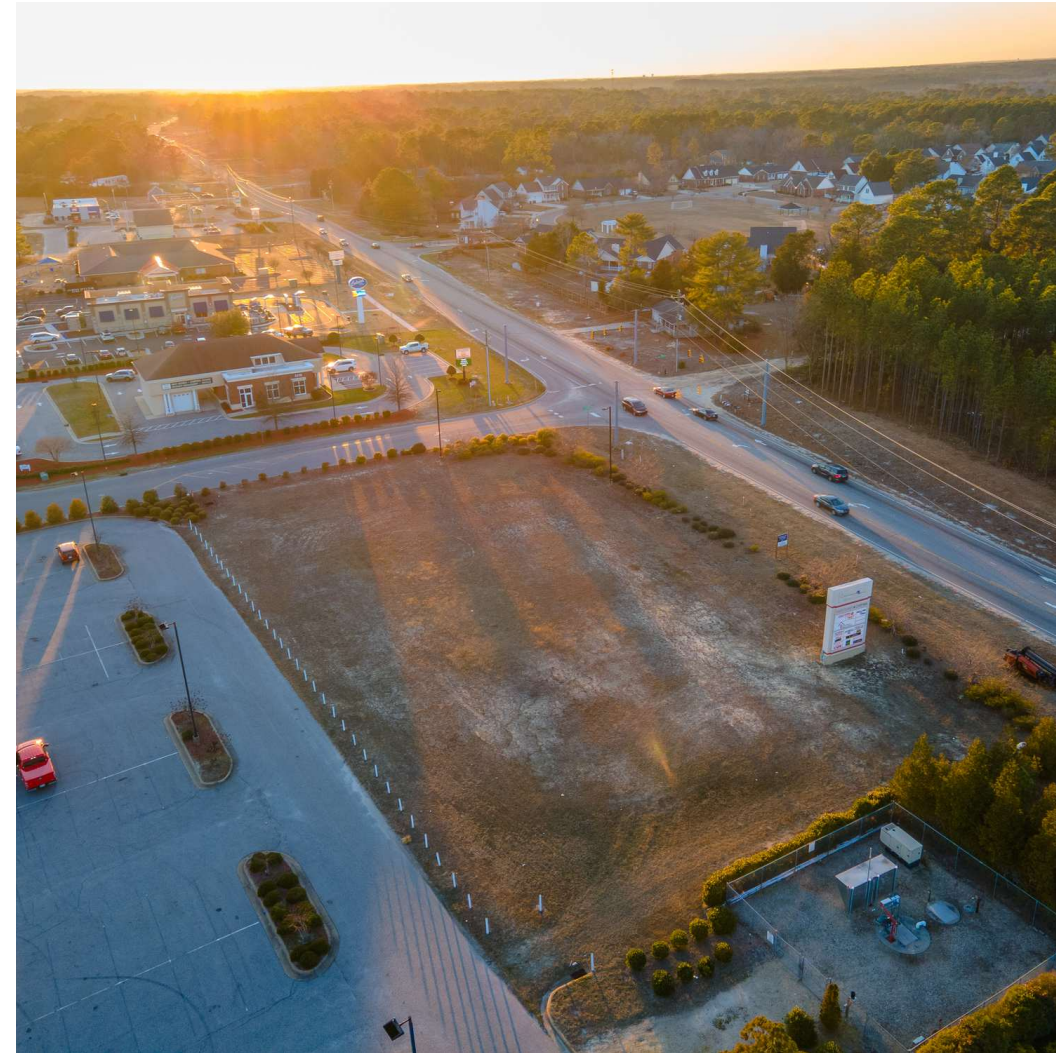
## property description

This 1.04-acre corner lot at 3311 S Peak Dr, Hope Mills, NC, offers an exceptional opportunity for sale or ground lease in one of the area's most vibrant retail and entertainment destinations. Site is ready to build on with minimal site work needed. Positioned at the entrance of Millstone 14 Movie Theatre, the site benefits from high visibility and a steady flow of consumer traffic. With its signalized intersection frontage, excellent accessibility, and flexible development potential, this property is ideal for retail, quick-service restaurants, or specialty use. The surrounding retail mix includes Cold Stone Creamery, Culver's, Ichiban Express, and Snap Fitness, creating a strong synergy for businesses looking to capitalize on the established customer base.

Strategically located in the heart of Hope Mills' premier commercial district, the property experiences 23,500 daily passing vehicles, ensuring maximum exposure for future tenants or owners. The immediate trade area is home to a growing population with strong household incomes, providing a solid foundation for sustained business success. With the site's highly desirable corner positioning, proximity to national brands, and strong market fundamentals, this parcel presents a rare opportunity to establish a presence in one of the most sought-after locations in the region.

3311 South Peak Dr  
3311 SOUTH PEAK DR, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



*for more information*

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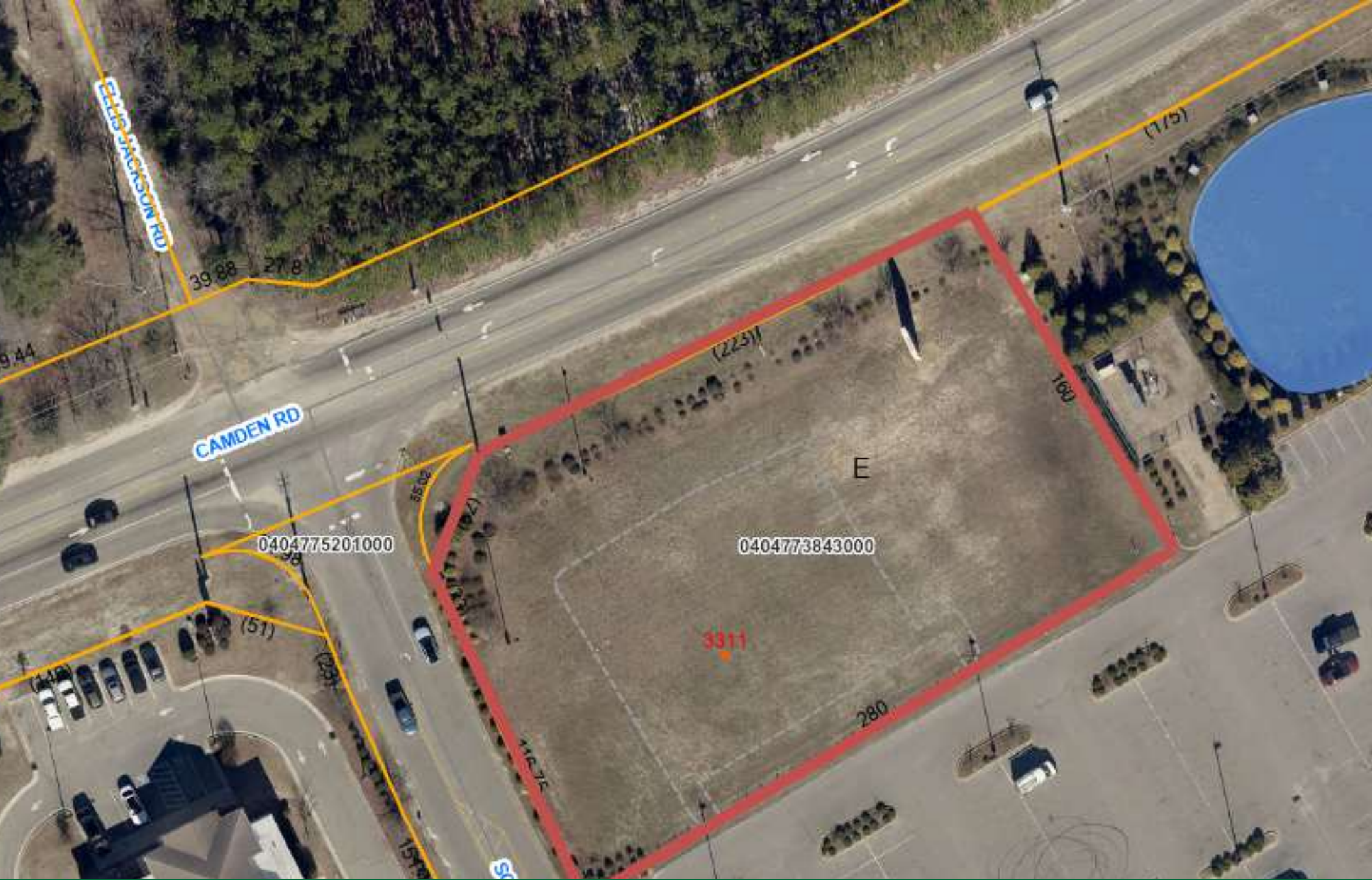
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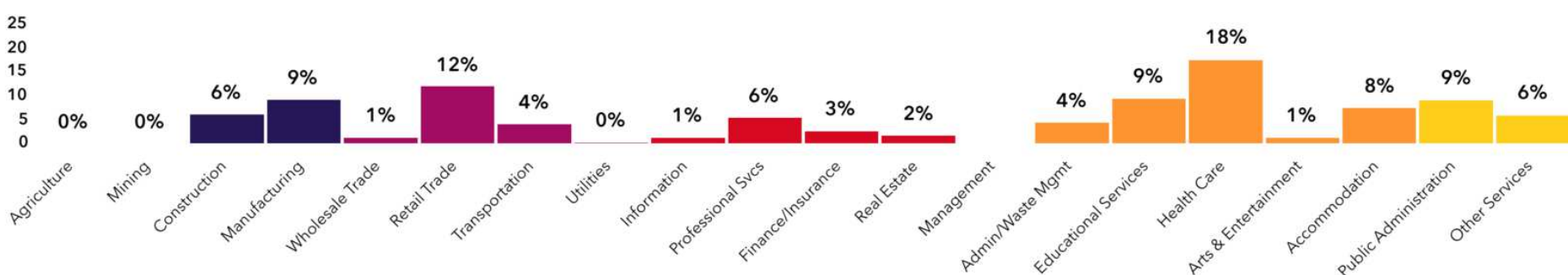
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**52,148**  
Total Population



## Population

**39,895**  
Daytime Population



**\$63,330**  
Median HH Income



## Income

**\$31,996**  
Per Capita Income



**19,503**  
Total Households



## Housing

**20,901**  
Total Housing Units



**\$201,587**  
Median Home Value



## Homes

**65.1%**  
Home Ownership



**36.0**  
Median Age



## People

**Middleburg**  
Tapestry Segment



# Demographics

**3350 Footbridge Lane, Fayetteville, North Carolina, 28306**



7%

No HS Diploma



28%

HS Graduate



37%

Some College



29%

Degree or Higher

for more information

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## Working With Real Estate Agents Disclosure (For Buyers)

### IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

**Note to Agent:** Check all relationship types below that may apply to this buyer.

         **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

         **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.\*

         **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.\*

\*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

**Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

**Note to Buyer:** For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at [ncrec.gov](http://ncrec.gov) (Publications, Q&A Brochures) or ask an agent for a copy of it.

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

**Thomas Patrick Murray**

\_\_\_\_\_  
Agent's Name

**231098**

\_\_\_\_\_  
Agent's License No.

**Grant-Murray Real Estate, LLC**

\_\_\_\_\_  
Firm Name

REC. 4.27 # 4/6/2021