



SITE

FOR SALE

**0 E JENKINS ST
FAYETTEVILLE, NC 28306**

PRIME 16.98-ACRE COMMERCIAL/INDUSTRIAL LOT • MP ZONING

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Property Overview

EXECUTIVE SUMMARY

Price	\$395,000
Total Acreage	16.98 Acres
Parcel ID	0436-43-4715
REID Number	2.2:1
Zoning	MP

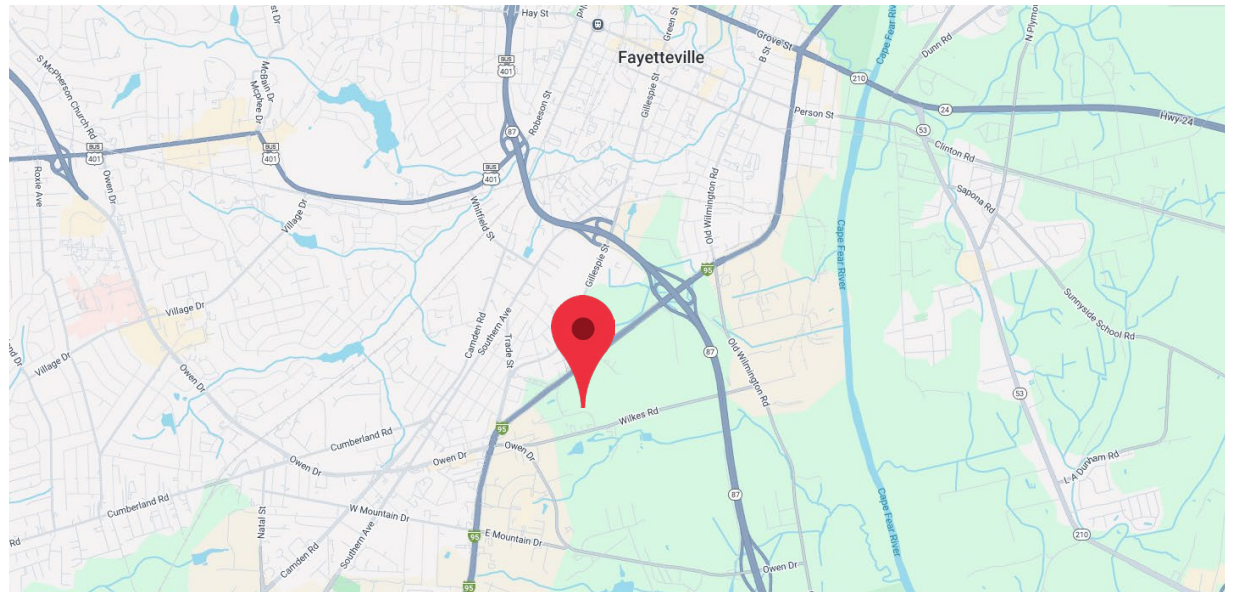
INVESTMENT HIGHLIGHTS

- **Size & Scale:** 16.98 acres of flat, developable land
- **Zoning:** MP (Manufacturing Park) — allows for a broad mix of commercial and industrial uses
- **Utility Access:** County water and electricity available; septic required
- **Strategic Location:** Excellent access to major roads, workforce, and infrastructure
- **Development Ready:** Ideal for convenience store, industrial park, vehicle lot, or retail
- **Low Carrying Cost:** 2023 property taxes were just \$106.17
- **Growth Market:** Located in Fayetteville—one of North Carolina's fastest growing metros

Unlock the potential of nearly 17 acres of strategically located land at **0 E Jenkins St, Fayetteville, NC 28306**. Zoned **MP (Manufacturing Park)**, this property offers exceptional flexibility for commercial and industrial development. Permitted uses include **convenience stores, gas stations, vehicle sales and repairs, storage facilities, livestock operations, and general retail**—making it ideal for developers, owner-users, or investors seeking to capitalize on the area's growth.

Located in **Cumberland County**, the site benefits from **county water access and available electricity**, with septic required. The property enjoys proximity to key regional corridors and Fayetteville's growing business infrastructure. Whether you're targeting a value-add development or a build-to-suit opportunity, this site offers the zoning, size, and location to make it happen.

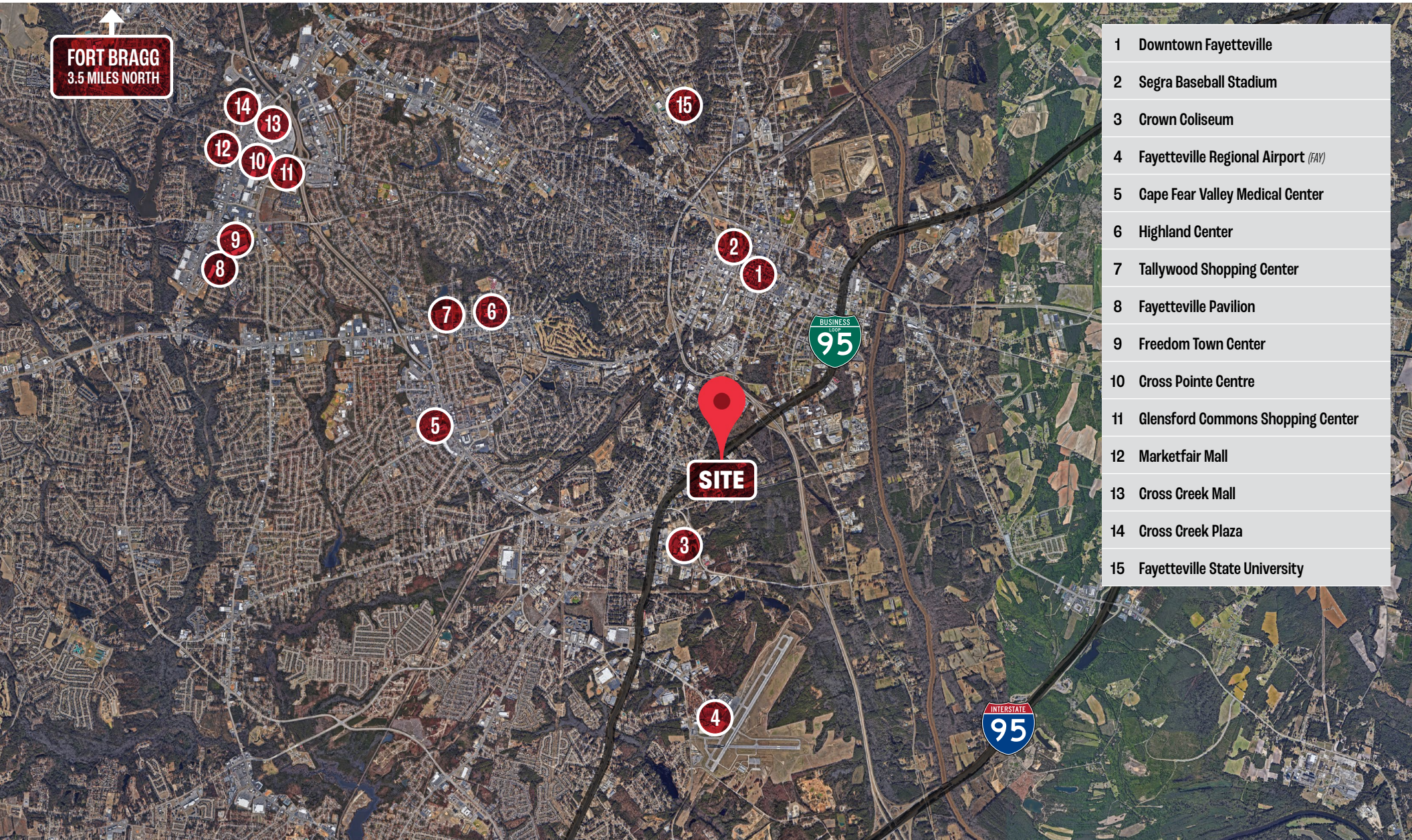
With **low holding costs** (annual taxes under \$110) and high development potential, this is one of the most versatile opportunities on the market.



Aerial Imagery

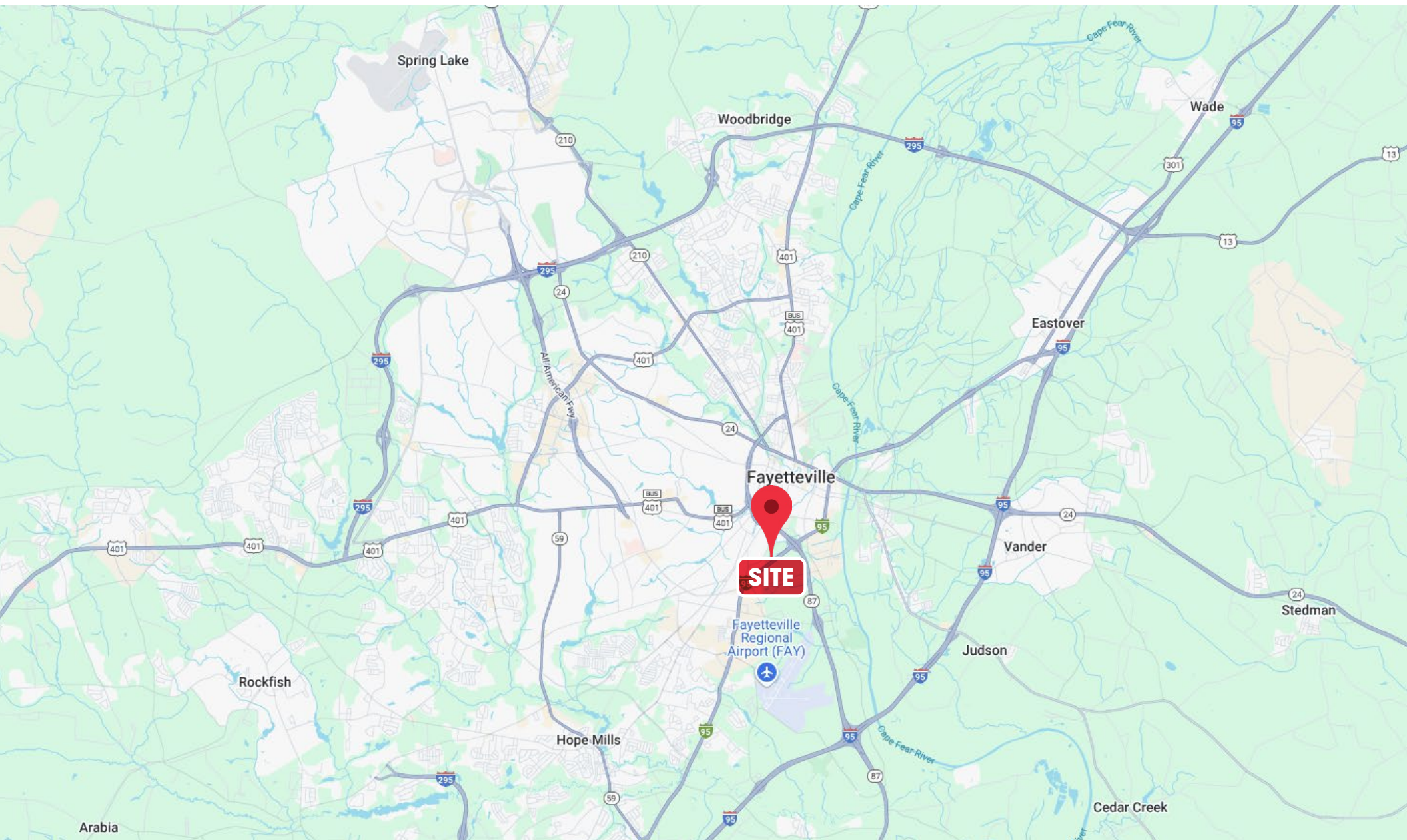


Nearby Attractions



- | | |
|----|-------------------------------------|
| 1 | Downtown Fayetteville |
| 2 | Segra Baseball Stadium |
| 3 | Crown Coliseum |
| 4 | Fayetteville Regional Airport (FAV) |
| 5 | Cape Fear Valley Medical Center |
| 6 | Highland Center |
| 7 | Tallywood Shopping Center |
| 8 | Fayetteville Pavilion |
| 9 | Freedom Town Center |
| 10 | Cross Pointe Centre |
| 11 | Glensford Commons Shopping Center |
| 12 | Marketfair Mall |
| 13 | Cross Creek Mall |
| 14 | Cross Creek Plaza |
| 15 | Fayetteville State University |

Regional Map



Fayetteville, NC Market Summary



Fayetteville is a city in south-central North Carolina and serves as the principal city of the Fayetteville Metropolitan Statistical Area, which includes Cumberland, Hoke and portions of Harnett County. As of the 2020 census, the MSA had a population of 526,719, with the city of Fayetteville itself home to 208,501 residents.

Established in 1783, Fayetteville has long served as a regional center for commerce and military activity. It is best known as the home of Fort Liberty (formerly Fort Bragg), one of the largest military installations in the world by population. The presence of the U.S. Army has significantly shaped the region's economy, labor market and infrastructure.

The Fayetteville MSA's economy is anchored by defense, government services, healthcare, education and logistics. Fort Liberty is the largest employer in the area and the defense sector

supports a network of contractors, service providers and support industries. Cape Fear Valley Health System and Fayetteville State University are also key regional institutions.

Fayetteville has a diverse population with a significant share of active-duty military personnel, veterans and their families. This demographic mix has contributed to the area's unique cultural identity and economic composition. The region also benefits from its strategic location along I-95, providing access to major East Coast markets.

In recent years, the area has seen continued investment in infrastructure, downtown revitalization and regional transportation improvements. The Fayetteville MSA continues to balance its strong military foundation with growth in civilian sectors, making it a key hub in southeastern North Carolina.



Demographics

	3 Mile	5 Mile	10 Mile
Population			
2020 Population	1,816	30,224	87,338
2024 Population	2,244	32,056	89,716
2029 Population Projection	2,323	32,369	90,063
Annual Growth 2020-2024	5.9%	1.5%	0.7%
Annual Growth 2024-2029	0.7%	0.2%	0.1%
Households			
2020 Households	743	12,965	35,953
2024 Households	910	13,714	36,892
2029 Household Projection	942	13,844	37,038
Annual Growth 2020-2024	4.8%	1.3%	0.8%
Annual Growth 2024-2029	0.7%	0.2%	0.1%
Avg Household Size	2.30	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$130,769	\$161,248	\$149,952
Median Year Built	1968	1976	1976
Owner Occupied Households	427	6,373	18,422
Renter Occupied Households	515	7,472	18,616
Household Income			
< \$25,000	362	4,542	10,782
\$25,000 - 50,000	239	2,766	8,503
\$50,000 - 75,000	145	2,333	6,843
\$75,000 - 100,000	65	1,700	4,285
\$100,000 - 125,000	46	936	2,854
\$125,000 - 150,000	51	524	1,362
\$150,000 - 200,000	3	412	1,103
\$200,000+	0	502	1,160
Avg Household Income	\$44,288	\$62,719	\$62,755
Median Household Income	\$33,320	\$45,187	\$46,848

	3 Mile	5 Mile	10 Mile
Population Summary			
Age 15+	1,818	25,690	71,692
Age 20+	1,681	23,750	65,964
Age 35+	1,206	16,851	45,544
Age 55+	652	9,323	24,775
Age 65+	397	5,850	15,253
Median Age	37.70	36.90	35.60
Avg Age	38.90	38.70	37.90
Education			
Some High School, No Diploma	350	2,794	6,781
High School Graduate	470	5,627	16,439
Some College, No Degree	479	7,495	21,309
Associate Degree	95	1,576	4,548
Bachelor's Degree	175	3,831	9,496
Advanced Degree	48	1,847	5,074
Employment			
Civilian Employed	873	12,900	37,378
Civilian Unemployed	47	783	2,403
Civilian Non-Labor Force	848	10,590	27,721
U.S. Armed Forces	20	1,030	3,046
Housing Value			
< \$100,000	171	1,476	4,999
\$100,000 - 200,000	117	2,756	8,410
\$200,000 - 300,000	94	1,092	2,619
\$300,000 - 400,000	14	503	1,216
\$400,000 - 500,000	0	160	416
\$500,000 - 1,000,000	18	271	522
\$1,000,000+	0	70	218

Demographic data © CoStar 2025

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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