



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

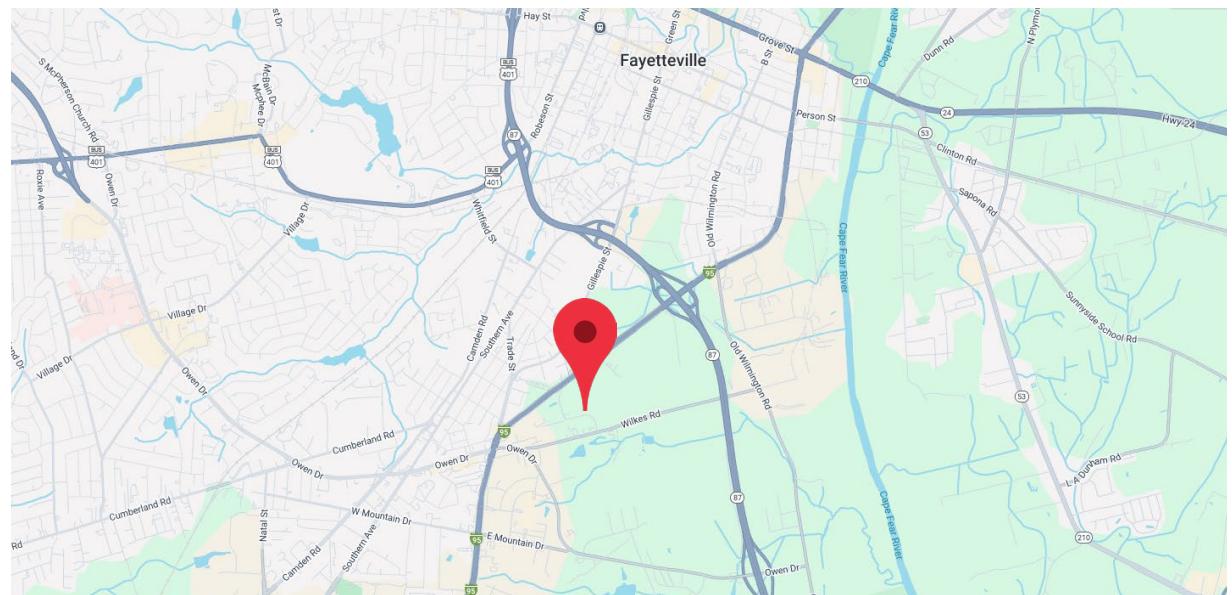
## INVESTMENT HIGHLIGHTS

- 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.

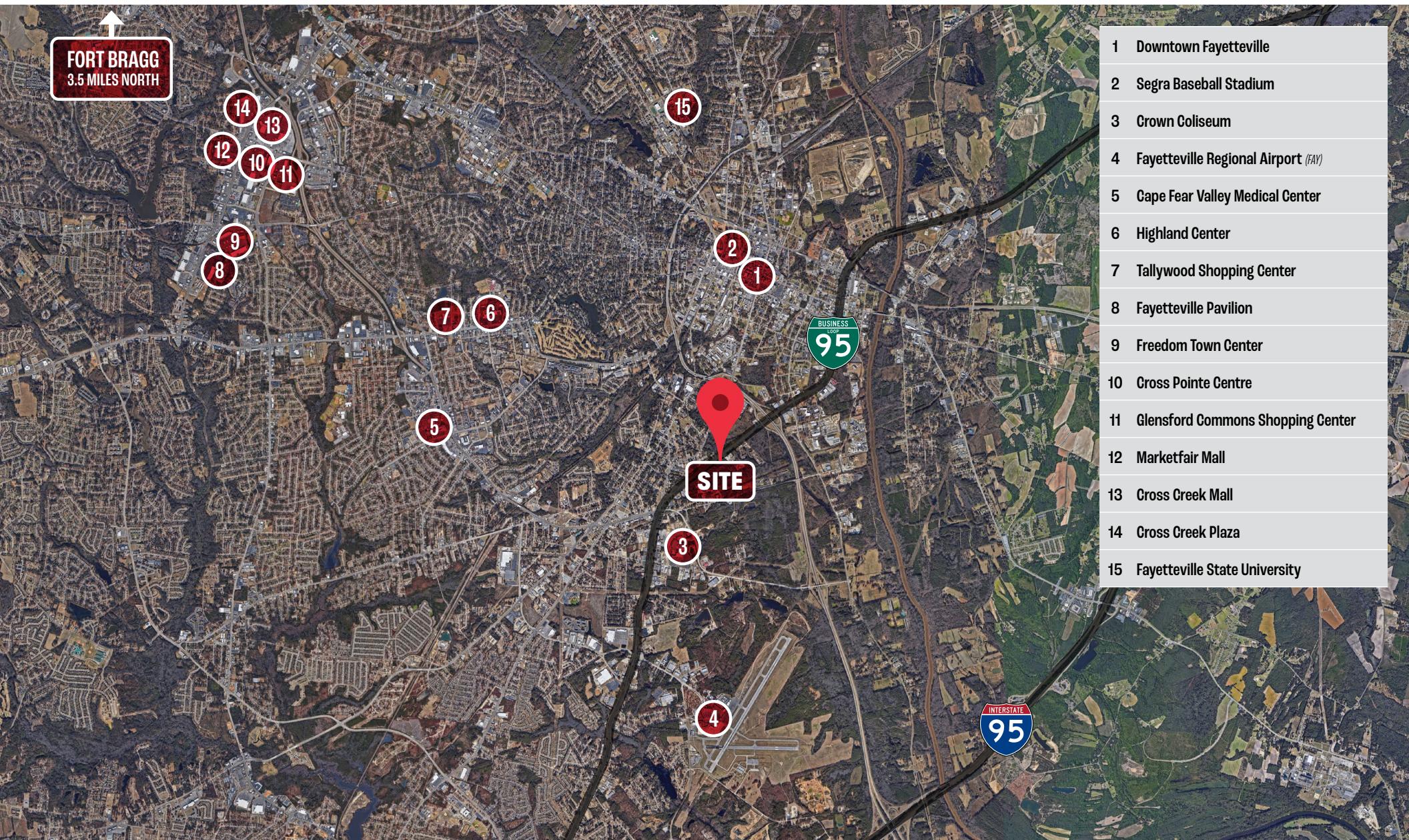
With **low holding costs** (annual taxes under \$110) and high development potential, this is one of the most versatile opportunities on the market.



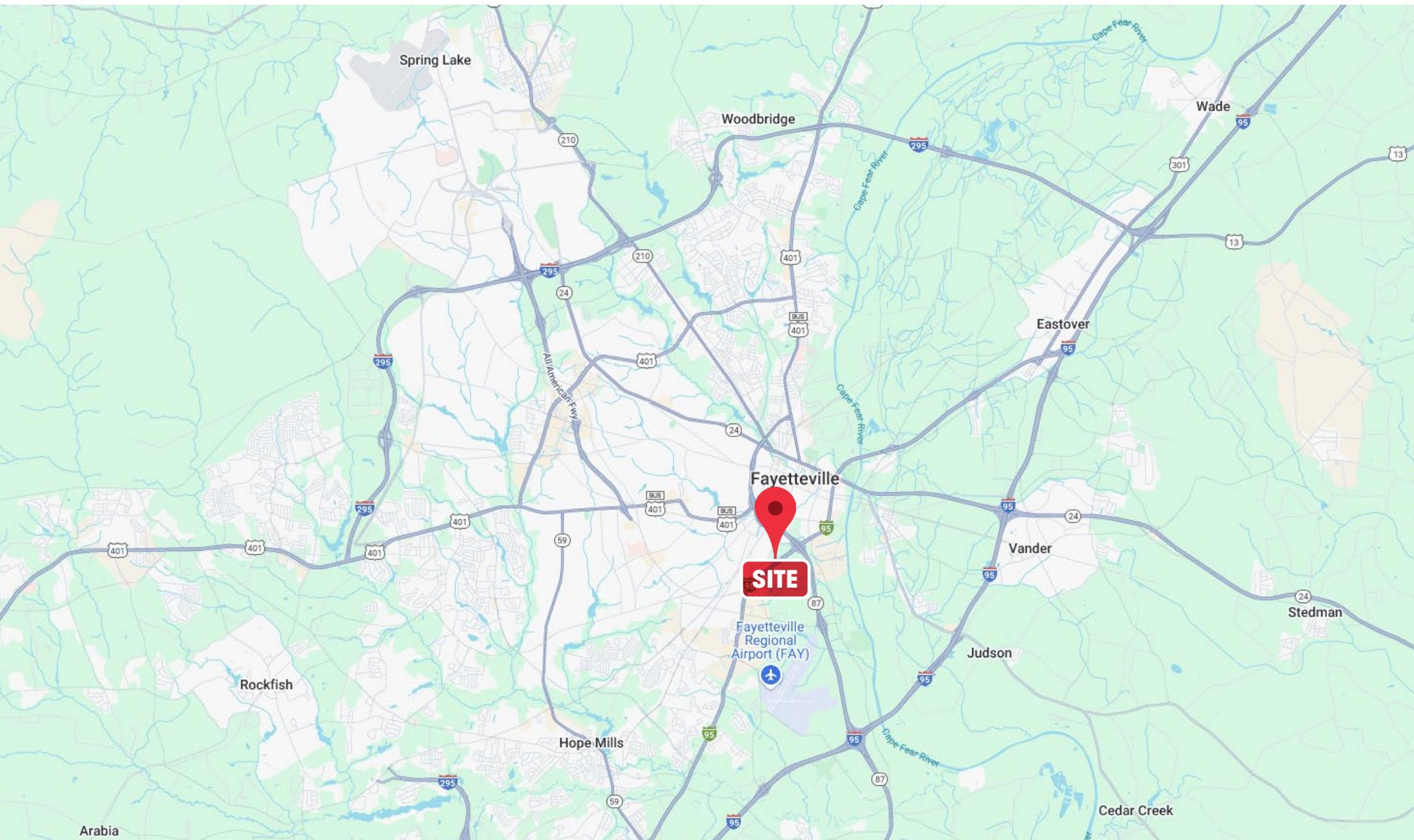
# Aerial Imagery



# Nearby Attractions



# 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
<b>Population</b>			
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%
<b>Households</b>			
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
<b>Housing</b>			
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
<b>Household Income</b>			
< \$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
<b>Population Summary</b>			
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
<b>Education</b>			
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
<b>Employment</b>			
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
<b>Housing Value</b>			
< \$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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The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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

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