



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



LAND FOR SALE

2700 AVAITION PARKWAY
Fayetteville, NC 28306

for more information

NEIL GRANT

Principal / Broker
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RICHARD L. FOX III, BROKER, J.D.

Broker
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OFFERING SUMMARY

Sale Price: \$799,000

Lot Size: 15.01 Acres

Zoning: MP - LI

PROPERTY OVERVIEW

This portfolio listing consists of two contiguous parcels totaling 15.10 acres (2700 Aviation Parkway/3.21 acres and PIN 0435-35-1120/11.80 acres). The site is located approximately one-half mile from the Fayetteville Regional Airport and approximately .75 miles from I-95 Business, 3 miles from the MLK Frwy, and 5 miles from I-95, providing the property convenient access to the major roads in and around Cumberland County and surrounding counties.

Aviation Parkway and nearby streets, Airport Rd. (cross street) and Doc Bennett Rd., make up a well-developed hot zone for industrial related businesses (local, national, and international in scale). In fact, this listing represents the last available site on Aviation Parkway and one of the few remaining sites available on Airport Rd. and Doc Bennett Rd. The undeveloped site is zoned a mix of Cumberland County Planned Industrial (MP) and City of Fayetteville Light Industrial (LI). Water and sewer are available. The site presents an excellent industrial development opportunity.

PROPERTY HIGHLIGHTS

- Convenient access to major roads in and around Cumberland County
- Large 15.10-acre industrial site
- Located in well-developed industrial area
- Water and sewer available

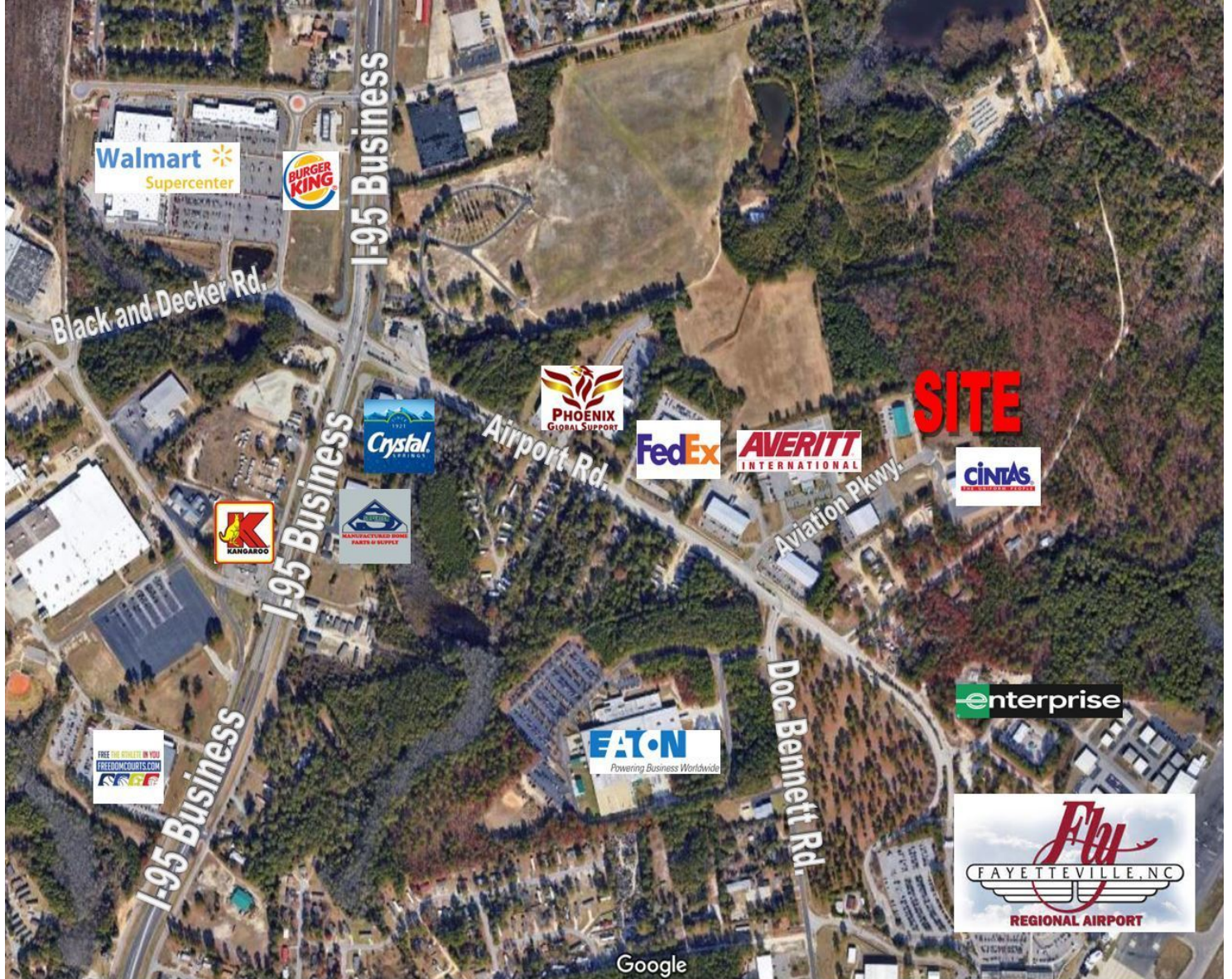
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ADDITIONAL PHOTOS



for more information

NEIL GRANT

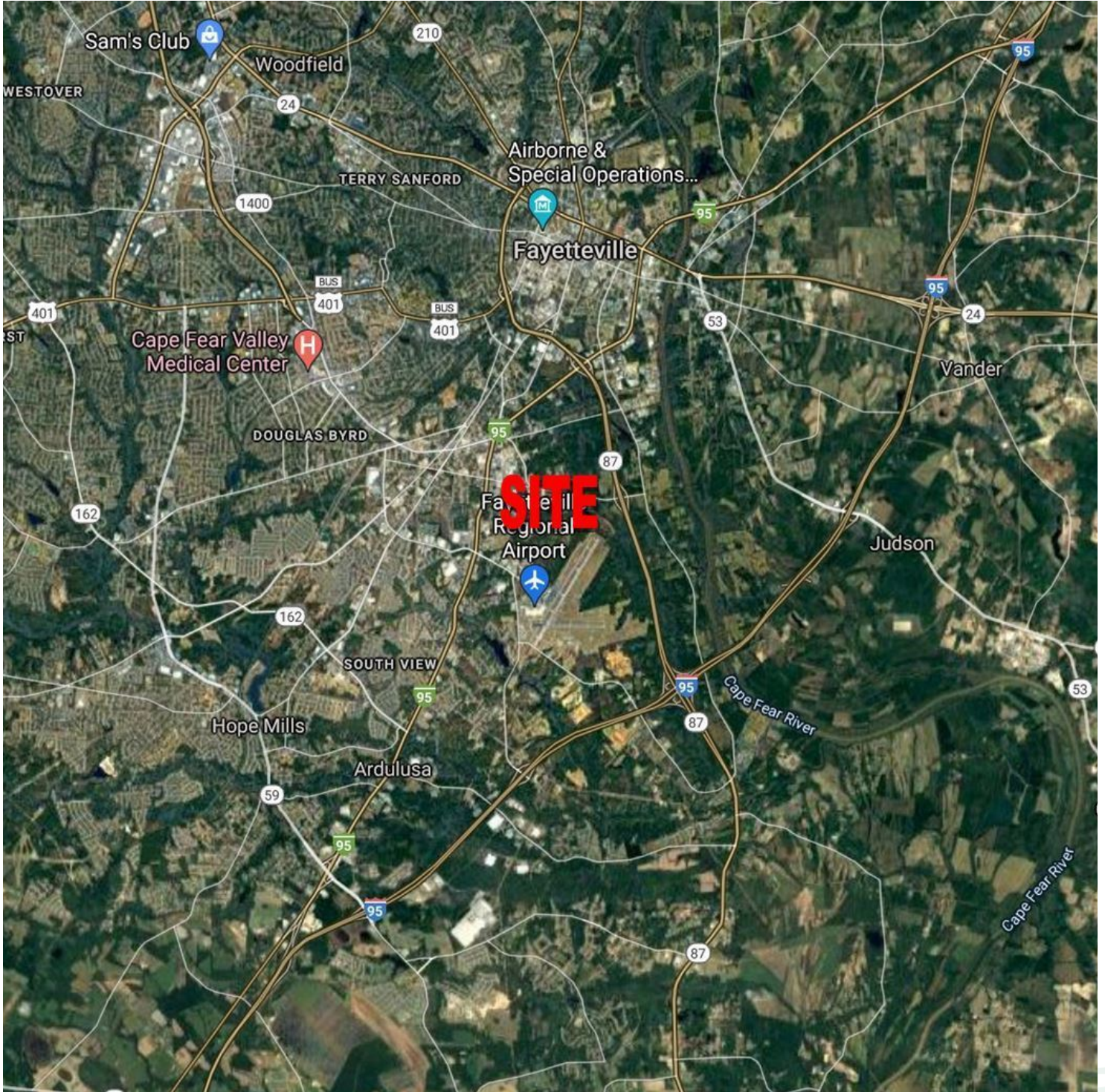
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Business Summary

2700 Aviation Pkwy, Fayetteville, North Carolina, 28306
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.99878
Longitude: -78.88869

Data for all businesses in area	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	95		916		4,438		1,546		12,417		60,763	
Total Employees:	1,051		24,949		77,476		147		50		78	
Total Residential Population:	147		50		78		147		50		78	
Employee/Residential Population Ratio (per 100 Residents)	147		50		78		147		50		78	
Agriculture & Mining	2	2.1%	5	0.3%	9	1.0%	34	0.3%	47	1.1%	234	0.4%
Construction	9	9.5%	195	12.6%	88	9.6%	2,143	17.3%	297	6.7%	3,877	6.4%
Manufacturing	6	6.3%	551	35.6%	32	3.5%	2,136	17.2%	95	2.1%	3,375	5.6%
Transportation	7	7.4%	75	4.9%	63	6.9%	945	7.6%	127	2.9%	1,576	2.6%
Communication	0	0.0%	1	0.1%	5	0.5%	50	0.4%	26	0.6%	412	0.7%
Utility	2	2.1%	11	0.7%	7	0.8%	511	4.1%	13	0.3%	737	1.2%
Wholesale Trade	8	8.4%	76	4.9%	45	4.9%	547	4.4%	135	3.0%	2,596	4.3%
Retail Trade Summary	15	15.8%	171	11.1%	162	17.7%	1,645	13.2%	790	17.8%	8,800	14.5%
Home Improvement	4	4.2%	56	3.6%	16	1.7%	168	1.4%	38	0.9%	706	1.2%
General Merchandise Stores	0	0.0%	2	0.1%	6	0.7%	104	0.8%	33	0.7%	819	1.3%
Food Stores	1	1.1%	6	0.4%	23	2.5%	298	2.4%	90	2.0%	1,219	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	3	3.2%	26	1.7%	28	3.1%	187	1.5%	104	2.3%	852	1.4%
Apparel & Accessory Stores	0	0.0%	0	0.0%	4	0.4%	17	0.1%	29	0.7%	134	0.2%
Furniture & Home Furnishings	2	2.1%	10	0.6%	11	1.2%	88	0.7%	62	1.4%	459	0.8%
Eating & Drinking Places	2	2.1%	41	2.7%	38	4.1%	533	4.3%	222	5.0%	3,551	5.8%
Miscellaneous Retail	3	3.2%	30	1.9%	36	3.9%	250	2.0%	212	4.8%	1,062	1.7%
Finance, Insurance, Real Estate Summary	5	5.3%	18	1.2%	57	6.2%	264	2.1%	455	10.3%	2,869	4.7%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	10	1.1%	92	0.7%	71	1.6%	532	0.9%
Securities Brokers	1	1.1%	3	0.2%	5	0.5%	15	0.1%	55	1.2%	231	0.4%
Insurance Carriers & Agents	1	1.1%	3	0.2%	5	0.5%	14	0.1%	113	2.5%	560	0.9%
Real Estate, Holding, Other Investment Offices	4	4.2%	13	0.8%	37	4.0%	142	1.1%	216	4.9%	1,546	2.5%
Services Summary	29	30.5%	358	23.2%	358	39.1%	3,015	24.3%	1,903	42.9%	28,851	47.5%
Hotels & Lodging	2	2.1%	5	0.3%	13	1.4%	82	0.7%	36	0.8%	382	0.6%
Automotive Services	7	7.4%	43	2.8%	53	5.8%	225	1.8%	151	3.4%	674	1.1%
Motion Pictures & Amusements	4	4.2%	145	9.4%	33	3.6%	361	2.9%	112	2.5%	972	1.6%
Health Services	0	0.0%	3	0.2%	30	3.3%	497	4.0%	360	8.1%	11,295	18.6%
Legal Services	0	0.0%	0	0.0%	1	0.1%	3	0.0%	107	2.4%	564	0.9%
Education Institutions & Libraries	2	2.1%	72	4.7%	17	1.9%	683	5.5%	71	1.6%	3,307	5.4%
Other Services	15	15.8%	89	5.8%	212	23.1%	1,164	9.4%	1,066	24.0%	11,656	19.2%
Government	5	5.3%	75	4.9%	26	2.8%	1,075	8.7%	153	3.4%	7,110	11.7%
Unclassified Establishments	8	8.4%	11	0.7%	64	7.0%	53	0.4%	397	8.9%	325	0.5%
Totals	95	100.0%	1,546	100.0%	916	100.0%	12,417	100.0%	4,438	100.0%	60,763	100.0%

Source: Copyright 2020 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	1	0.0%	8	0.2%	19	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.0%	7	0.0%
Utilities	1	1.1%	4	0.3%	3	0.3%	18	0.1%	5	0.1%	110	0.2%
Construction	10	10.5%	181	11.7%	91	9.9%	2,097	16.9%	308	6.9%	3,847	6.3%
Manufacturing	7	7.4%	554	35.8%	37	4.0%	2,158	17.4%	109	2.5%	3,477	5.7%
Wholesale Trade	8	8.4%	76	4.9%	45	4.9%	537	4.3%	130	2.9%	2,558	4.2%
Retail Trade	11	11.6%	126	8.2%	117	12.8%	1,077	8.7%	548	12.3%	5,092	8.4%
Motor Vehicle & Parts Dealers	3	3.2%	25	1.6%	22	2.4%	157	1.3%	79	1.8%	742	1.2%
Furniture & Home Furnishings Stores	1	1.1%	1	0.1%	7	0.8%	63	0.5%	37	0.8%	272	0.4%
Electronics & Appliance Stores	1	1.1%	8	0.5%	1	0.1%	16	0.1%	16	0.4%	112	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	3	3.2%	53	3.4%	12	1.3%	157	1.3%	33	0.7%	693	1.1%
Food & Beverage Stores	0	0.0%	5	0.3%	21	2.3%	284	2.3%	84	1.9%	1,176	1.9%
Health & Personal Care Stores	0	0.0%	0	0.0%	8	0.9%	69	0.6%	57	1.3%	467	0.8%
Gasoline Stations	0	0.0%	0	0.0%	6	0.7%	30	0.2%	24	0.5%	110	0.2%
Clothing & Clothing Accessories Stores	1	1.1%	17	1.1%	5	0.5%	49	0.4%	37	0.8%	183	0.3%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	0	0.0%	2	0.0%	20	0.5%	64	0.1%
General Merchandise Stores	0	0.0%	2	0.1%	6	0.7%	104	0.8%	33	0.7%	819	1.3%
Miscellaneous Store Retailers	3	3.2%	13	0.8%	19	2.1%	62	0.5%	96	2.2%	330	0.5%
Nonstore Retailers	1	1.1%	2	0.1%	10	1.1%	85	0.7%	31	0.7%	124	0.2%
Transportation & Warehousing	6	6.3%	74	4.8%	55	6.0%	901	7.3%	111	2.5%	1,519	2.5%
Information	1	1.1%	1	0.1%	8	0.9%	62	0.5%	57	1.3%	887	1.5%
Finance & Insurance	2	2.1%	5	0.3%	21	2.3%	130	1.0%	244	5.5%	1,365	2.2%
Central Bank/Credit Intermediation & Related Activities	0	0.0%	0	0.0%	11	1.2%	100	0.8%	76	1.7%	574	0.9%
Securities, Commodity Contracts & Other Financial	1	1.1%	3	0.2%	5	0.5%	15	0.1%	55	1.2%	231	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	1	1.1%	3	0.2%	5	0.5%	14	0.1%	113	2.5%	560	0.9%
Real Estate, Rental & Leasing	9	9.5%	46	3.0%	65	7.1%	284	2.3%	288	6.5%	1,875	3.1%
Professional, Scientific & Tech Services	3	3.2%	20	1.3%	37	4.0%	732	5.9%	338	7.6%	7,240	11.9%
Legal Services	0	0.0%	0	0.0%	2	0.2%	7	0.1%	112	2.5%	575	0.9%
Management of Companies & Enterprises	0	0.0%	0	0.0%	3	0.3%	9	0.1%	10	0.2%	40	0.1%
Administrative & Support & Waste Management & Remediation	5	5.3%	51	3.3%	32	3.5%	258	2.1%	139	3.1%	955	1.6%
Educational Services	2	2.1%	72	4.7%	21	2.3%	698	5.6%	84	1.9%	3,056	5.0%
Health Care & Social Assistance	2	2.1%	23	1.5%	55	6.0%	733	5.9%	492	11.1%	13,172	21.7%
Arts, Entertainment & Recreation	4	4.2%	146	9.4%	24	2.6%	377	3.0%	87	2.0%	1,002	1.6%
Accommodation & Food Services	4	4.2%	46	3.0%	51	5.6%	615	5.0%	258	5.8%	3,944	6.5%
Accommodation	2	2.1%	5	0.3%	13	1.4%	82	0.7%	36	0.8%	382	0.6%
Food Services & Drinking Places	2	2.1%	41	2.7%	38	4.1%	533	4.3%	222	5.0%	3,561	5.9%
Other Services (except Public Administration)	9	9.5%	34	2.2%	162	17.7%	602	4.8%	670	15.1%	3,086	5.1%
Automotive Repair & Maintenance	2	2.1%	6	0.4%	32	3.5%	116	0.9%	111	2.5%	422	0.7%
Public Administration	5	5.3%	75	4.9%	26	2.8%	1,075	8.7%	154	3.5%	7,187	11.8%
Unclassified Establishments	8	8.4%	11	0.7%	64	7.0%	53	0.4%	397	8.9%	325	0.5%
Total	95	100.0%	1,546	100.0%	916	100.0%	12,417	100.0%	4,438	100.0%	60,763	100.0%

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