



LAND FOR SALE

# FAYETTEVILLE IN FILL REDEVELOPMENT

## 2968 DAMASCUS RD, Fayetteville, NC 28303

*for more information*

**NEIL GRANT**

Principal / Broker  
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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$1,950,000

**Lot Size:** 30.99 Acres

**Zoning:** SF-6, SF-10

**Market:** City of Fayetteville

**Price / SF:** \$1.44

**PROPERTY OVERVIEW**

30 plus acres in fill land, one of the last remaining in the area, surrounded by higher end subdivision, center of town, near the mall, restaurants, good school district, highest priced home per square foot in town, this tract would make excellent mixed use residential. Zoned for more units than will fit on the lot, small pond on site would make nice water feature. Road frontage, water, sewer, all available. This property will make an excellent senior care facility site.

**PROPERTY HIGHLIGHTS**

- In town in fill
- Water and Sewer
- Zoned for more units than will even fit
- Surrounded by Fayettevilles highest end homes

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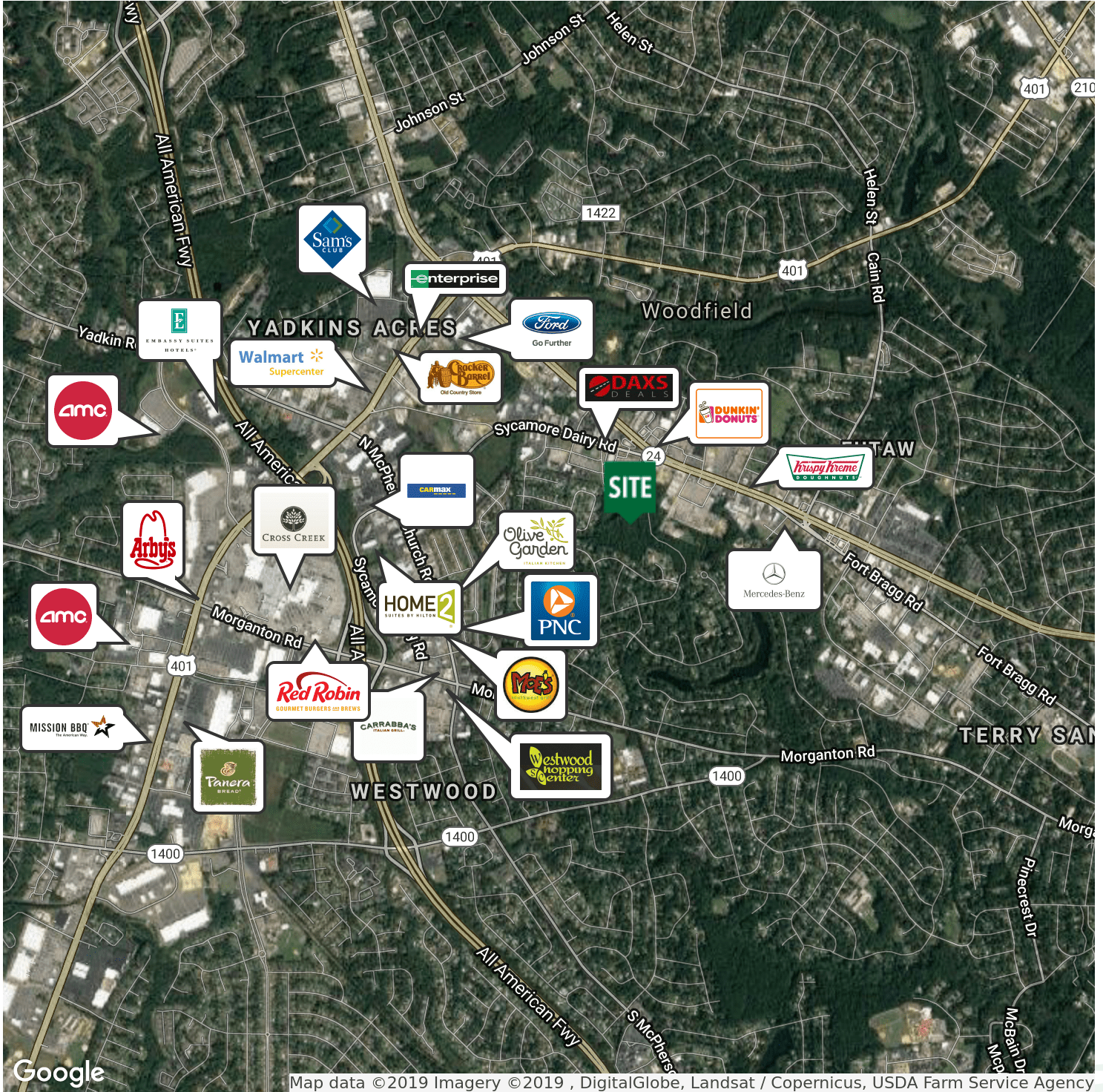


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RETAILER MAP



Google

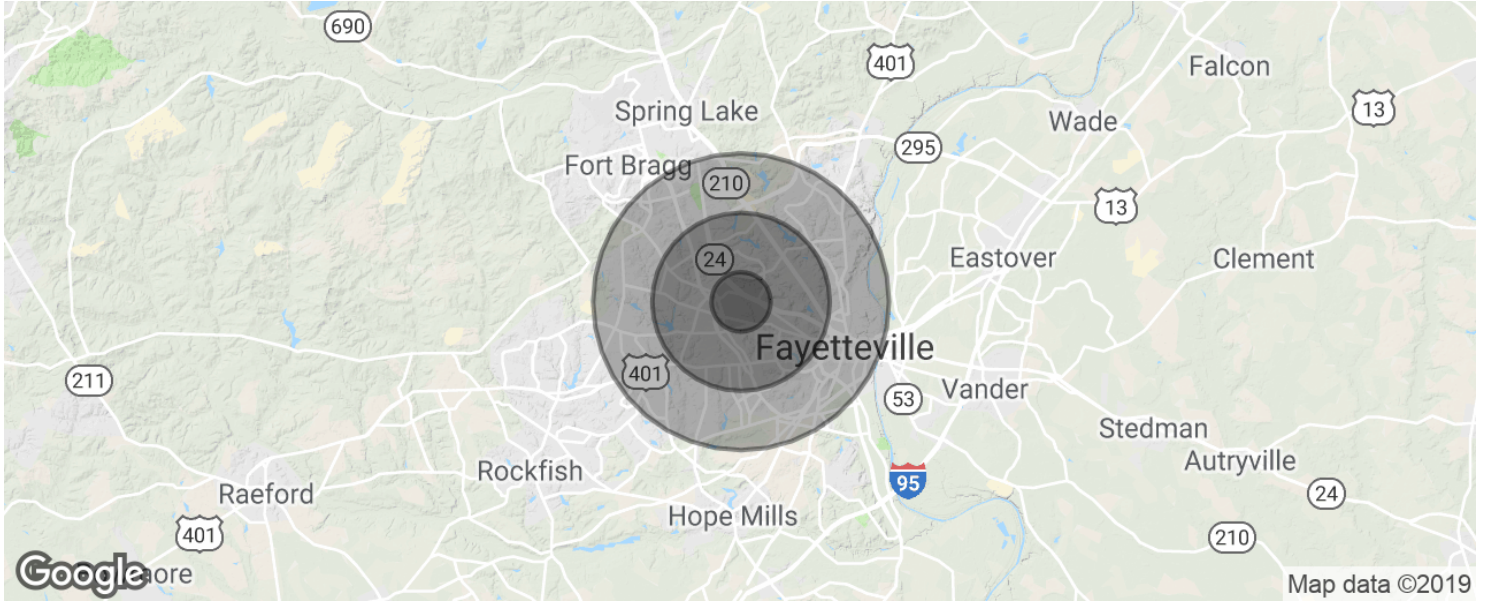
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,184	54,688	152,504
Median age	39.7	35.3	33.5
Median age (Male)	40.0	34.1	32.6
Median age (Female)	39.4	36.2	34.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,231	23,729	62,235
# of persons per HH	2.3	2.3	2.5
Average HH income	\$86,710	\$60,160	\$54,313
Average house value	\$128,875	\$114,448	\$116,159

*\* Demographic data derived from 2010 US Census*

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