

# 80 +/- ACRES DEVELOPMENT OPPORTUNITY

7106 Rockfish Rd, Fayetteville, NC 28306



PHASE I SITE DATA	
MAJOR ANCHOR & TRACT	12.03 ACRES
SHOP TRACT	0.88 ACRES
OUTPARCEL 1	2.23 ACRES
OUTPARCEL 2	2.32 ACRES
ROADWAY TRACT	4.55 ACRES
DETENTION AREA	3.15 ACRES
<b>TOTAL</b>	<b>25.16 ACRES</b>

PHASE I BUILDING DATA	
MAJOR ANCHOR A	128,000 S.F.

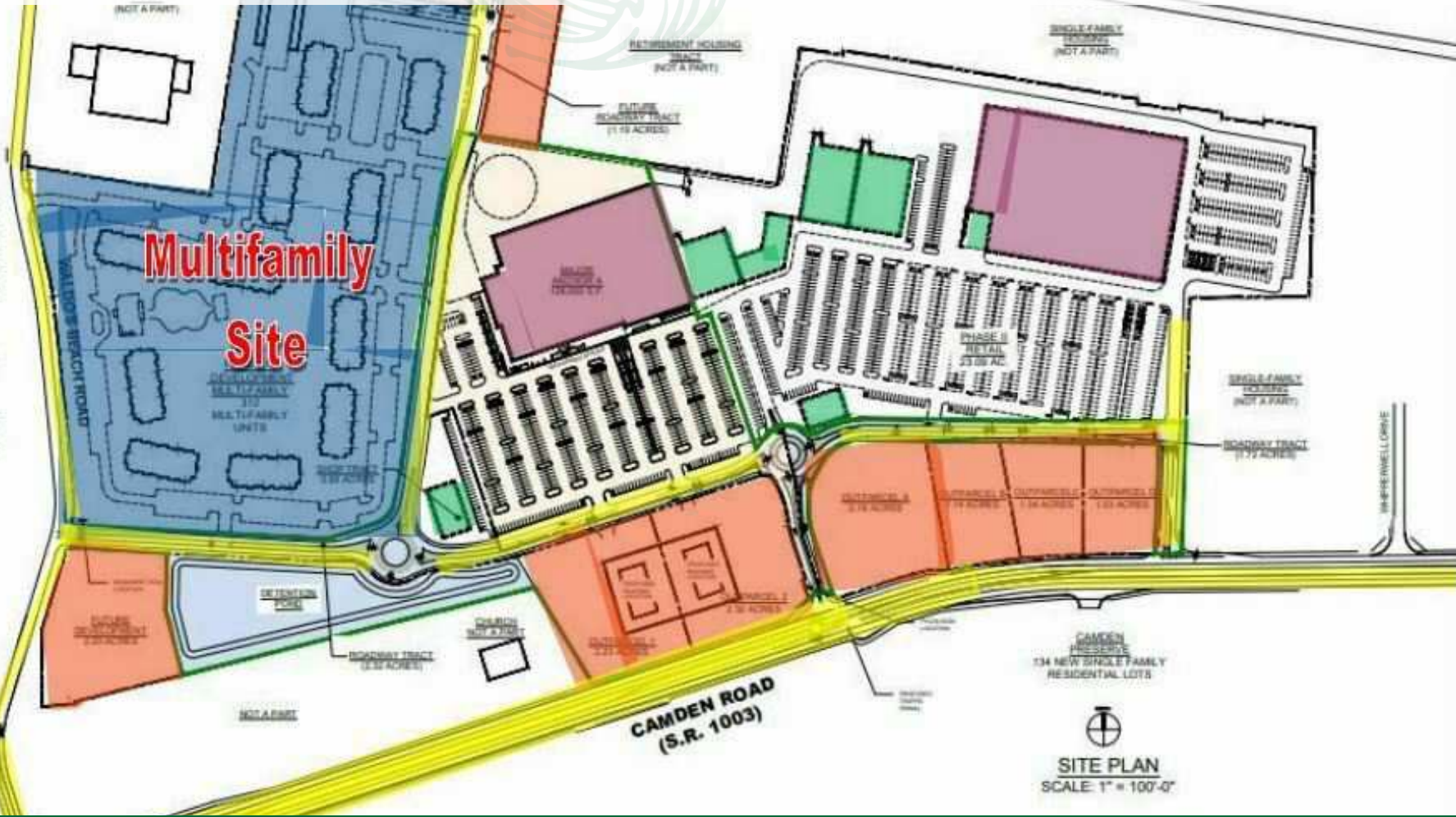
  

PHASE I PARKING DATA	
PARKING PROVIDED	500 SPACES
*PARKING REQUIRED @ 4.5 SPACES PER 1000 S.F.	570 SPACES

\*PARKING RATIO SUBJECT TO THE TOWN OF HOPE MILLS PLANNING DEPT.

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Outparcels
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Multifamily
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Big Box
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Lease



for more information

DR. CHUCK MAXWELL

Broker  
 O: 910.829.1617 x203  
 C: 910.624.1966  
 chuck@grantmurrayre.com



**Grant - Murray**  
 REAL ESTATE, LLC  
 COMMERCIAL AND INVESTMENT BROKERAGE

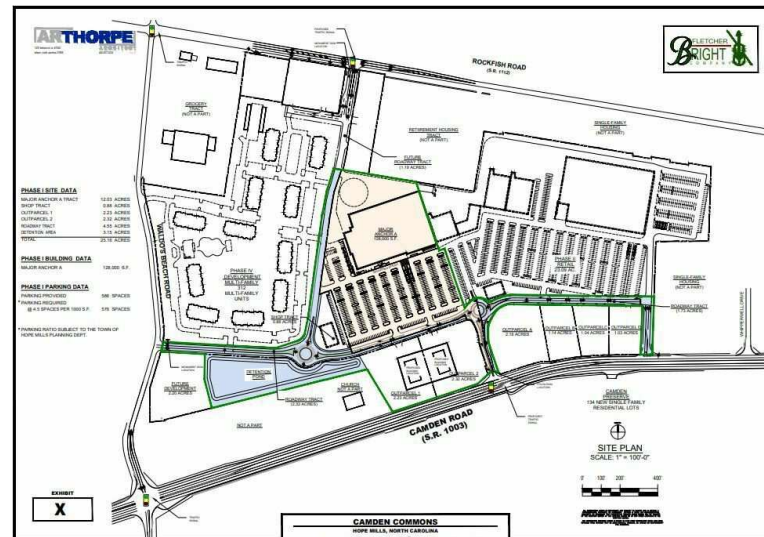


## PROPERTY OVERVIEW

Sale Price:	Subject To Offer
Lot Size:	80 Acres
Market:	Fayetteville
Submarket:	Hope Mills

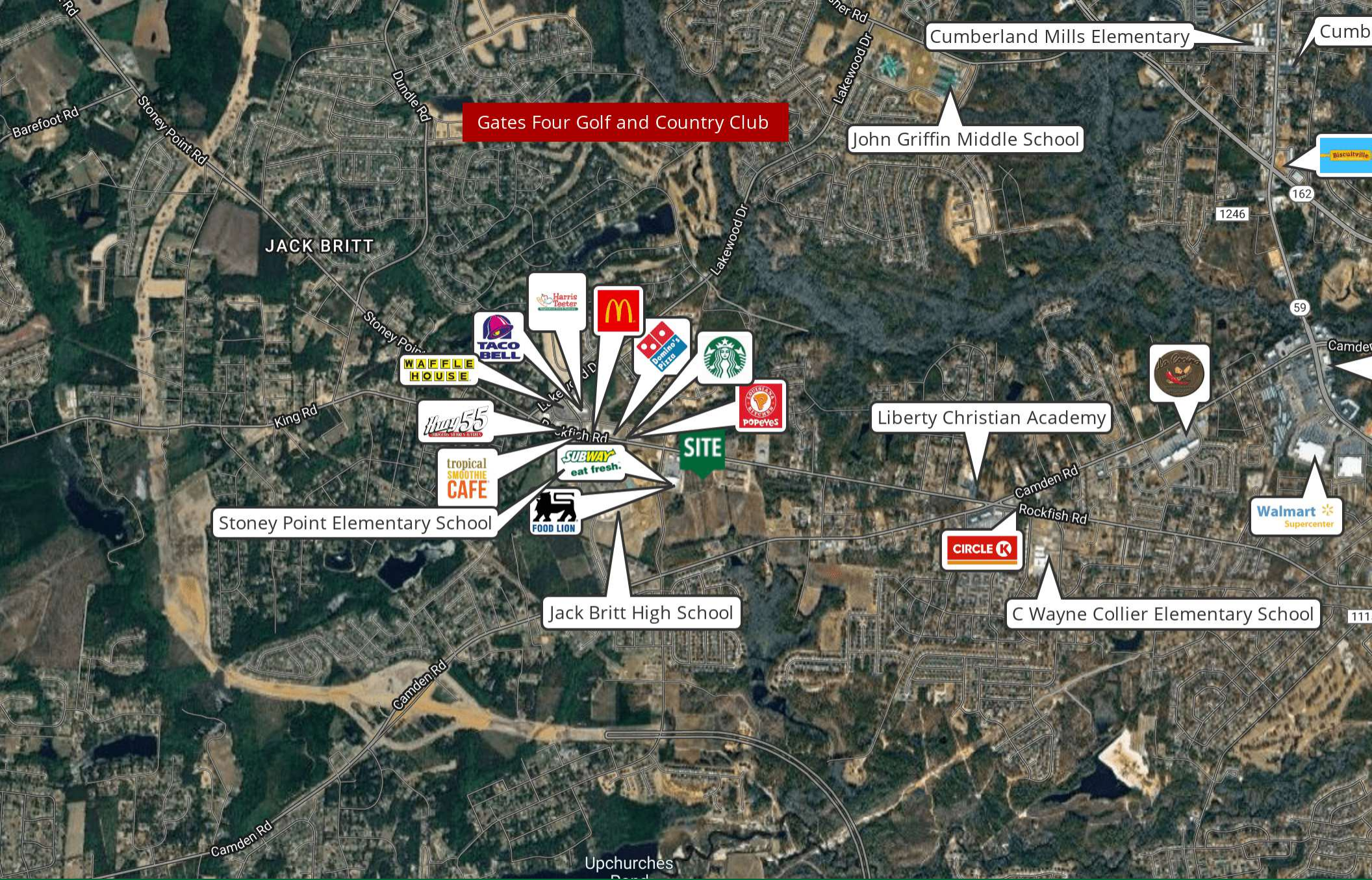
**Property Overview:**  
Strategically located in the Jack Britt area of Hope Mills, NC, this property offers great potential for various investments. This 80-acre site is bordered by Waldos Beach Road, Camden Road, and Rockfish Road, providing numerous opportunities for roadfront development. With commercial zoning and possible residential development, there are many options available. Its proximity to the I-295 Camden Road Ramp makes it perfect for fast food, retail, and healthcare businesses. Positioned between Jack Britt and Hope Mills, both affluent areas with high population density, this property presents a valuable opportunity for profitable ventures. Don't miss out on exploring the possibilities with this versatile property.

ADDITIONAL PHOTOS



for more information

DR. CHUCK MAXWELL  
 Broker  
 O: 910.829.1617 x203  
 C: 910.624.1966  
 chuck@grantmurrayre.com



Gates Four Golf and Country Club

Cumberland Mills Elementary

John Griffin Middle School

JACK BRITT

Waffle House

Taco Bell

Harris Teeter

McDonald's

Domino's

Starbucks

Popeyes

Subway

Tropical Smoothie Cafe

Food Lion

SITE

Liberty Christian Academy

Stoney Point Elementary School

Jack Britt High School

Circle K

C Wayne Collier Elementary School

Walmart Supercenter

for more information

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC

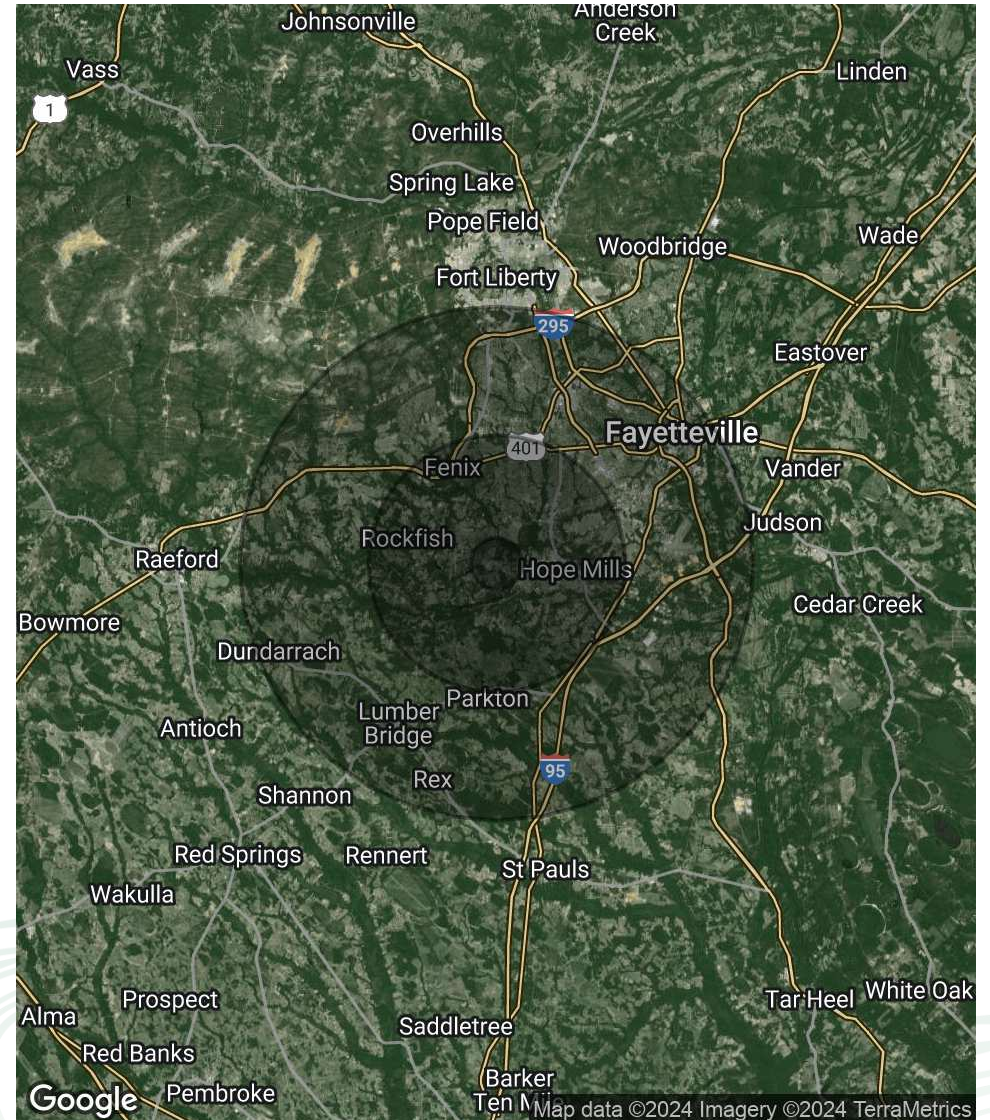
COMMERCIAL AND INVESTMENT BROKERAGE

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,713	91,847	263,534
Average Age	35.2	32.1	32.5
Average Age (Male)	34.3	30.7	31.0
Average Age (Female)	36.3	33.0	33.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	913	33,960	100,962
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$79,789	\$57,092	\$56,584
Average House Value	\$191,101	\$140,398	\$128,611



for more information

**DR. CHUCK MAXWELL**  
 Broker  
 O: 910.829.1617 x203  
 C: 910.624.1966  
 chuck@grantmurrayre.com