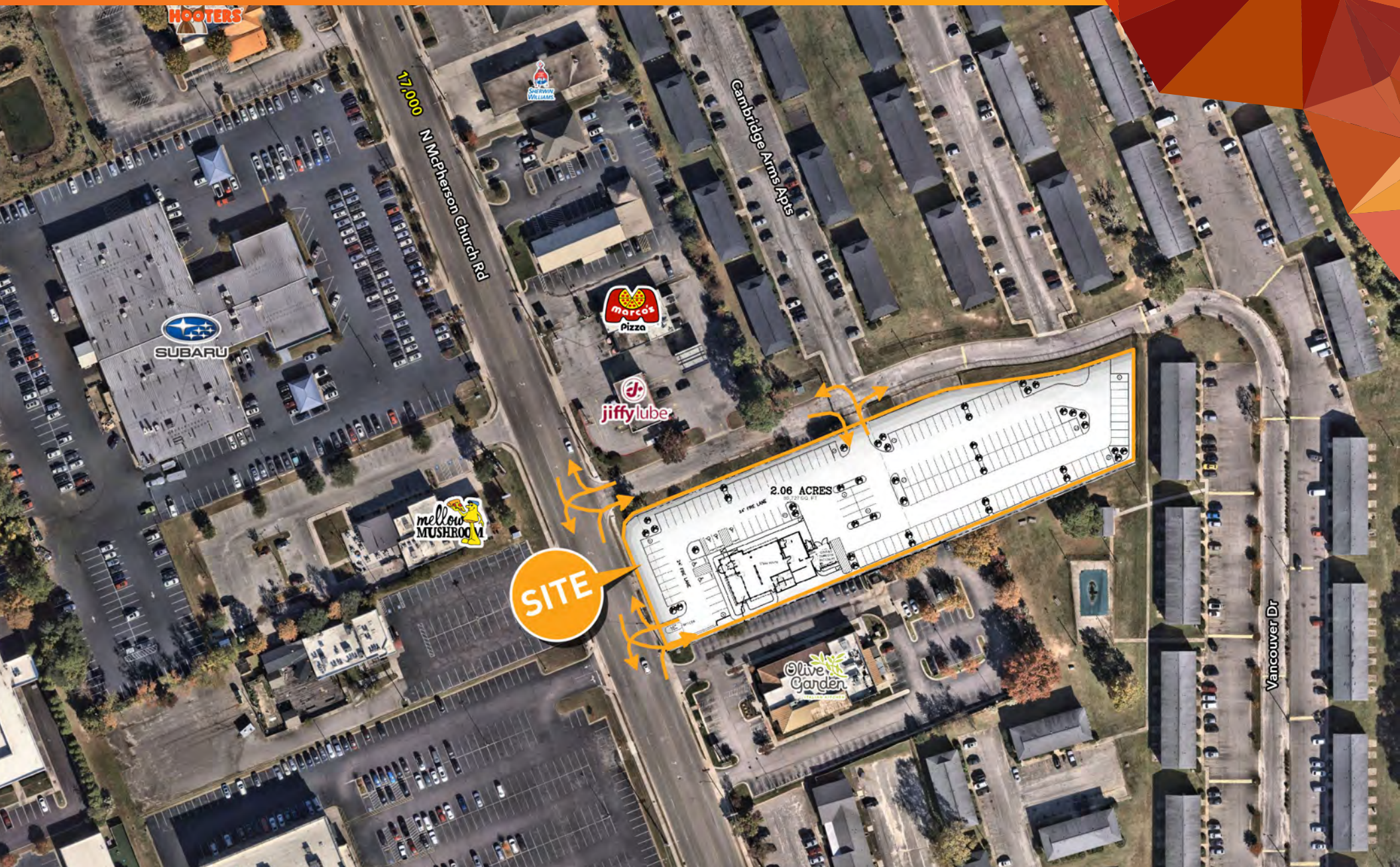


VACANT LOT AVAILABLE FOR GROUND LEASE/BTS

# NEW GROUND UP DEVELOPMENT

238 N. MCPHERSON CHURCH | FAYETTEVILLE, NC 28303

TSCG®



# PROPERTY HIGHLIGHTS

- The subject property is located at the corner of Vancouver Dr & McPherson Church Rd, positioned next door to Olive Garden and Jiffy Lube.
- McPherson Church carries approximately 17,000 AADT
- Fayetteville, NC is home to Fort Bragg, the largest military installation in the country with over 52,000 active military personnel.
- Parcel Size: +/- 2.3 Acres
- Deal Structure: Ground Lease/ BTS

NEARBY RETAILERS










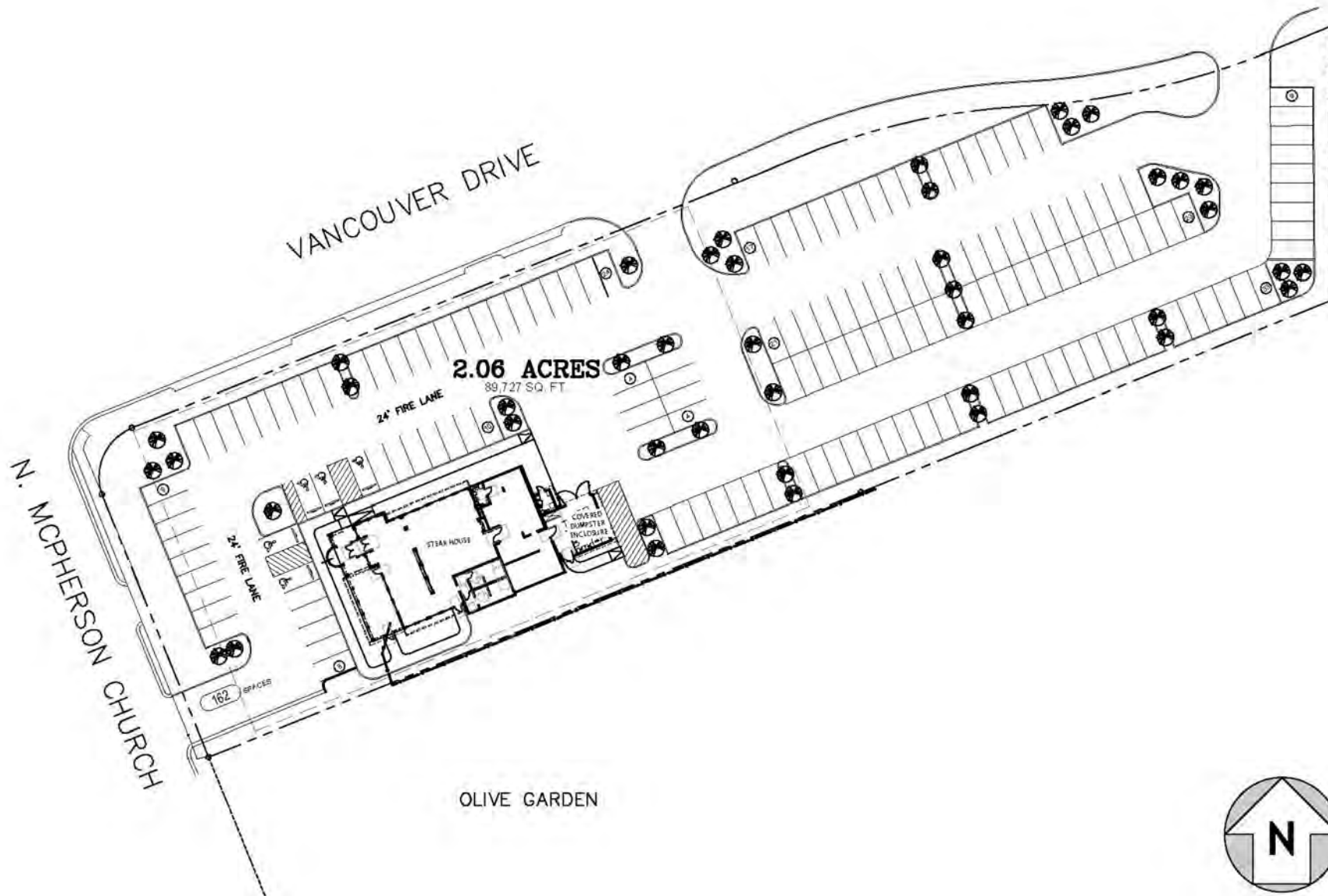


# DEMOGRAPHICS

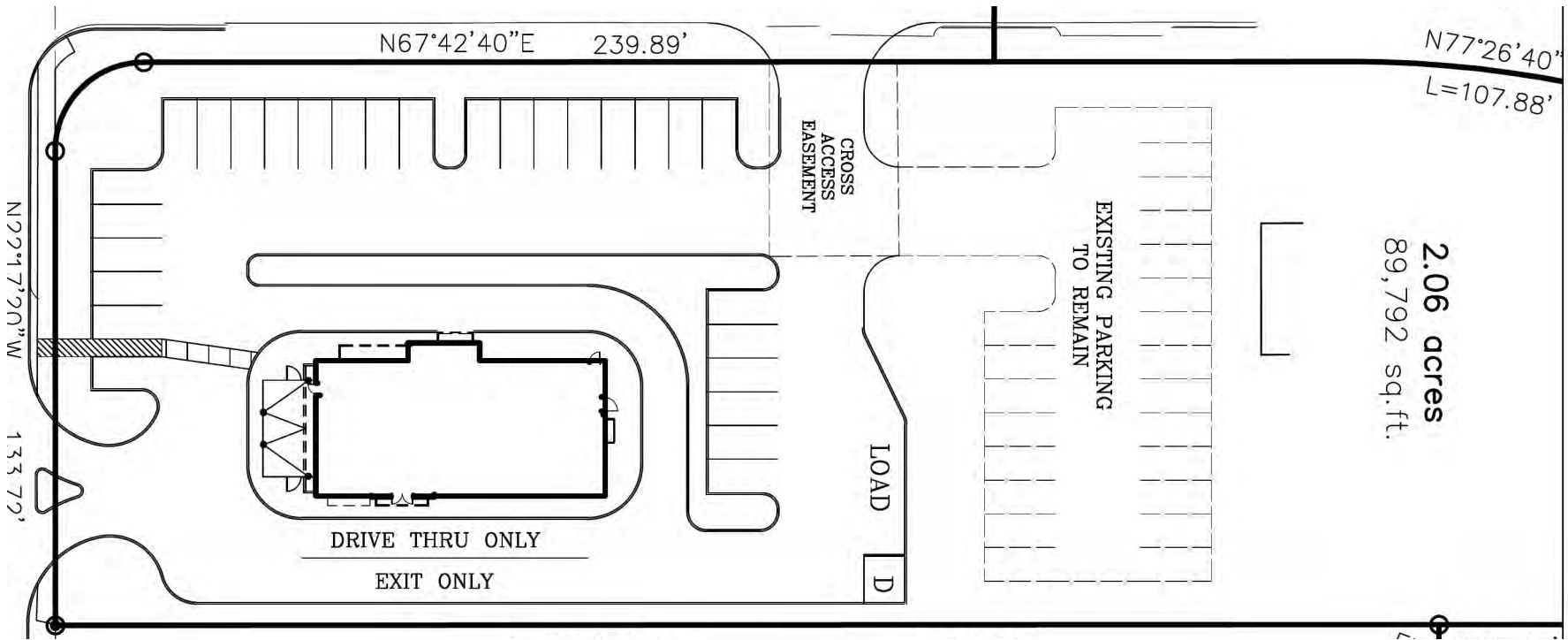
|   | 1 MILES  | 2 MILES  | 3 MILES  |
|---|----------|----------|----------|
|  2025 Total Population   | 5,889    | 65,346   | 153,925  |
|  2025 Daytime Population | 10,432   | 59,166   | 134,939  |
|  2025 Median HH Income   | \$67,827 | \$58,725 | \$57,145 |

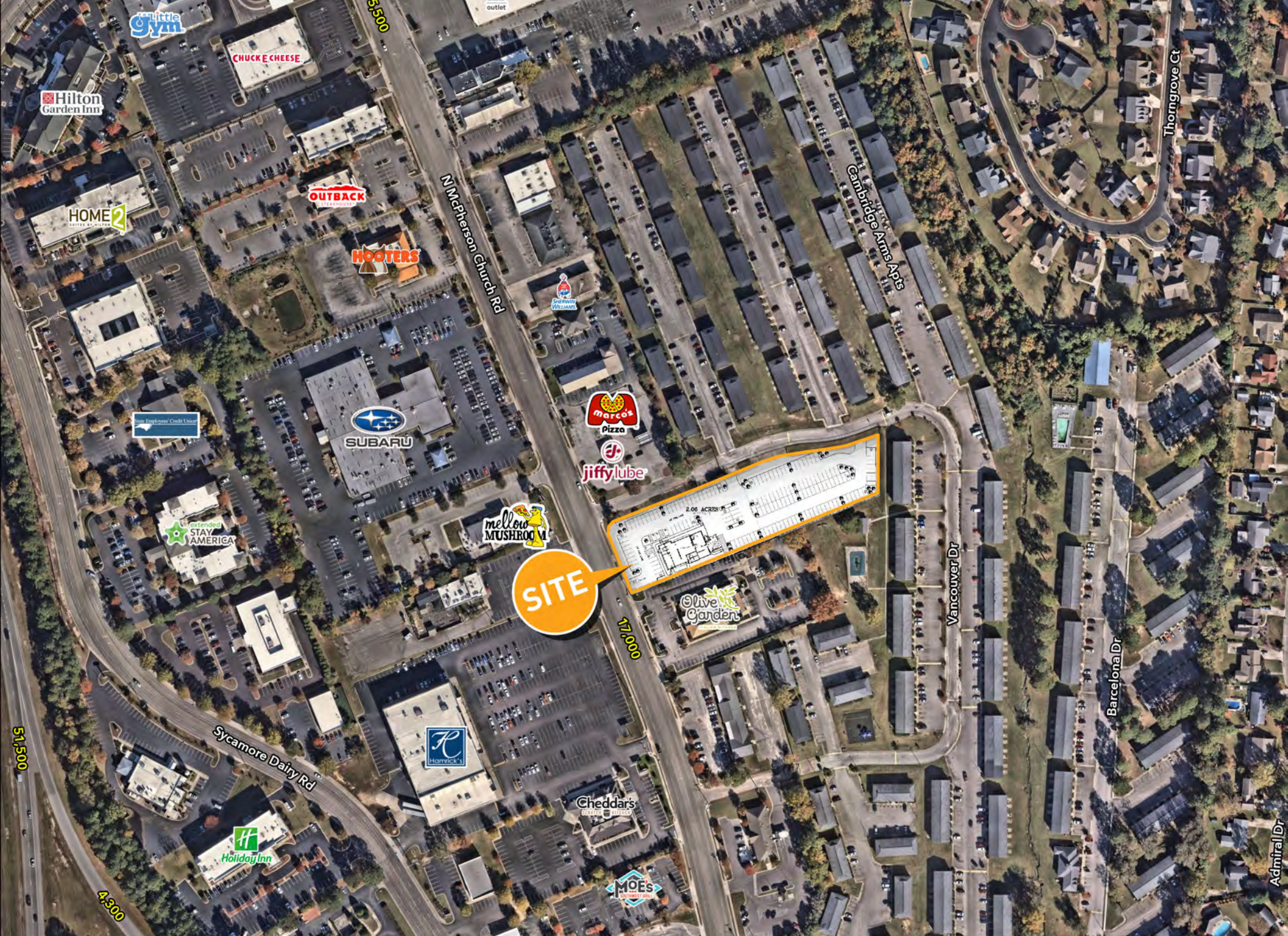


# CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN





Little Gym

Hilton Garden Inn

CHUCK E CHEESE

HOME 2

OUTBACK

HOOTERS

SUBARU

marco's Pizza

jiffy lube

mellow MUSHROOM

Olive Garden

Cheddar's

MOE's

SITE

5,500

N McPherson Church Rd

Cambridge Ams Apts

Thomgrove Ct

First Interstate Credit Union

Extended STAY AMERICA

17,000

Vancouver Dr

Barcelona Dr

Admiral Dr

Sycamore Dairy Rd

Holiday Inn

51,500

4,300



**CROSS CREEK PLAZA**

**BOOT BARN**

CODE NYAS

**CONN'S HomePlus**

**HARBOR FREIGHT**

edible

**ROSS DRESS FOR LESS**

FANTASTIC SAM'S

**T Mobile**

Orangetheory

**MARKETFAIR MALL**

WHICH WICH

LIDL

amc

Planet Fitness

Great Clips

at&t

ROOMS TO GO

MATTRESS FIRM

DAVID'S BRIDAL

noodles

verizon

DXL DESTINATION XL

SMOOTHIE KING

World of Beer

MISSION BBQ

DN KN

boost

tropical CAFE

MOD

**CROSS POINTE CENTRE**

SALLY BEAUTY

SportClips HAIR CUTS

DENTAL WORKS

THE JOINT - the chiropractic place

SHOE CARNIVAL

GameStop

ULTA

THE VITAMIN SHOPPE

ASHLEY

MUSIC & ARTS

COLD STONE

TJ-maxx

Staples

THE FRESH MARKET

myeyeDE

FIREHOUSE SUBS

pure barre

HANDY STONE

JOS. A. BANK

**WESTWOOD SHOPPING CENTER**

CLOTHES MENTOR

Roses

Jersey Mike's SUBS

UT

TALBOTS

FOOD LION

SALLY BEAUTY

PLAY IT AGAIN SPORTS

The UPS Store

300 New Apartment Units

Luigi's Italian Chophouse and Bar

**SITE**





REPRESENTATIVE PHOTO

Contact

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