



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE ON FORT BRAGG RD 3007 Fort Bragg Rd , Fayetteville, NC 28305

for more information

PATRICK MURRAY, CCIM, CLS

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

Broker
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.72 Acres
Building Size:	13,732
Zoning:	CC
Market:	Fayetteville
Price / SF:	\$47.33

PROPERTY OVERVIEW

The former corporate office of Putt Putt Mini Golf is available for sale or lease. The building is a 13,732 SF brick office building on 0.72 acres of prime real estate. The Seller occupies a majority of the office building and the rear offices are mostly leased to individual tenants. The property is zoned CC (Community Commercial) which allows for many different uses.

PROPERTY HIGHLIGHTS

- Property available for sale for \$650,000
- 13,732 sf brick building on 0.72 acres
- Less than 10 minutes from Fort Bragg, Downtown, and Cross Creek Mall
- Located on Fort Bragg Rd adjoining the FTCC campus
- Property is zoned CC

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ADDITIONAL PHOTOS



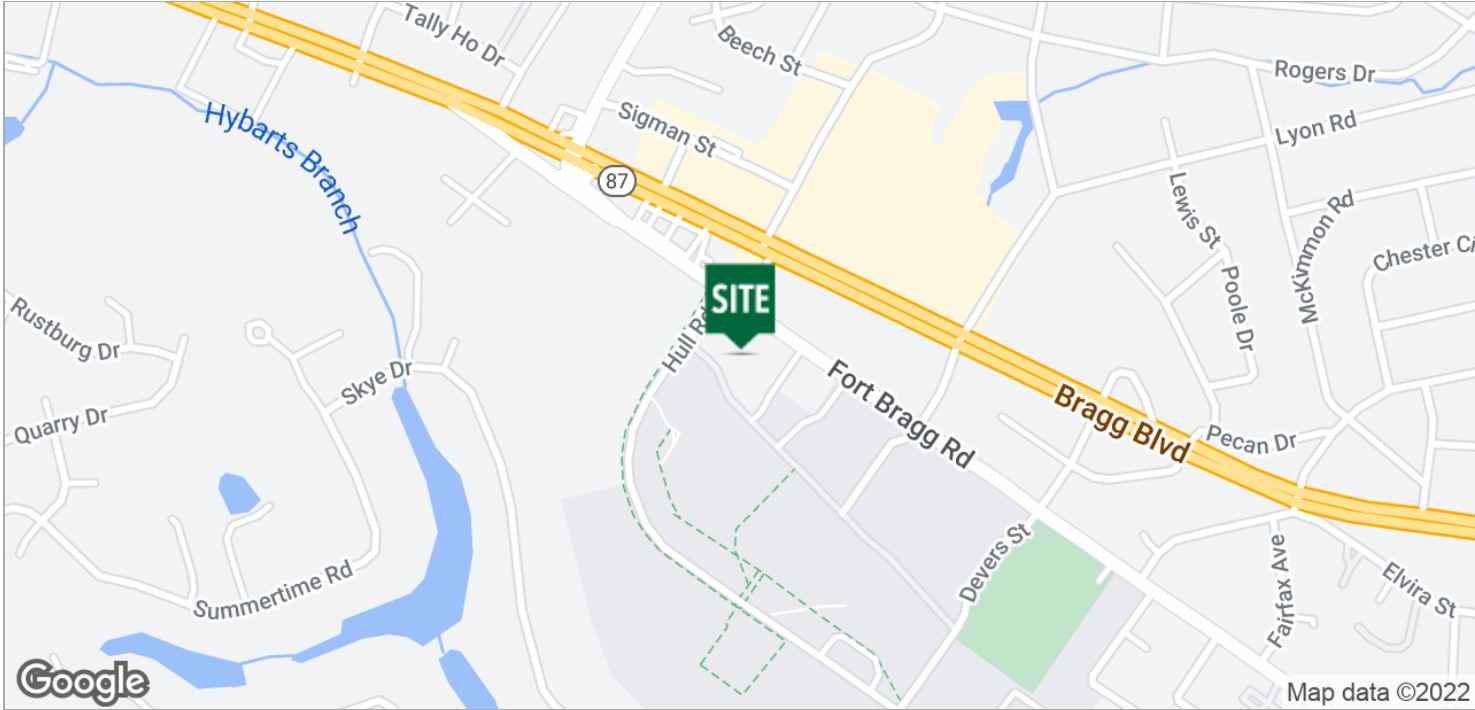
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LOCATION MAPS



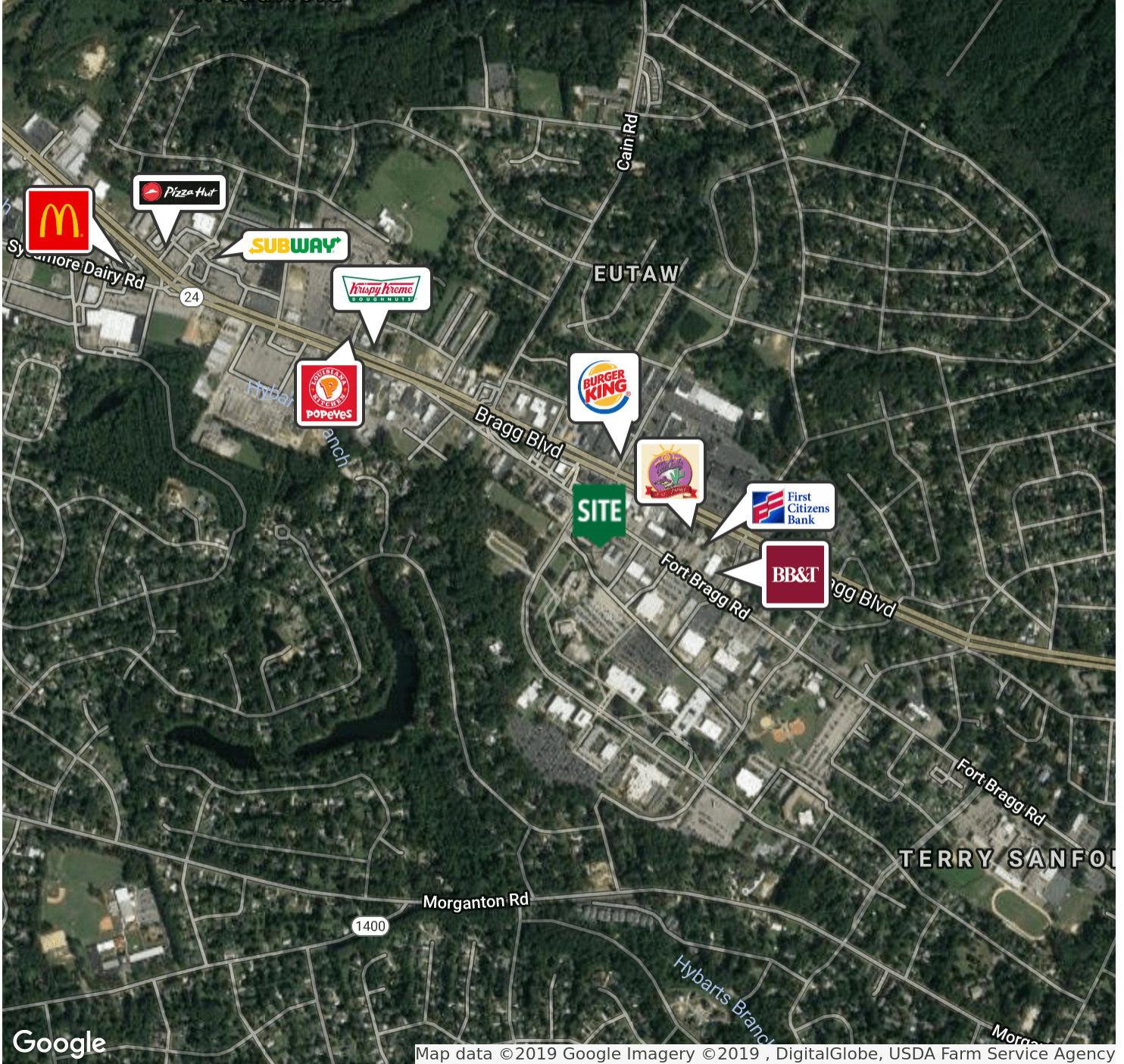
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RETAILER MAP



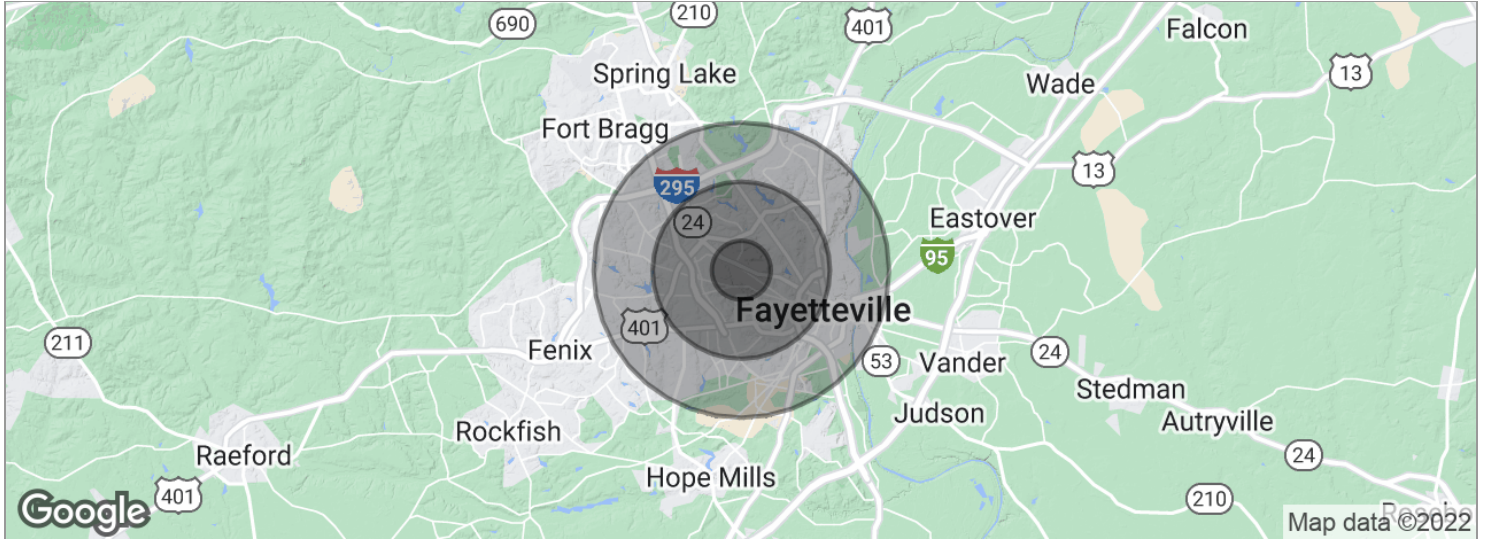
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,771	54,746	143,008
Median age	38.7	35.6	34.2
Median age (Male)	38.9	34.2	33.5
Median age (Female)	38.5	37.2	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,667	23,587	59,096
# of persons per HH	2.2	2.3	2.4
Average HH income	\$73,805	\$61,449	\$54,101
Average house value	\$128,571	\$118,361	\$118,082

*Demographic data derived from 2020 ACS - US Census

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

 X **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name