

LAND FOR SALE

# 42.62 Acres Development Site

240 Shelton Beard Rd, Stedman, NC 28391



*for more information*

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

[susan@grantmurrayre.com](mailto:susan@grantmurrayre.com)



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

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

42.62± Acres | Rural Residential Development Site

# 240 SHELTON BEARD RD, STEDMAN, NC 28391

## PROPERTY DETAILS & HIGHLIGHTS

Building Name	42.62± Acres   Rural Residential Development Site
Property Type	Land
Property Subtype	Residential
APN	0476-77-6301
Zoning	Rural Residential (RR)
Sale Price	\$ 279,500

This 42.62± acre offering represents an opportunity for rural residential development just east of Fayetteville in Cumberland County. The property comprises three tracts, with 36.27± acres contiguous and one additional 6.36-acre tract located directly across Hwy 24. With level topography and Rural Residential (RR) zoning, the site supports a broad range of potential uses—from estate-style homesites to a thoughtfully planned subdivision or land bank investment. Road frontage along Shelton Beard Road enhances accessibility, and nearby utilities at Hwy 24 and Maxwell Road offer potential for extension (buyer to verify capacity). The parcel's size, configuration, and proximity to major corridors present significant value for developers seeking scale in a high-demand growth corridor.



- 42.62± total acres across three tracts
- 36.27± contiguous acres
- Zoning: Rural Residential (RR)
- Frontage on Shelton Beard Rd near Hwy 24 and Maxwell Road
- Level topography; public utilities nearby (buyer to verify).

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE



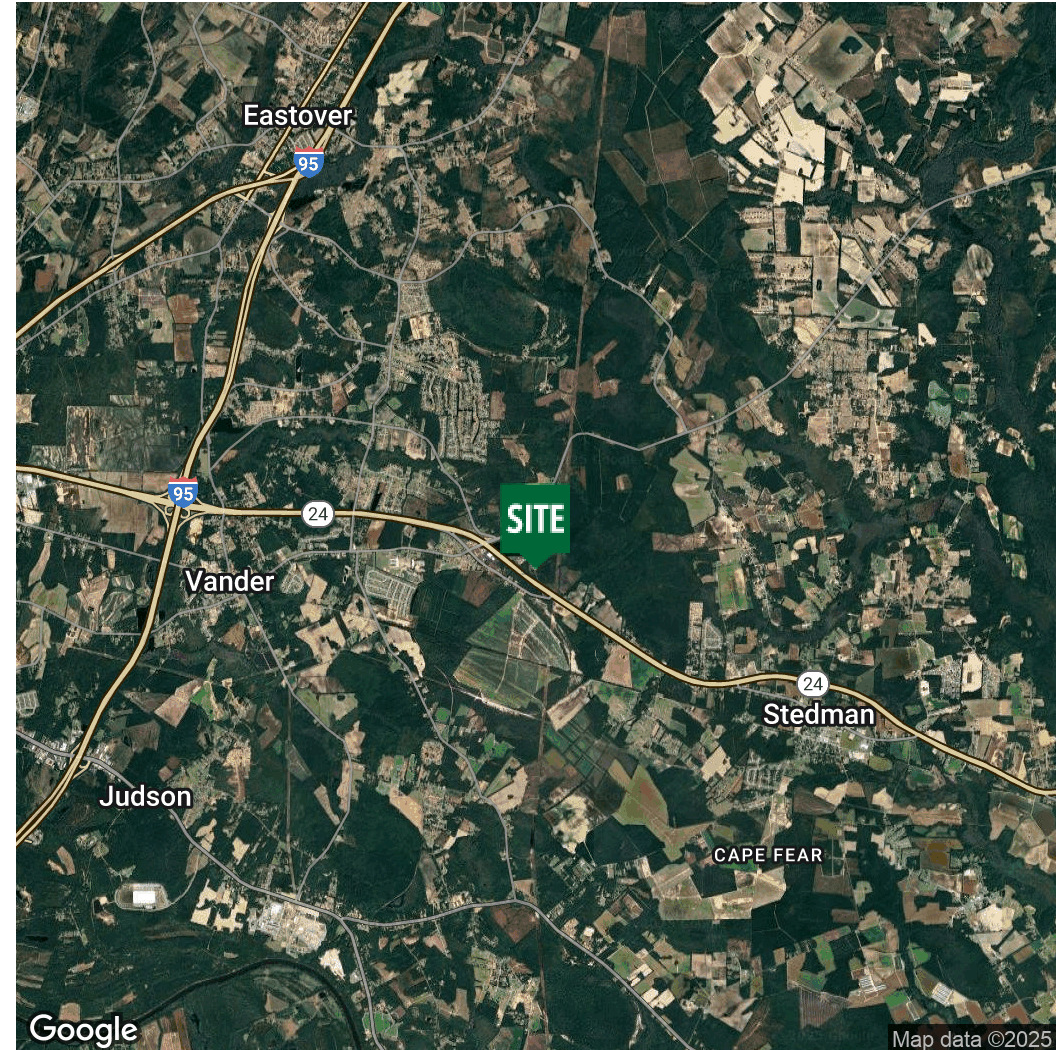
42.62± Acres | Rural Residential Development Site  
240 SHELTON BEARD RD, STEDMAN, NC 28391

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	446	7,891	16,741
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	164	2,949	6,510
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$106,729	\$101,603	\$93,760
Average House Value	\$301,202	\$287,266	\$263,865

*Demographics data derived from AlphaMap*



*for more information*

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

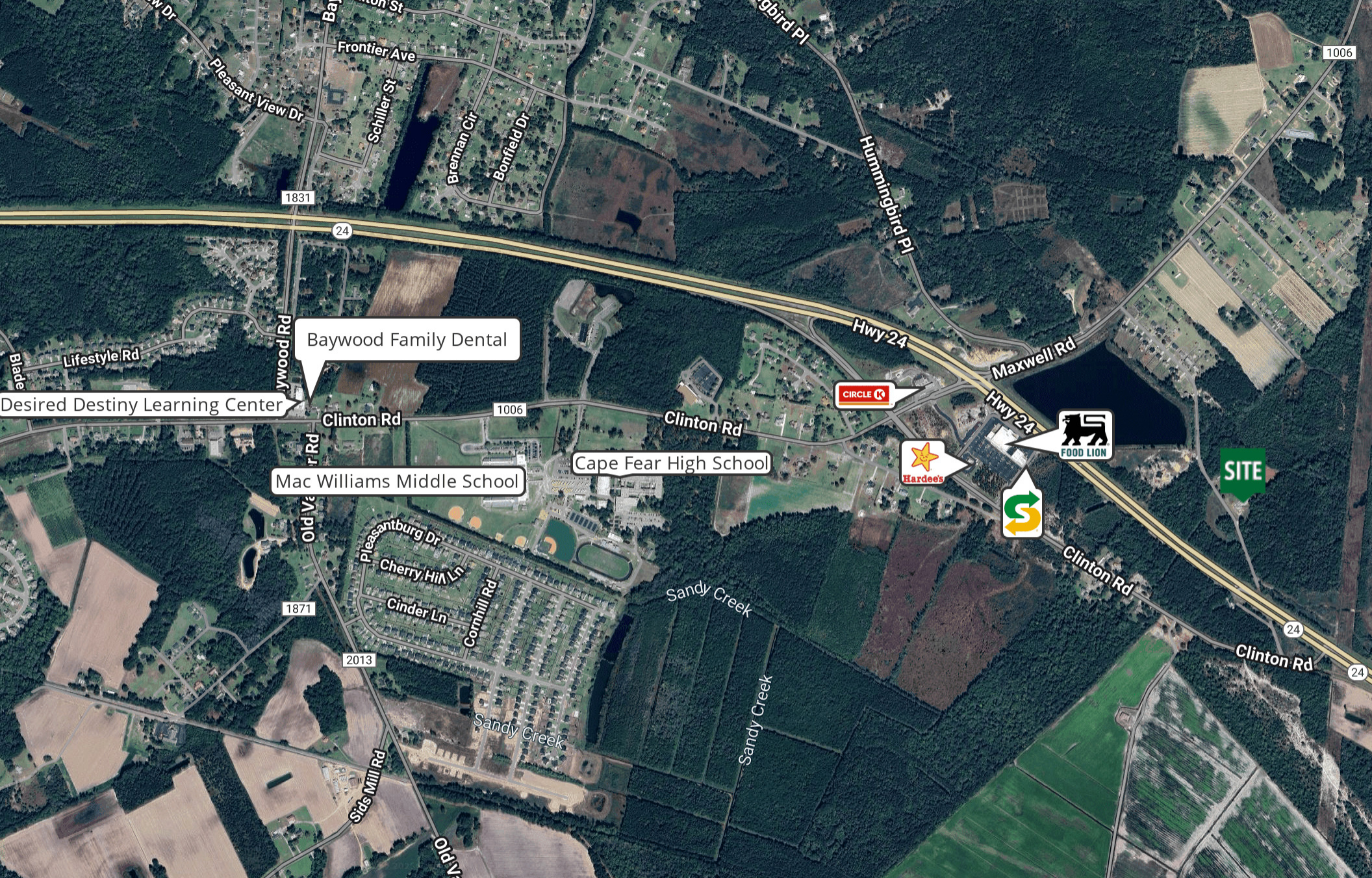
susan@grantmurrayre.com



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Map data © 2020 Imagery © 2020 Airbus, GECS / Airbus

Maxar Technologies