

LAND FOR SALE

5303 Marracco Dr

5303 Marracco Dr, Hope Mills, NC 28348



for more information

SUSAN EVANS

Broker

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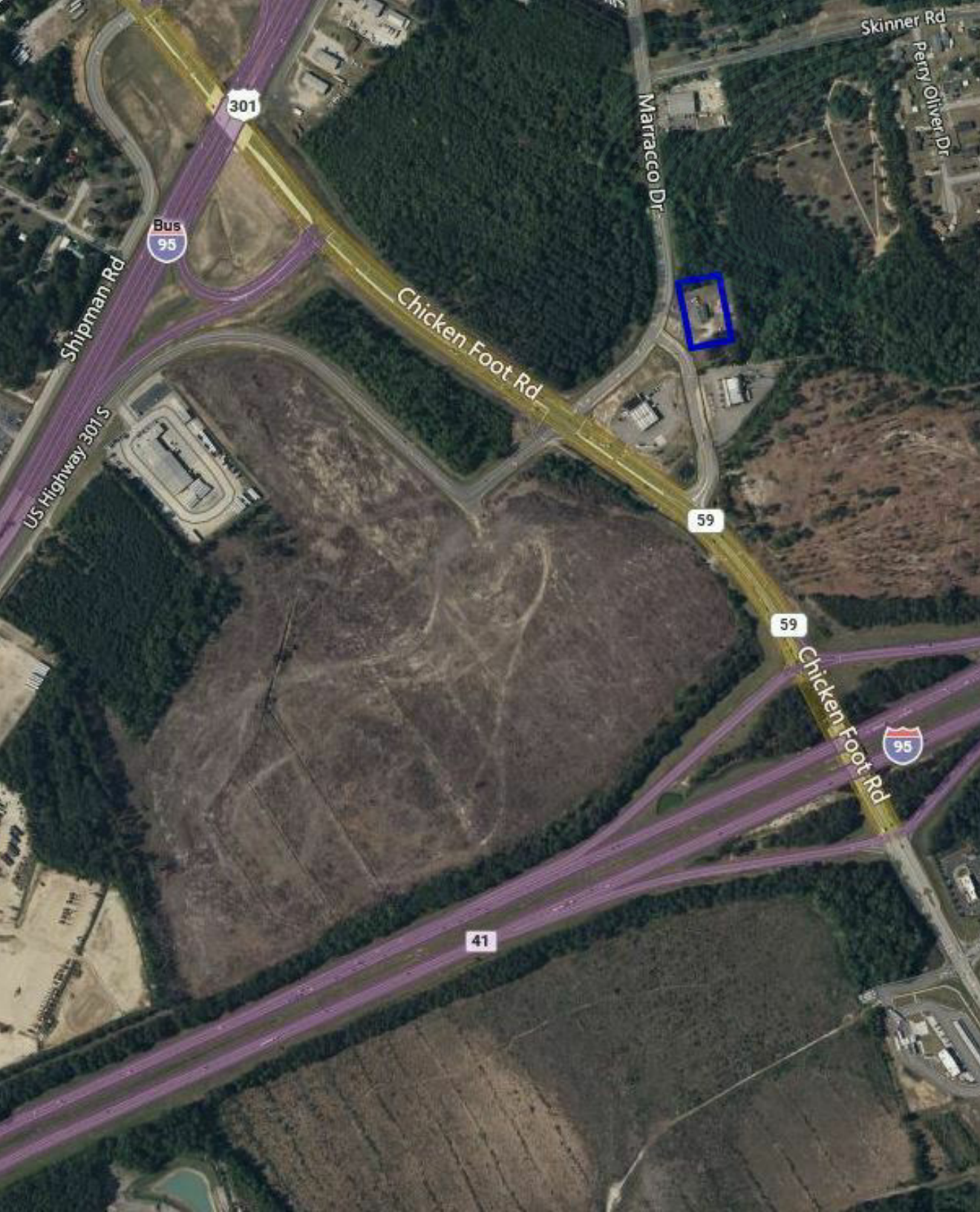
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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$499,000
Lot Size:	1 Acres
Year Built:	1998
Zoning:	CP
Price / Acre:	\$499,000
Market:	Hope Mills

property description

This 1-acre commercial parcel at 5303 Marracco Drive offers a valuable development opportunity within a growing commercial corridor just off I-95 Business. Zoned CP (Planned Commercial), the property supports a wide range of uses, including QSR, retail, and service-oriented developments, making it ideal for investors or end-users seeking a flexible build-to-suit site. Its level topography and rectangular shape simplify site planning and construction, while direct visibility from surrounding roadways ensures strong exposure for future tenants or customers. The parcel's accessibility, with convenient ingress and egress points, enhances its appeal for businesses that depend on steady customer flow and logistical ease.

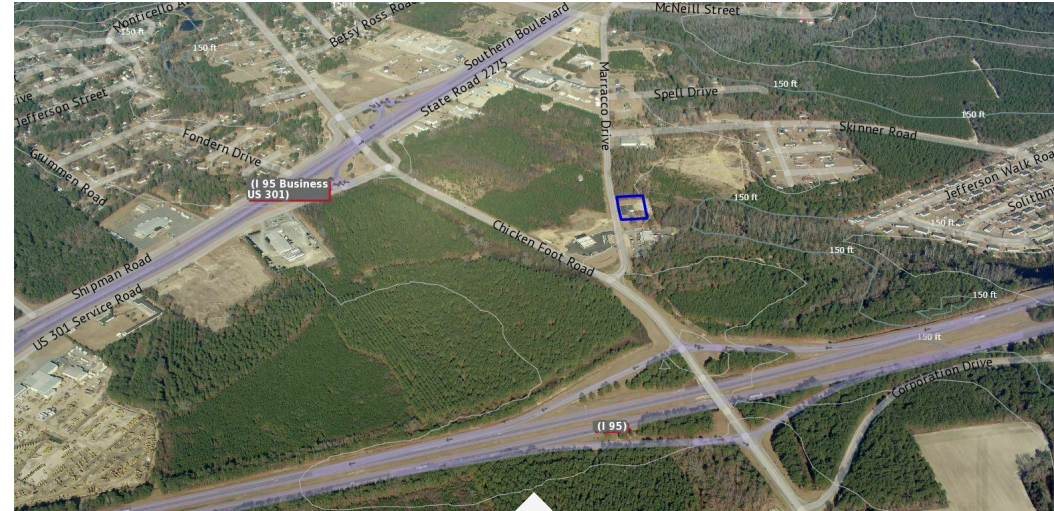
1 Acre Commercial Land

5303 MARRACCO DR, HOPE MILLS, NC 28348

PROPERTY DETAILS & HIGHLIGHTS

Building Name	1 Acre Commercial Land
Property Type	Land
Property Subtype	Retail
APN	0423-24-6109
Building Size	1,344 SF
Year Built	1998
Lot Size	1 Acre
Zoning	CP
Sale Price	\$ 499,000

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- 1-acre commercial parcel zoned CP
- Located off I-95 Business with strong visibility
- Ideal for service uses/ QSR
- Level lot with easy site development potential
- Water & Sewer available near site
- Situated at traffic light

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,866	25,807	64,162
Average Age	38	36	37
Average Age (Male)	37	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	653	9,170	23,619
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$77,008	\$86,979	\$80,640
Average House Value	\$210,128	\$221,909	\$206,077

Demographics data derived from AlphaMap



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