

LAND FOR SALE

5.97 AC Opportunity

Lake Valley Drive, Fayetteville, NC 28303



for more information



PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
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patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$1,407,000
Lot Size:	5.97 Acres
Zoning:	CC
Traffic Count:	9,600

property description

OWNER INFORMATION

HUTTON GROWTH
FAYETTEVILLE LLC
736 CHERRY ST
CHATTANOOGA, TN 37402

PIN: 0408942488

PROPERTY DESC: INVESTMENTS LLC

DED LO:2 SE:01 PLEXUS

ACRES: 5.97

Plat Book & Page: 019-042

*For Condominium

Located along Lake Valley Drive in Fayetteville, NC, this 5.97-acre offering combines excellent visibility with flexible development potential. Approximately two acres of the site are cleared and considered buildable, while the remaining land features natural wooded areas with sloping topography and designated wetlands. Zoned CC (Community Commercial), the property supports a wide range of commercial uses and benefits from shared right-in/right-out access with the adjacent AMC theater, as well as secondary access to a signalized intersection. With frontage along a heavily trafficked corridor and proximity to major retailers, this site presents a rare opportunity to establish a high-traffic retail, service, or hospitality development in a growing market.

Located next to an AMC theater and directly across from the Embassy Suites Hotel, this property offers excellent exposure in a vibrant commercial hub. The location is minutes from Fort Bragg, the largest military installation in the world by population, contributing to strong daytime and residential populations. Within a five-mile radius, the area boasts a daytime population of approximately 187,712 and an average household income of \$81,724, supporting a robust consumer base. The property is also near Cross Creek Mall and the bustling Skibo Road retail corridor, placing it at the center of Fayetteville's dominant shopping and dining destination. Access to major arterials ensures



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CHATTANOOGA, TN 37402

PIN: 0408942488
PROPERTY DESC: JKAM
INVESTMENTS LLC SUBD & R/W
DED LO:2 SE:01 PL:0133-0062
ACRES: 5.97
Plat Book & Page: [0133-0062](#)
**For Condominium Plats Click [HERE](#)*

[Zoom to](#)

...

*for more information*

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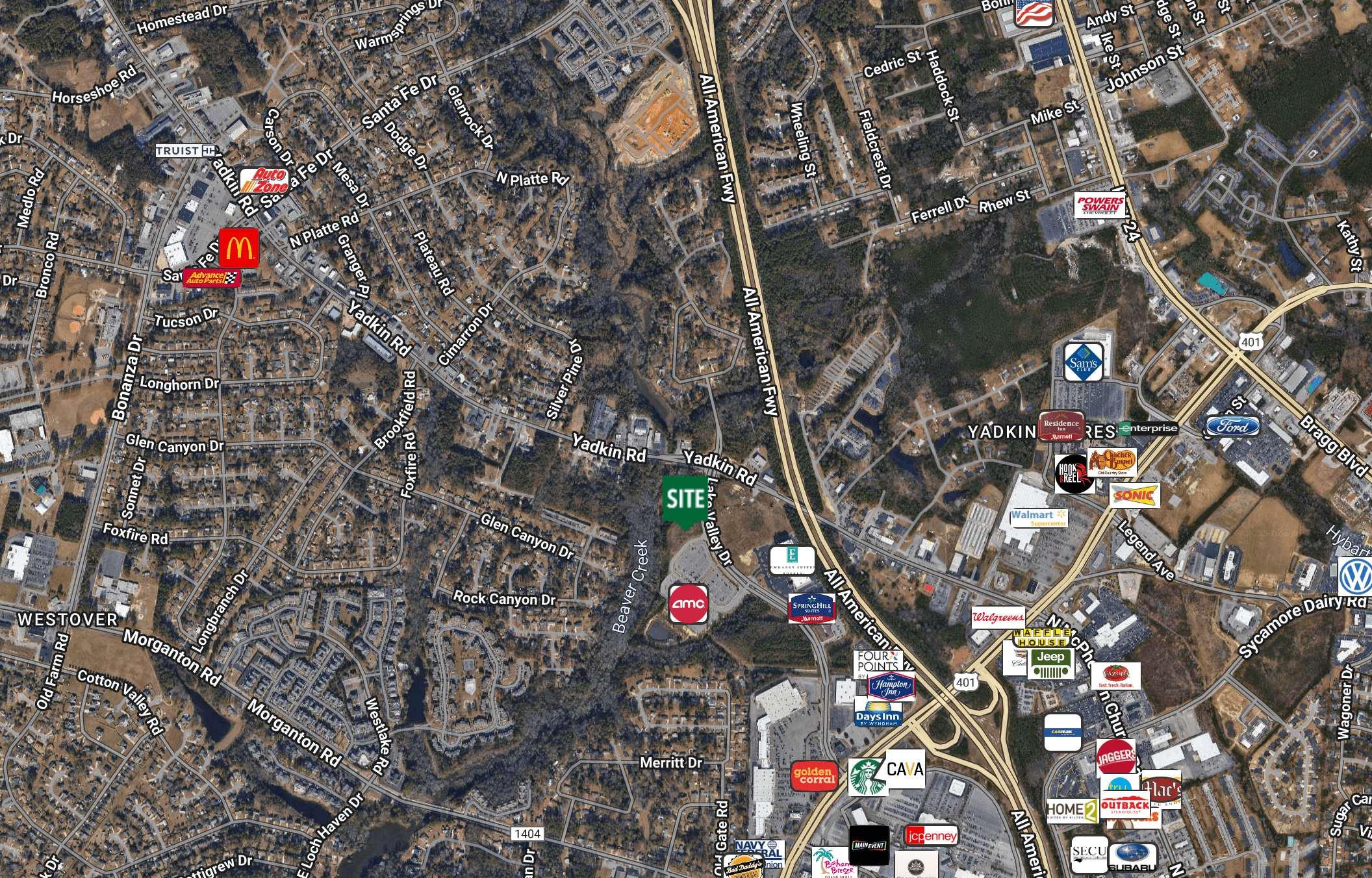
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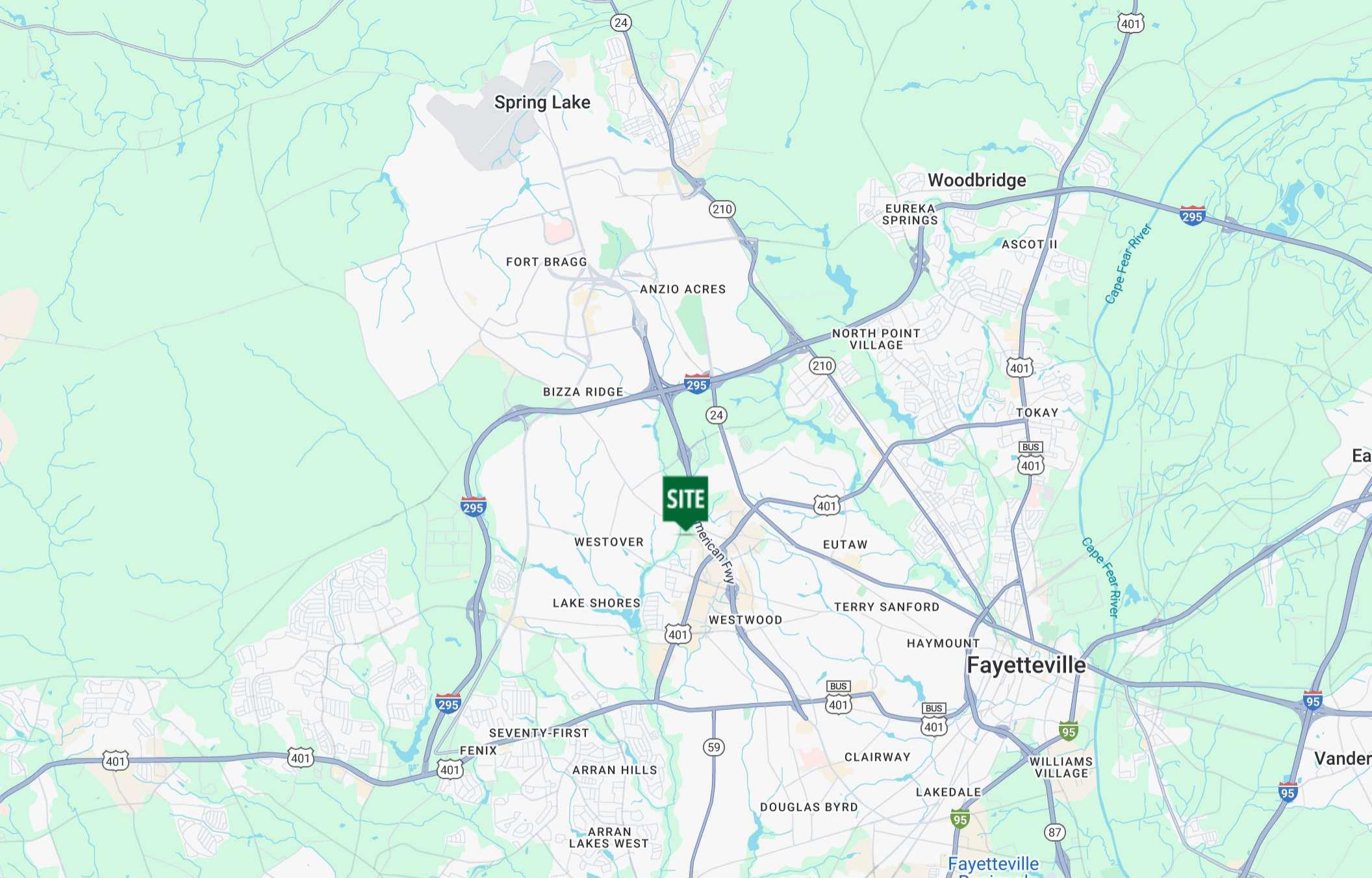
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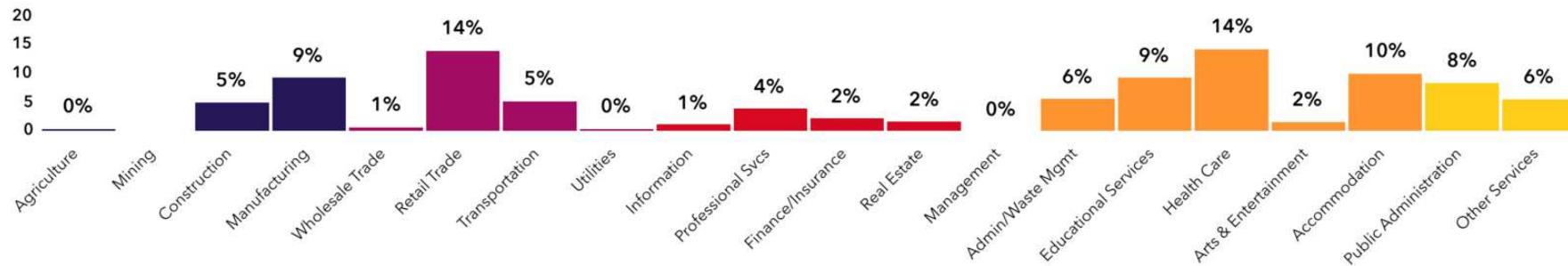
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JACK BRITT



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63,071
Total Population



Population

\$54,142
Median HH Income



Income

26,978
Total Households



Housing

\$190,016
Median Home Value



Homes

33.1
Median Age



People

63,765
Daytime Population



\$33,212
Per Capita Income



29,987
Total Housing Units



41.1%
Home Ownership



Bright Young Professionals
Tapestry Segment



6%

No HS Diploma



26%

HS Graduate



38%

Some College



30%

Degree or Higher

Demographics

4765-4791 Lake Valley Dr, Fayetteville, North Carolina, 28303

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028

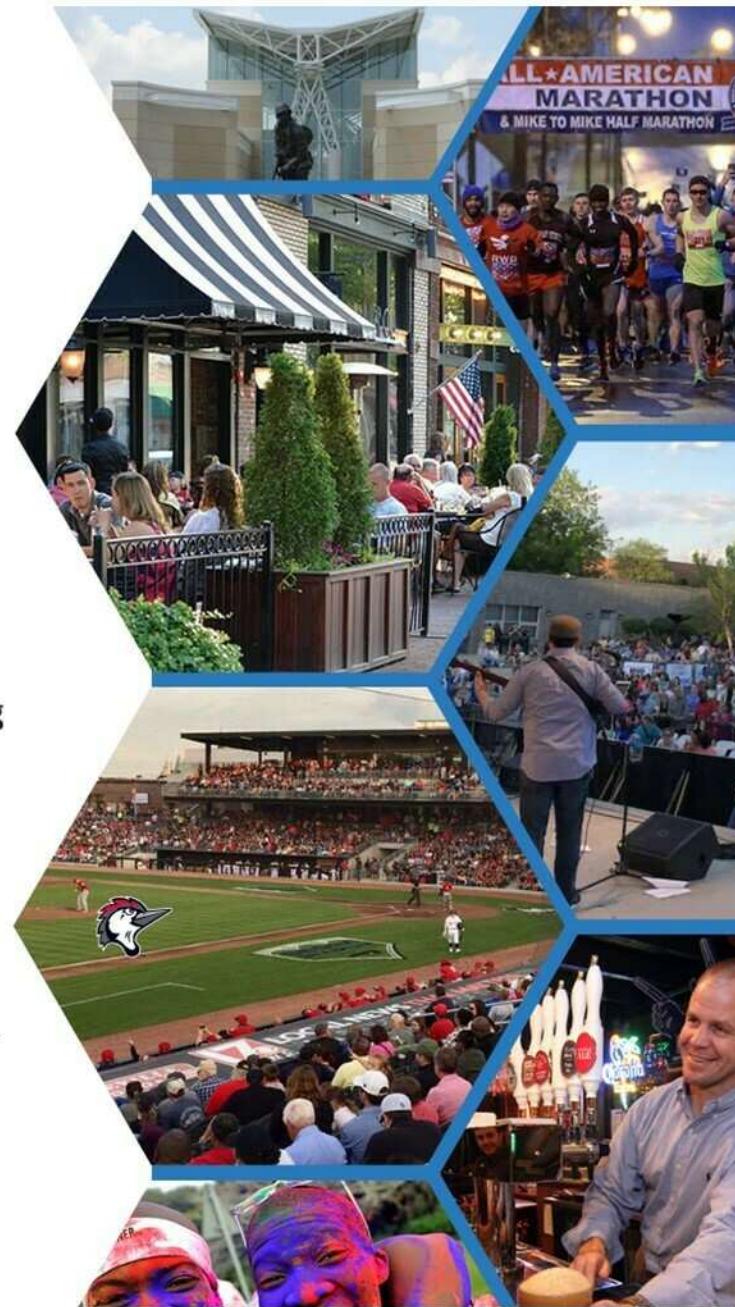
This information contains data provided by Esri Data & Analytics (2024) Esri (2024)
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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area supermarket

for more information

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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.*

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

REC. 4.27 # 4/6/2021