

FOR SALE

Hwy 24/87 & Melody Lane,
Cameron, NC 28326

Franklin
Johnson
Commercial Real Estate



4.97-AC COMMERCIAL LOT OFF HWY 24/87 & MELODY LANE

Offering Summary

Sale Price: \$6,061,810
Size: 4.97 +/- Acres
Zoned: Commercial Harnett County
Frontage: 690+/- Feet on Hwy 24/87

Property Description

Prime ± 4.97 -acre commercial development opportunity along the rapidly growing NC Hwy 24-87 corridor in Cameron. The property benefits from strong visibility and convenient access. Offering ± 690 feet of road frontage and $\pm 43,000$ VPD (NCDOT 2024). The site is surrounded by established retail, restaurants, and shopping, with Walmart Supercenter less than a mile away. Pharaoh's Restaurant & Bar adjacent to the property, and Sheetz almost directly across the street. The property can be subdivided into four lots, with 2" water and 6" sewer laterals per lot. Seller will install a turning lane and retention pond. Buyer is responsible for applicable tap fees. See Exhibit A for additional details. Declaration of Covenants, Conditions and Easements will apply to the property.



Franklin Johnson

910.818.8400 |

Franklin@FranklinJohnsonCommercial.com

FranklinJohnsonCommercial.com

**Hwy 24/87 & Melody Lane,
Cameron, NC 28326**

Lot	Acreage	Square Feet	Price/ Square Foot	Total Price
1	1.179	51,357	\$28	\$1,438,003
2	1.218	53,056	\$28	\$1,485,570
3	1.32	57,499	\$28	\$1,609,978
4	1.253	54,581	\$28	\$1,528,259

Total:	4.97	\$6,061,810
--------	------	-------------