

LAND FOR SALE

# 0.42 AC at Cross Creek Mall

Cross Creek Mall, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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



## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$500,000
<b>Lease Rate:</b>	GL/BTS Negotiable
<b>Lot Size:</b>	0.42 Acres
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	55,244

### property description

This 0.42-acre outparcel offers a rare development-ready opportunity directly on the grounds of Cross Creek Mall, one of the most trafficked retail destinations in the Fayetteville region with over 5.4 million annual visitors. The site is approved for a building footprint of up to  $\pm 2,500$  square feet and is delivered with utilities stubbed to the pad, cross-parking rights with the adjacent 20,000 SF US Foods CHEFSTORE, and pylon signage available. With Commercial (CC) zoning in place and the flexibility for a sale, a ground lease, or build-to-suit, this property is primed for retailers, restaurants, or service-oriented users seeking prominent exposure. Strong vehicular flow surrounds the site, with traffic counts exceeding 55,000 VPD across nearby corridors including Morganton Road and the All American Freeway.

Situated in the heart of Fayetteville's dominant retail corridor, this parcel benefits from direct visibility and access to Cross Creek Mall's 790,000+ square feet of national brands and dining destinations. The surrounding trade area is anchored by a robust daytime population of over 149,693 within five miles, fueled by nearby Fort Bragg—the largest U.S. Army installation on the East Coast—and a residential population nearing 150,000.

# Fort Bragg



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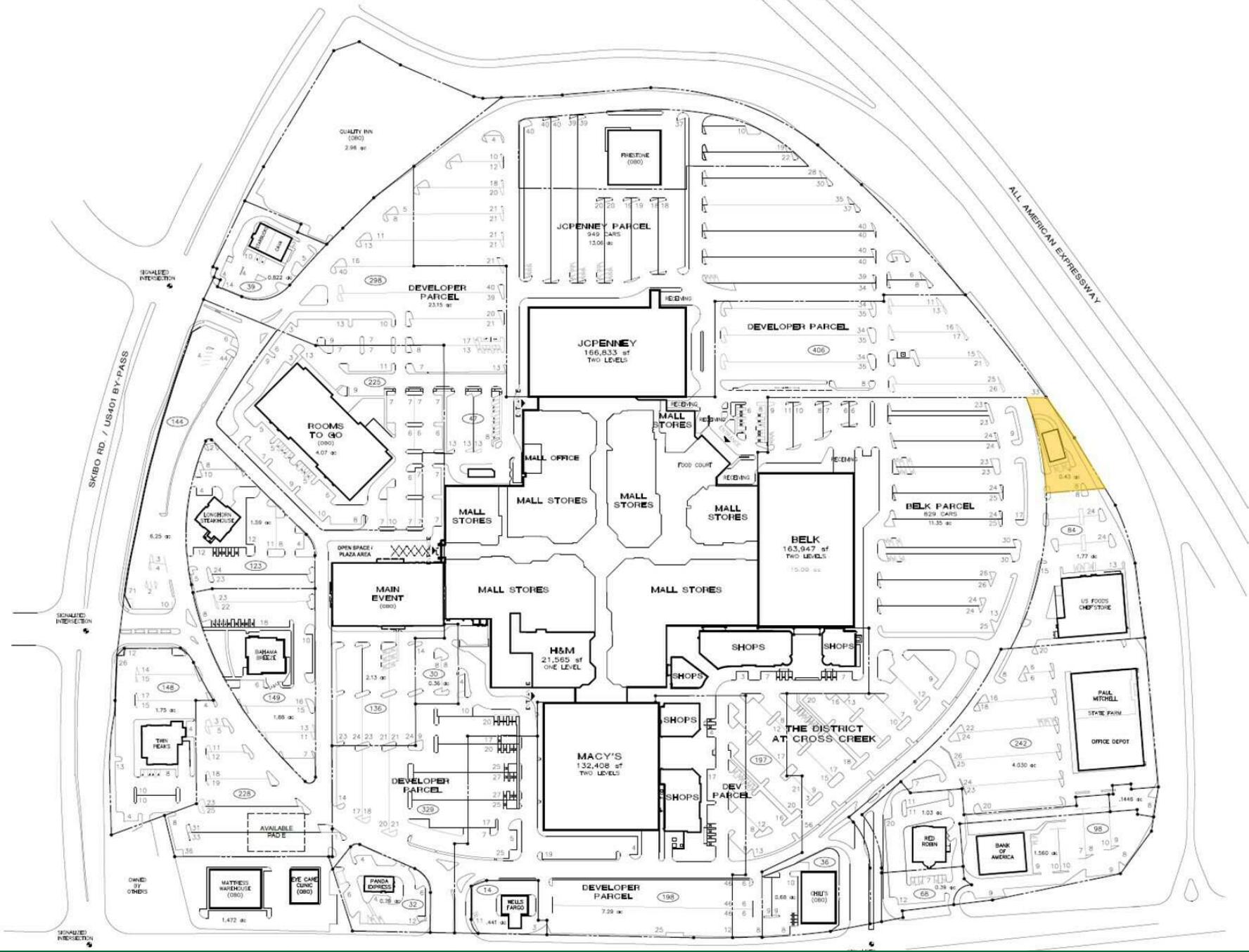
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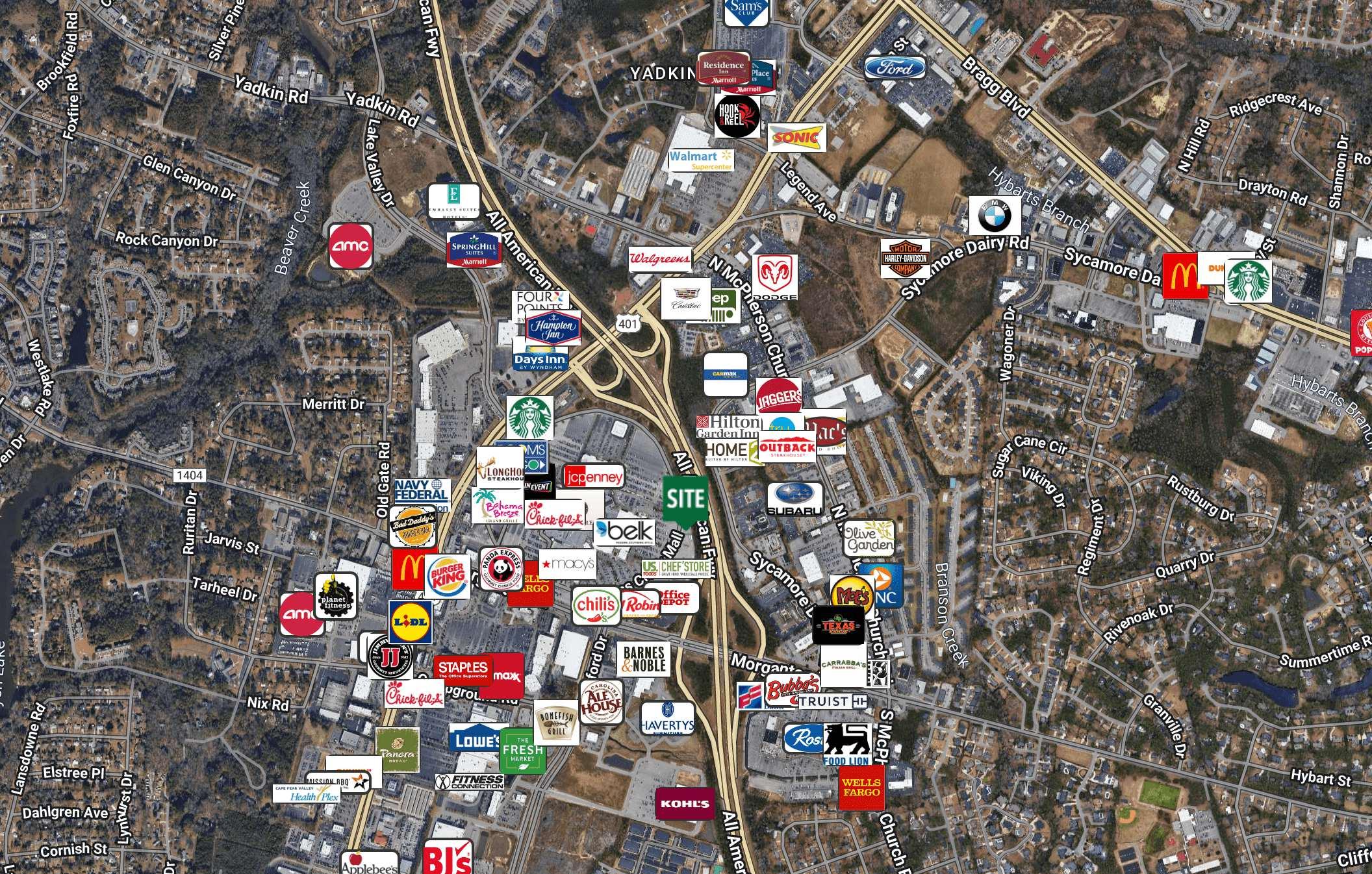
TEAR-UP  
INTERSECTION

MORGANTON ROAD



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for more information

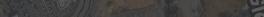
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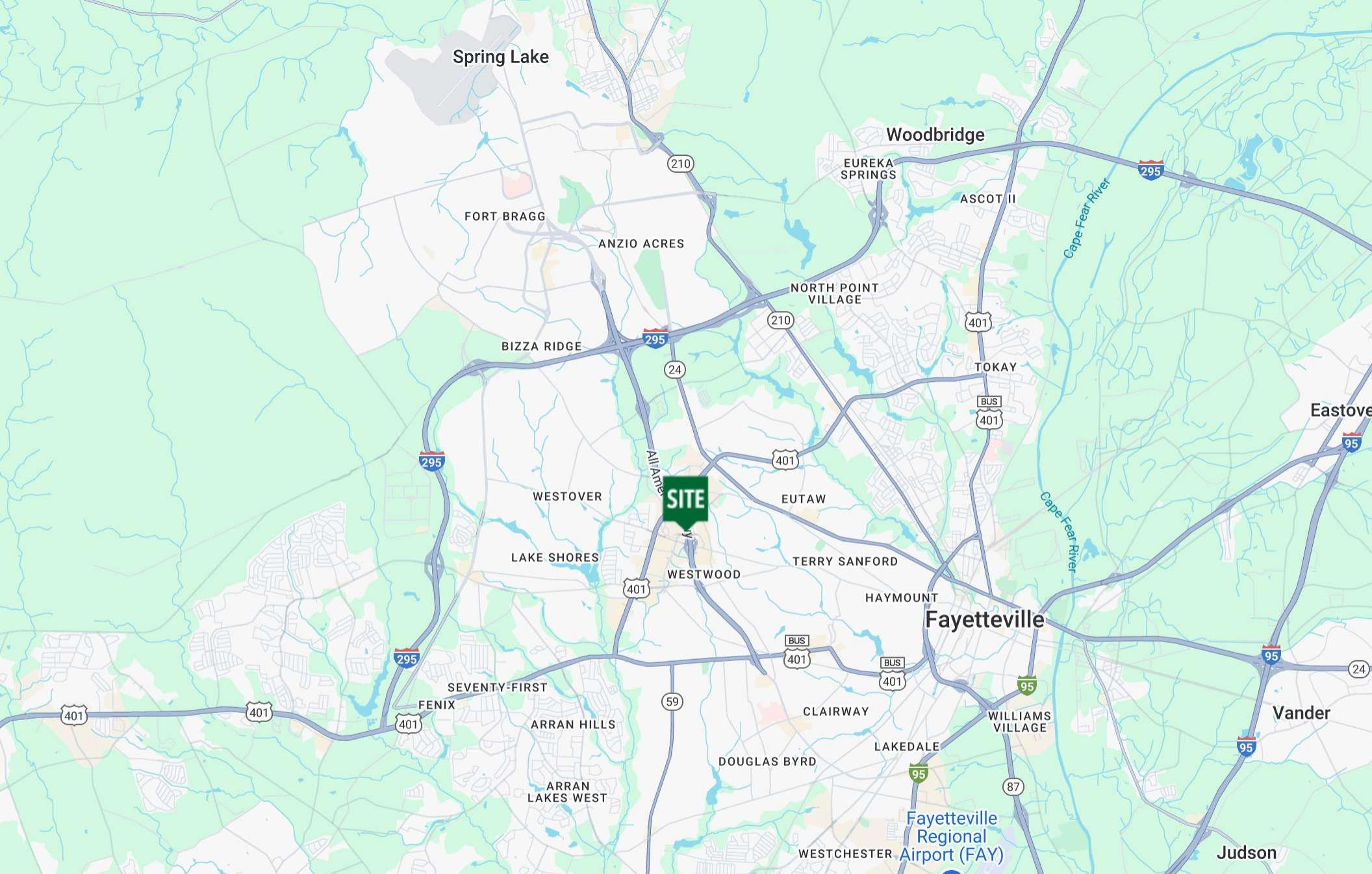
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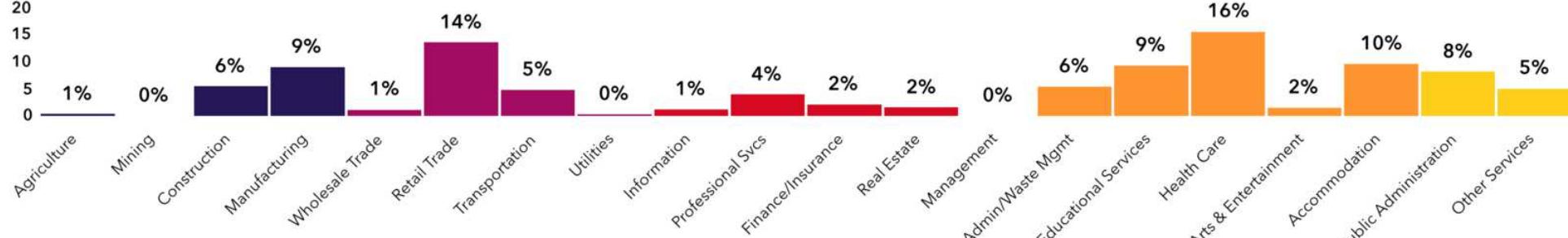


for more information

Rockfish  
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149,693  
Total Population



## Population

201,880  
Daytime Population

\$54,311  
Median HH Income



## Income

61,703  
Total Households



## Housing

\$190,161  
Median Home Value



## Homes

33.7  
Median Age



## People

68,571  
Total Housing Units



45.4%  
Home Ownership



Old and Newcomers  
Tapestry Segment

# Demographics

**Cross Creek Mall, Fayetteville, North Carolina,  
28303**



7%

No HS Diploma



28%

HS Graduate



37%

Some College



29%

Degree or Higher

for more information

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



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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*

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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](http://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