

904 Locks Creek Rd and additional tract

2.87 Acres

An aerial photograph of a road labeled "Cedar Creek Rd" in large white text. A red line is drawn across the road, and a small black box with white text "3927 STEDMAN CEDAR CREEK RD" is placed near the line.

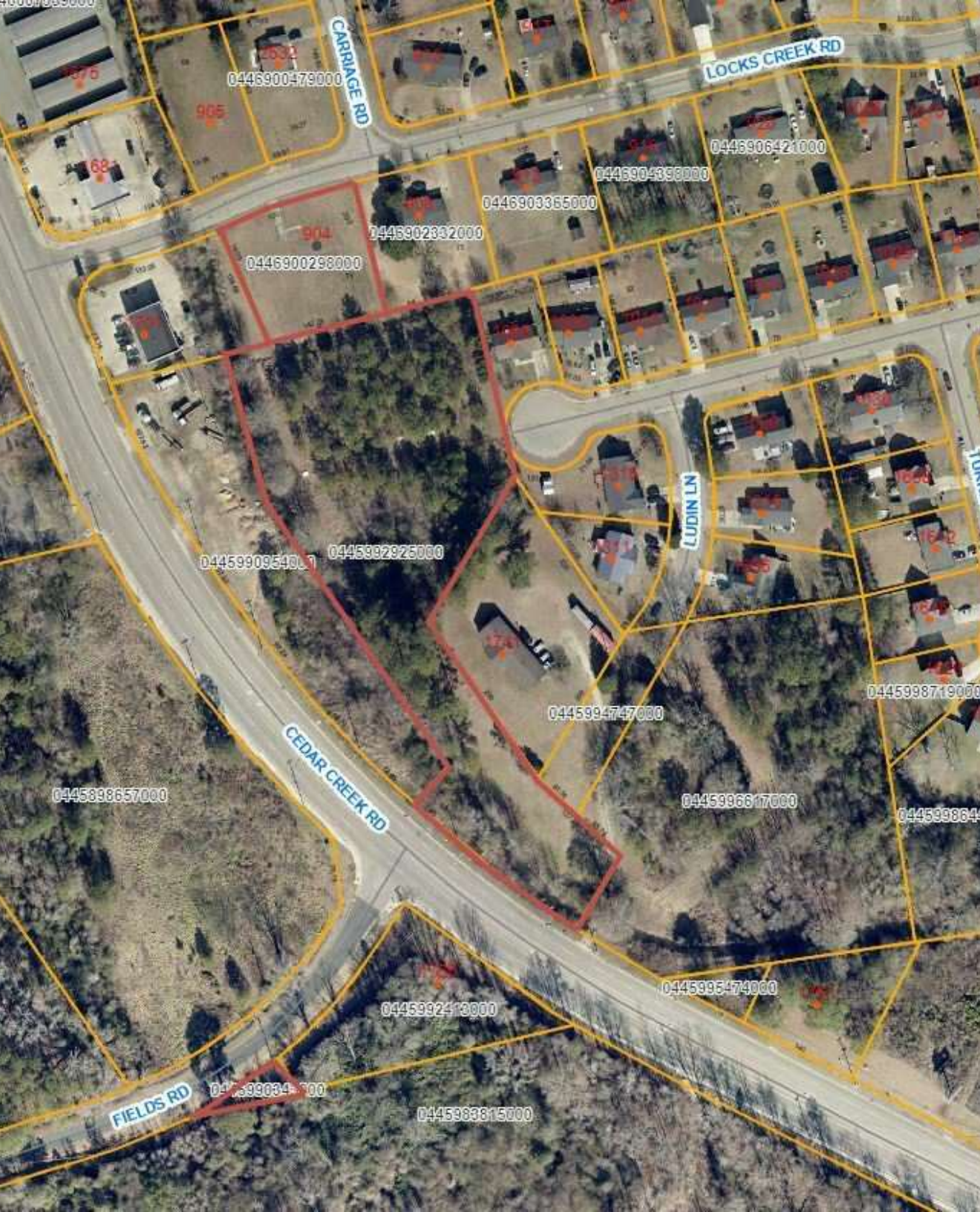


Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$ 349,000
Lot Size:	3.38 Acres
Zoning:	CC & MR-5
Price / Acre:	\$103,254
Market:	Fayetteville

property description

904 Locks Creek is a property spanning over 3 acres, located at the corner of Cedar Creek and I-95. The property includes 3 parcels of land: 0446-90-0298, 0445-99-2925, and 0445-99-0343. It boasts several compelling features that make it a prime investment opportunity. The property benefits from the convenience of having water and sewer services already on site, simplifying the development process. It's important to note that the property is located in a 100-year flood zone, so considerations for flood mitigation and insurance are essential. The section of the parcel that fronts on Locks Creek is designated for commercial use, making it suitable for retail, office space, or other commercial ventures. Additionally, the majority of the remaining land is zoned as MR 5, allowing for multi-family residential development, including apartment complexes. Notably, a new fire station is under construction across the street, enhancing safety and emergency response capabilities in the area. Moreover, the property's strategic location, just down from Exit 49, surrounded by numerous hotels and dining options, makes it a prime choice for businesses seeking high visibility and accessibility.

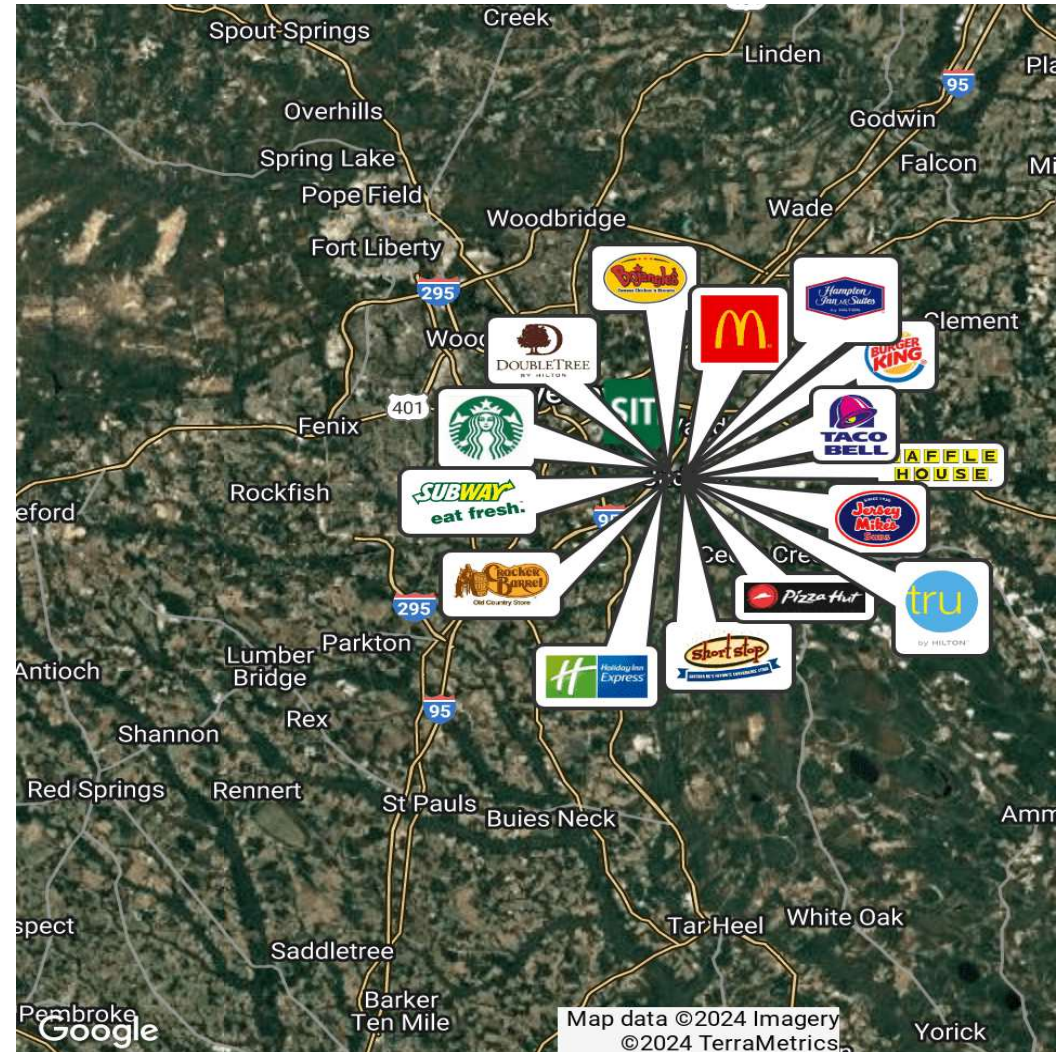
3+ Acres Available
904 LOCKS CREEK RD AND ADDITIONAL TRACT , FAYETTEVILLE, NC 28312

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	716	7,750	35,051
Average Age	41.4	38.6	38.4
Average Age (Male)	40.1	36.7	35.6
Average Age (Female)	45.5	42.1	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	366	3,988	16,696
# of Persons per HH	2.0	1.9	2.1
Average HH Income	\$43,653	\$38,820	\$49,543
Average House Value	\$99,925	\$92,668	\$145,992

2020 American Community Survey (ACS)



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



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