

LAND FOR SALE

Development-Ready Retail Outparcel

6985 Raeford Rd, Fayetteville, NC 28304

I-295

VA Health Care Center



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



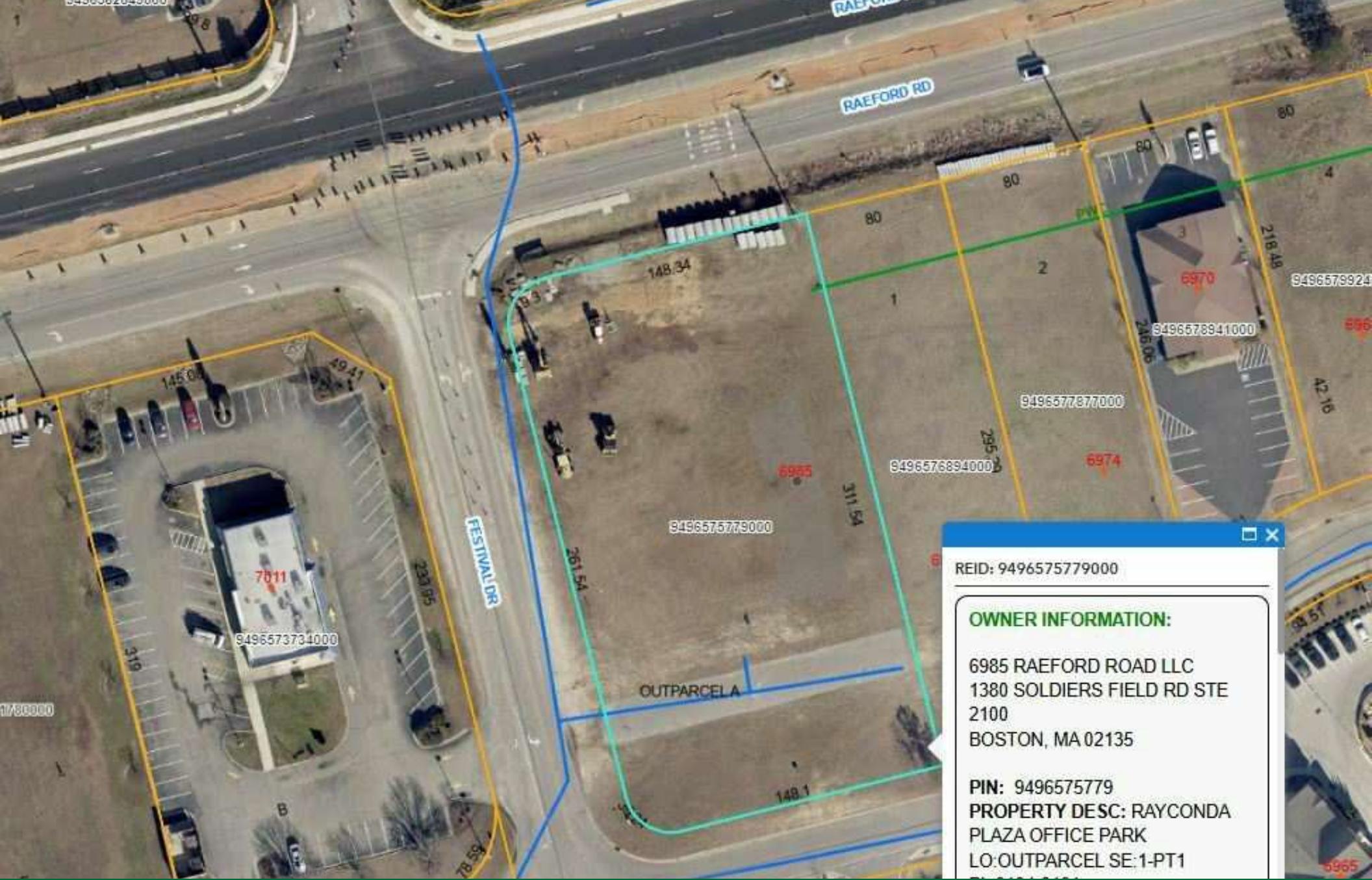
PROPERTY OVERVIEW

Sale Price:	\$1,350,000
Lot Size:	1.23 Acres
Zoning:	LC
Traffic Count:	30,386

property description

6985 Raeford Road offers a 1.23-acre parcel zoned LC (Limited Commercial), ideally suited for high-demand users such as quick-service restaurants, banks, coffee shops, and car wash operators. The property includes approximately 148' of frontage along Raeford Road and sits as an outparcel to an active Food Lion-anchored shopping center, benefiting from built-in retail synergy. Recent engineering reports confirm the site is development-ready, see Broker for reports. With a daily traffic count of 30,386 along Raeford Road and excellent ingress/egress from three public rights-of-way—Raeford Road, Festival Drive, and Nexus Court—the site is highly visible and easily accessible for consumer traffic.

The property sits within Fayetteville's established Raeford Road corridor, approximately one mile from the I-295 Outer Loop, providing fast access to the broader metro area. The immediate trade area includes dense residential neighborhoods with a 5-mile population nearing 145,000 and an average household income of \$105,524 within a one-mile radius. Raeford Road serves as a primary east-west arterial, linking Fayetteville's suburban growth zones with downtown, making this site a natural choice for retailers looking to tap into both commuter and local customer bases. Surrounded by schools, medical offices, and retail services, the site is well-situated to support high-frequency visitation and sustained consumer demand.

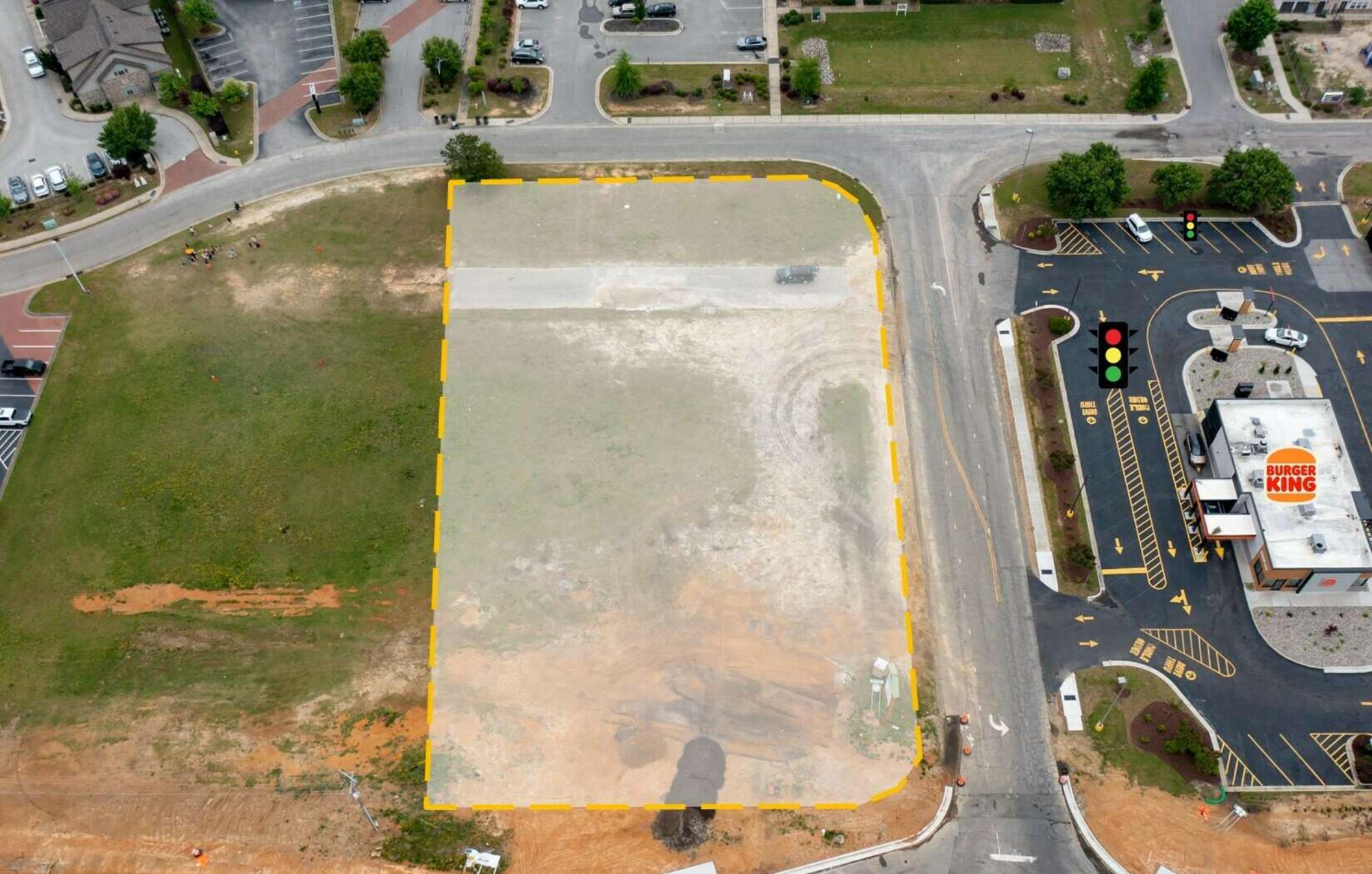


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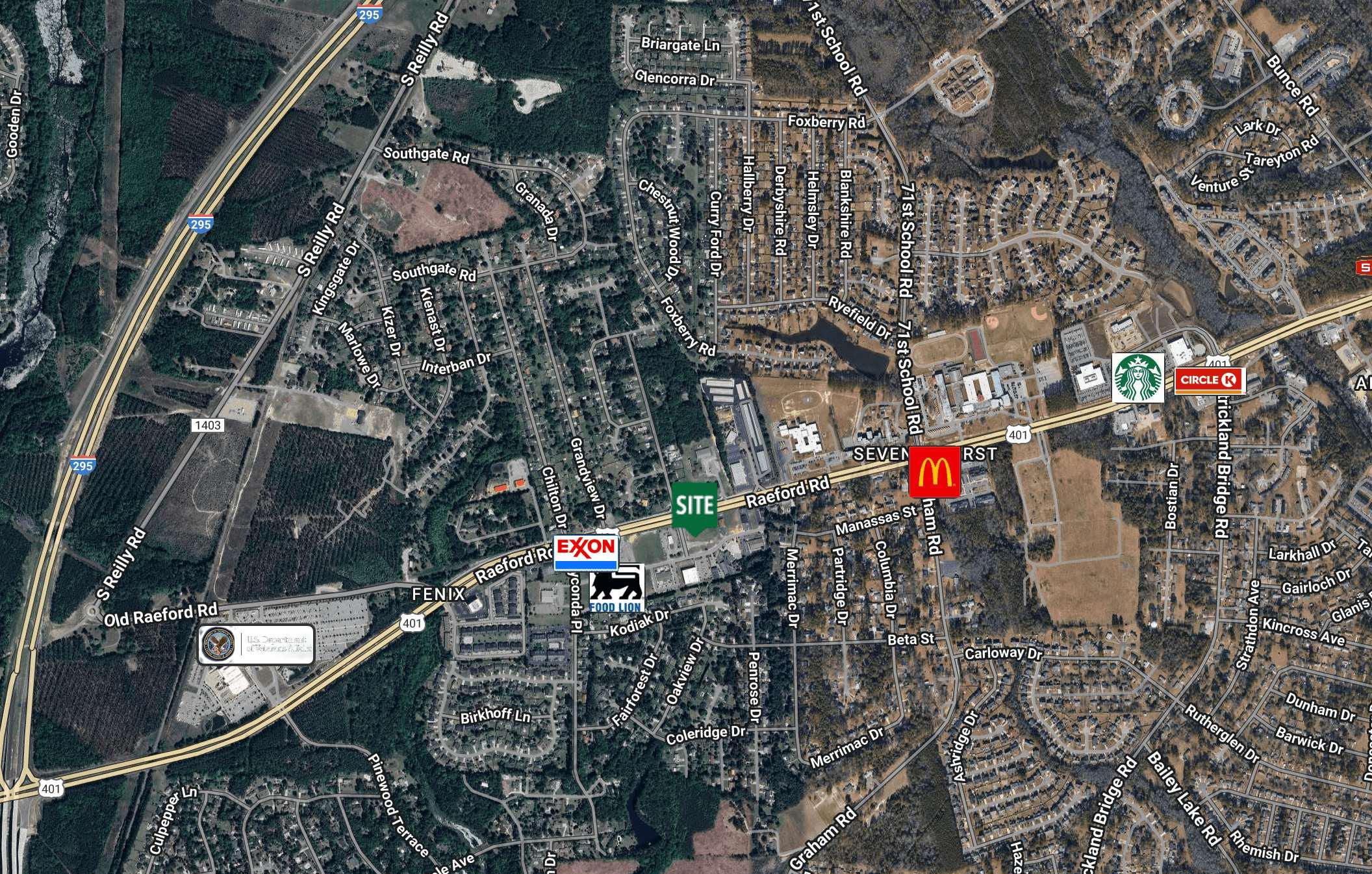
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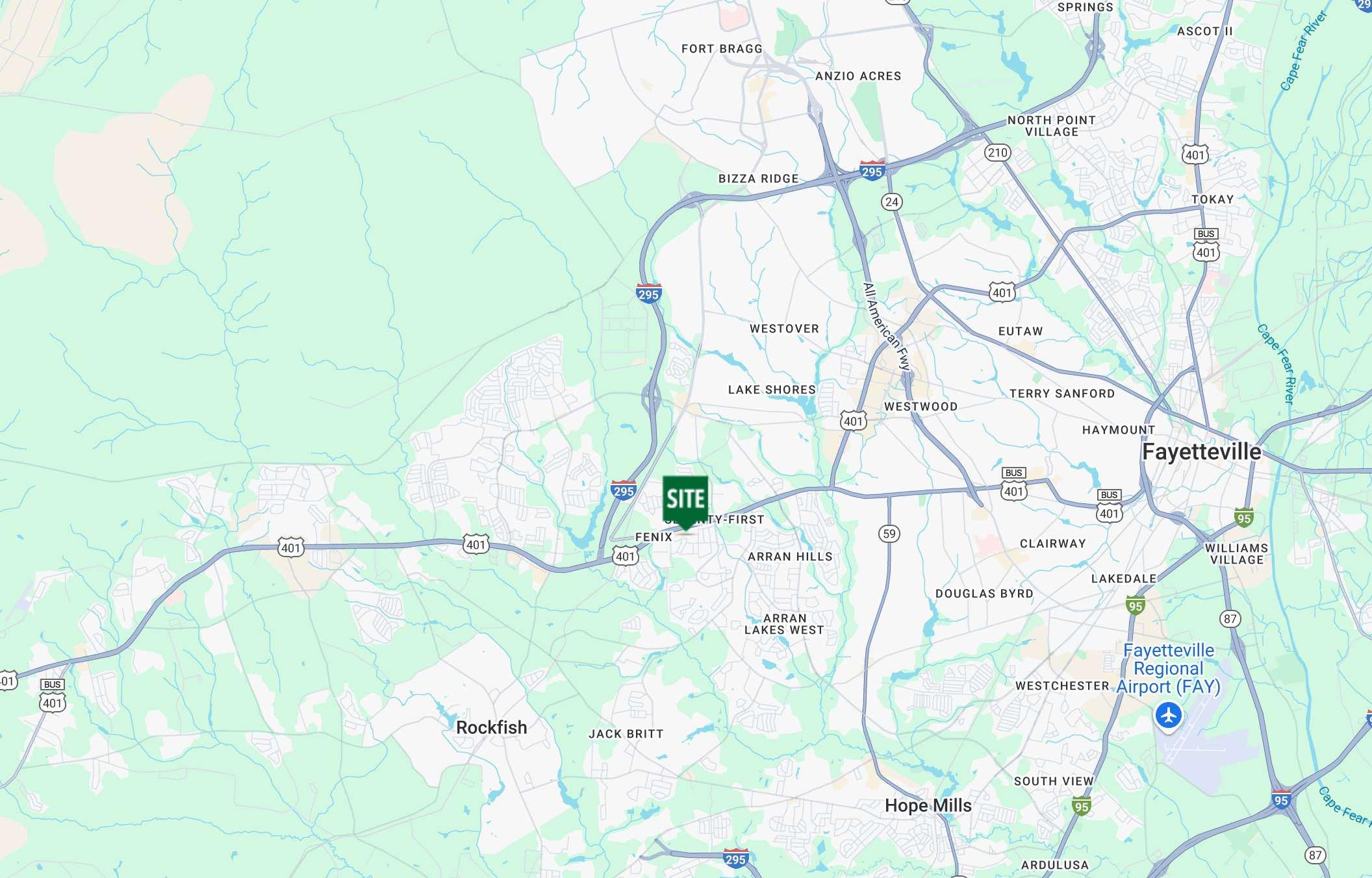
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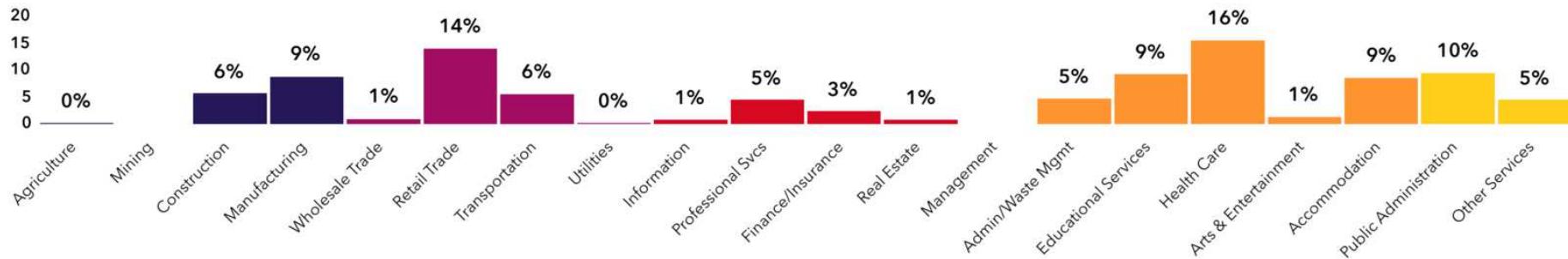
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62,934
Total Population



Population

46,452

Daytime Population

\$59,816
Median HH Income



Income

\$32,724

Per Capita Income

25,408
Total Households



Housing

\$200,901
Median Home Value



Homes

33.7
Median Age



People

27,780
Total Housing Units



51.1%
Home Ownership



Middleburg
Tapestry Segment

Demographics

6985 Raeford Rd, Fayetteville, North Carolina,
28304



5%



26%



37%



31%

No HS Diploma

HS Graduate

Some College

Degree or Higher

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Source: U.S. Census Bureau, Census 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

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