

LAND FOR SALE

32.5 ACRES COMMERCIAL LOT FOR SALE

Chickenfoot Rd , Hope Mills, NC 28348



for more information

DR. CHUCK MAXWELL

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Sale Price:	Subject To Offer
Lot Size:	32.5 Acres
Zoning:	Commercial
Market:	Hope Mills
Submarket:	Fayetteville

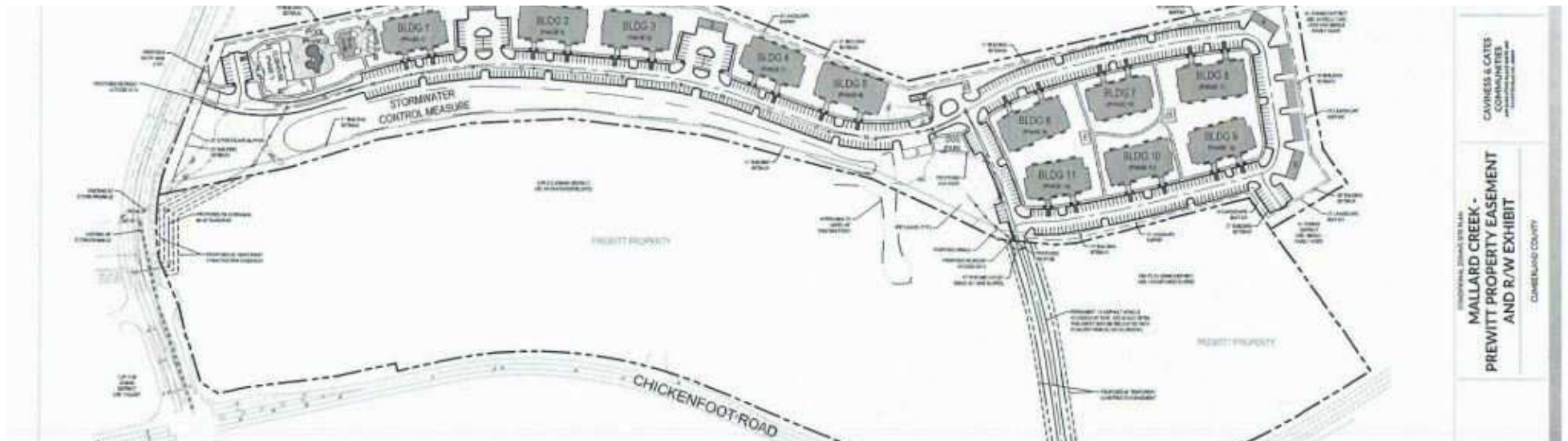
Property Overview:

Situated at the corner of Chickenfoot Rd. and Celebration Rd., this 32.5-acre property holds immense potential for commercial development in a swiftly growing residential hub. Zoned for commercial use, it boasts 2,700 feet of road frontage and a depth of 470 feet, ensuring excellent visibility and accessibility. The property's advantageous location close to the Walmart Distribution Center and approximately 0.5 miles from Interstate 95 makes it more appealing for a variety of business endeavors. Existing curb cuts and on-site water and sewer connections streamline the development process. The owner's openness to subdividing offers flexibility for tailored plans. The planned 200+ unit multifamily development next to the property adds even more appeal to the property. Also, there is a large subdivision across Gray's Creek High School with about 2,200 homes that are well on their way to completion, which will position it as a major player in the Hope Mills area's changing landscape.



1404 CLIFTON
MCNEILL
RD

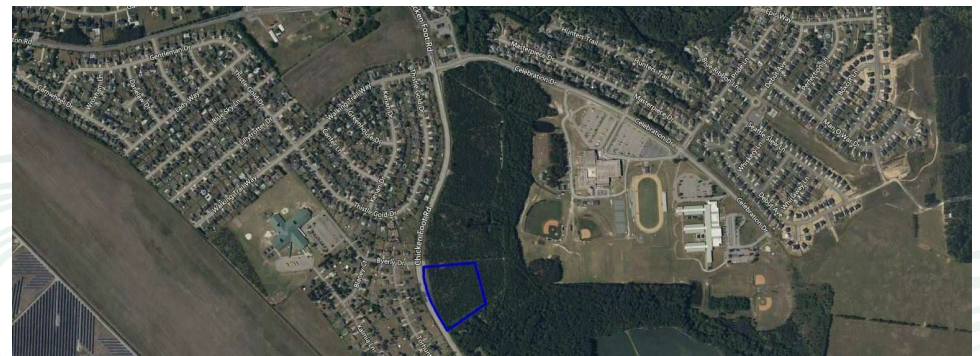
ADDITIONAL PHOTOS



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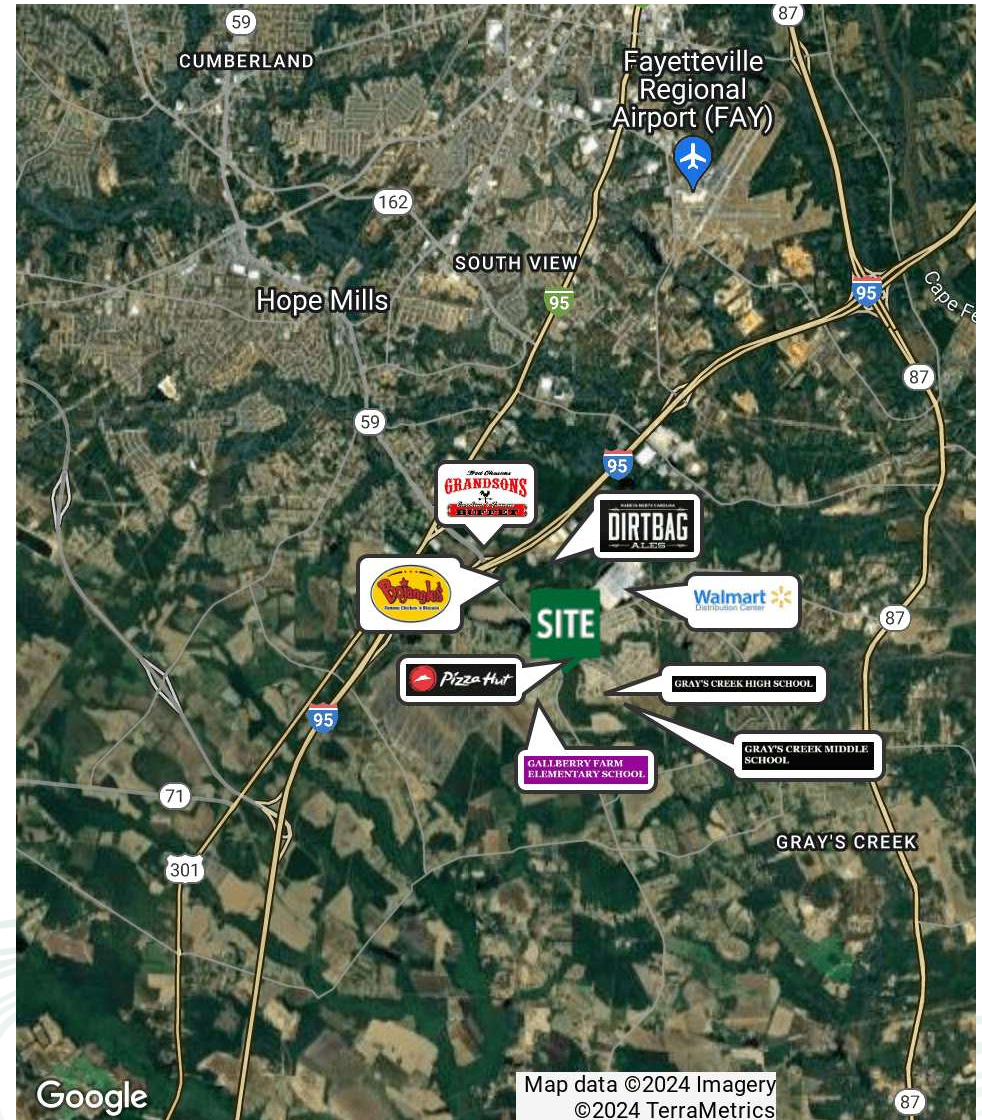
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	820	24,046	127,204
Average Age	34.8	34.0	34.6
Average Age (Male)	34.3	31.9	33.3
Average Age (Female)	35.5	35.2	35.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	284	8,483	48,356
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$66,208	\$57,732	\$53,506
Average House Value		\$117,207	\$118,219

* Demographic data derived from 2020 ACS - US Census



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