

# LAND FOR SALE/GROUND LEASE/BUILD-TO-SUIT

## 1455 BINGHAM DR.

FAYETTEVILLE, NC 28304



COMMERCIAL REAL ESTATE SERVICES  
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### PROPERTY HIGHLIGHTS

- 7.61 Acres for sale, ground lease, or build-to-suit
- Parcel ID: 0406651854
- Zoning: CC - Community Commercial
- PWC Water, PWC Sewer on site
- Located in an Opportunity Zone
- 362' of frontage along Bingham Dr.
- Easy access to major thoroughfares I-95 and I-295
- Close proximity to Fort Liberty, Fayetteville Regional Airport, Cape Fear Medical Center, and the VA Medical Center
- Sale price: \$1,750,000 (\$230,000/acre)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,173	68,887	162,040
Avg. HH Income	\$73,823	\$77,957	\$83,228
No. of Businesses	126	1,773	5,825
No. of Employees	644	29,152	74,436
Daytime Popula-	6,416	72,595	168,466

Source: ESRI 2024

### TRAFFIC COUNTS

22,000 VPD on Bingham Dr.

Source: NC DOT 2022

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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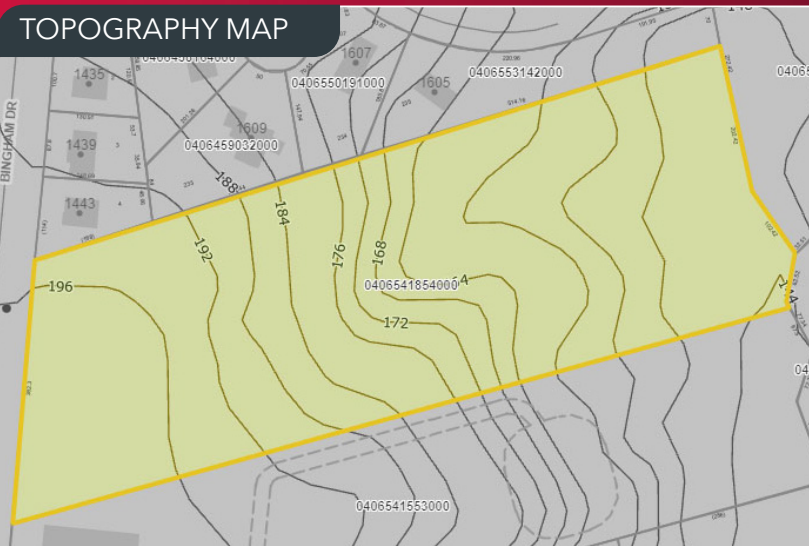
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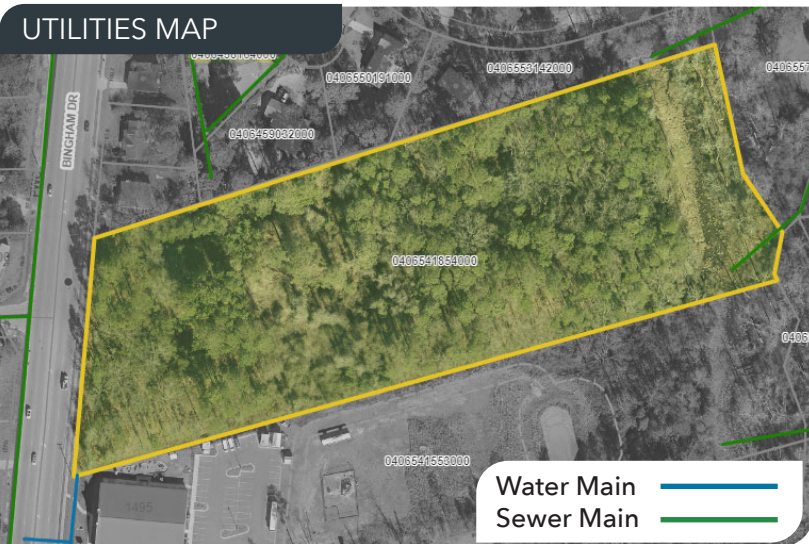


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### TOPOGRAPHY MAP



### UTILITIES MAP



### WETLANDS MAP



### PERMITTED USES\*

- Multi-family/Townhomes
- Commercial and Mixed-use
- Daycare facilities
- Small group home
- Medical treatment facility
- Veterinary office
- Convenience store with gas
- Self-storage
- Laundromat
- Retail
- Restaurants
- Grocery store
- Brewpub, Microbrewery, Microdistillery

*\*For a complete list of permitted uses and additional requirements, please review the Fayetteville Code of Ordinances.*

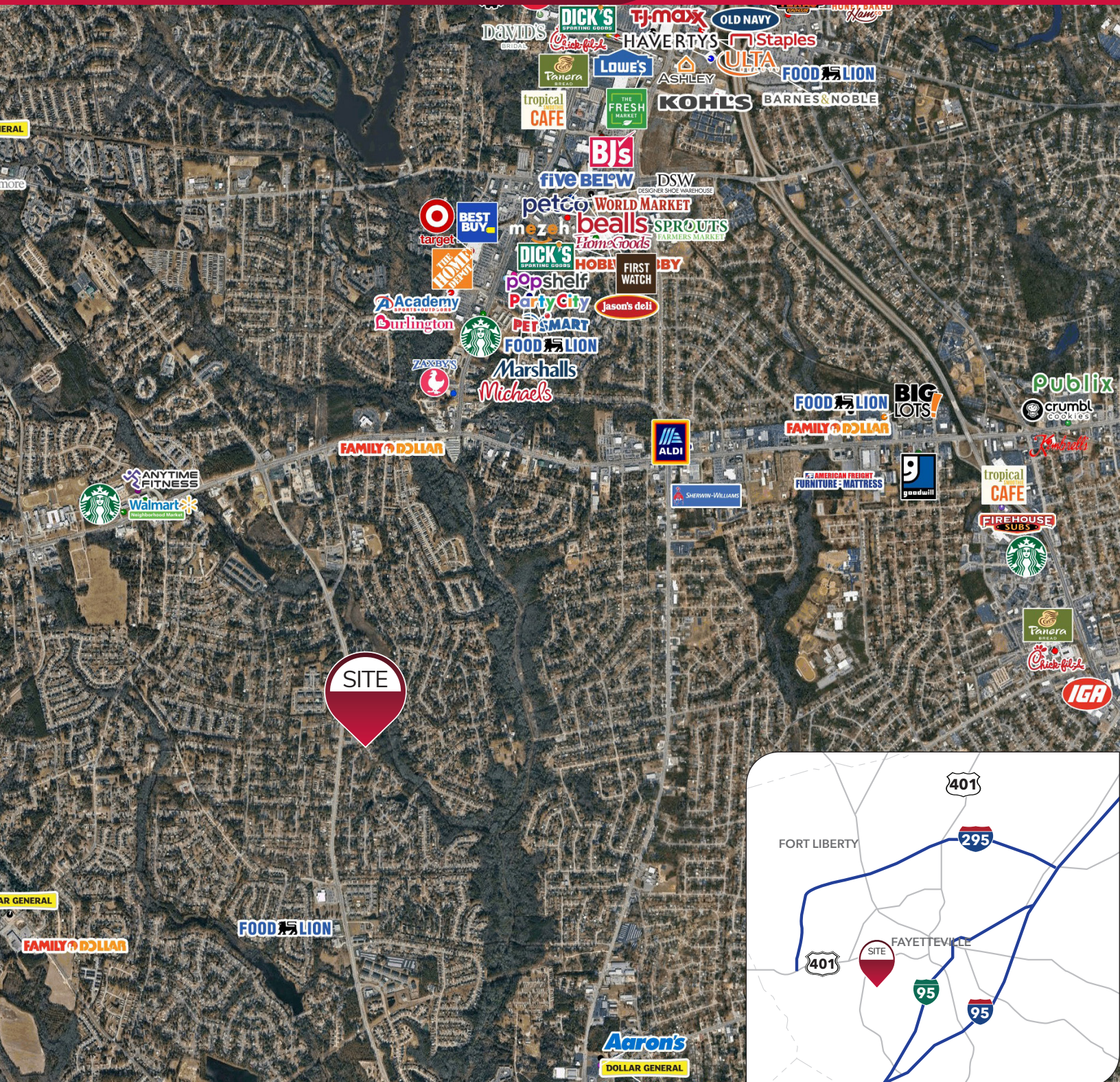
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**LEE & ASSOCIATES**

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