

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

## 1455 BINGHAM DR.

FAYETTEVILLE, NC 28304

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



### 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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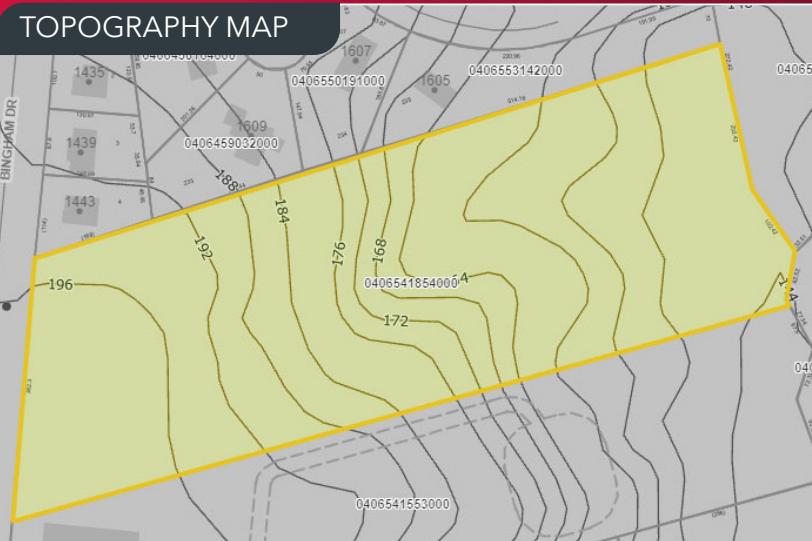
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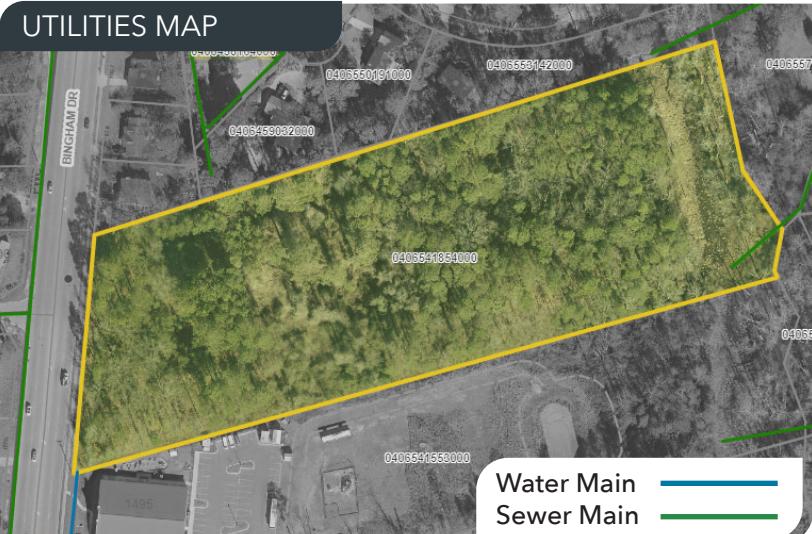
TOPOGRAPHY MAP



### 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

UTILITIES MAP



WETLANDS MAP

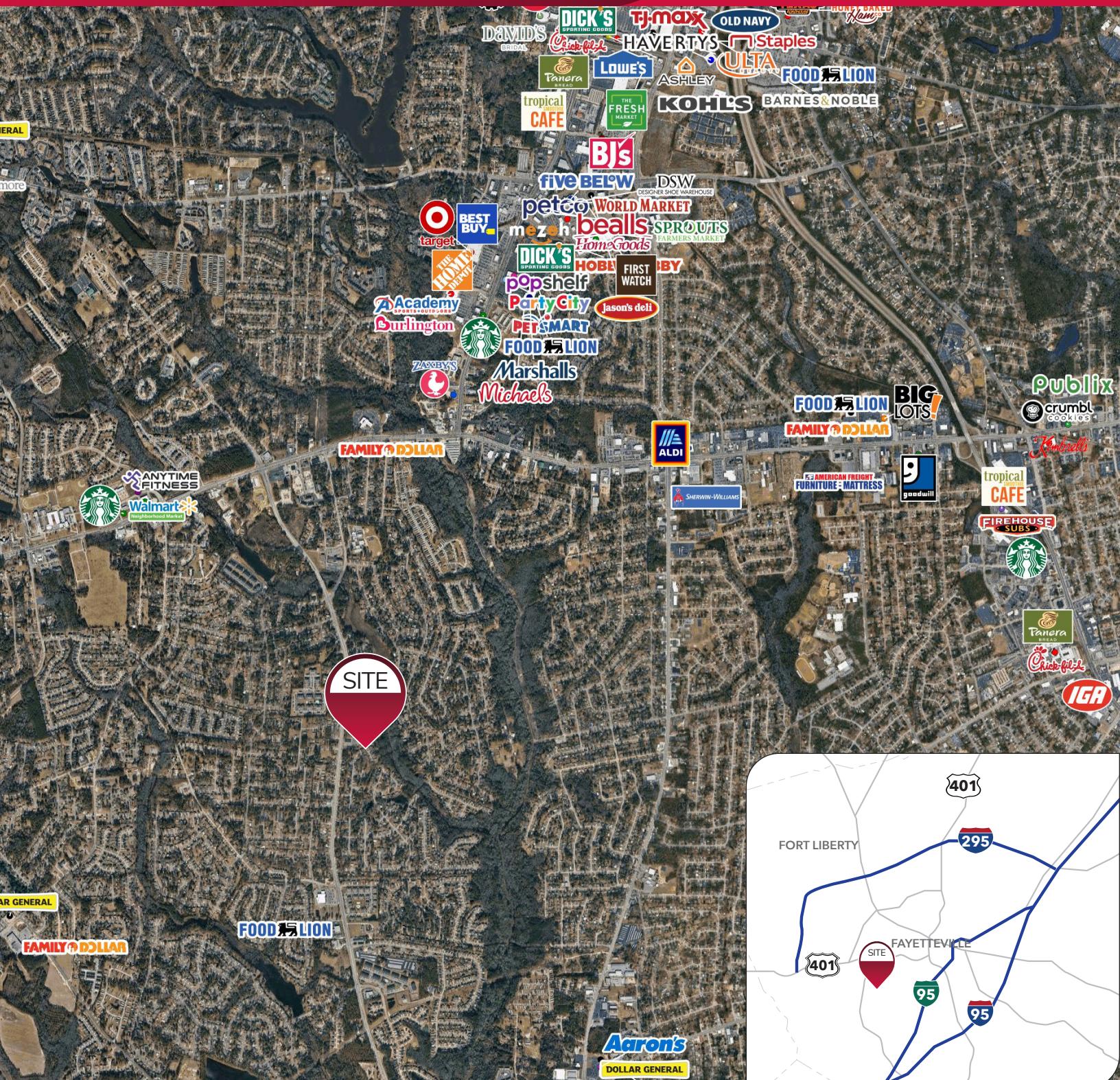


\*For a complete list of permitted uses and additional requirements, please review the [Fayetteville Code of Ordinances](#).

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