

LAND FOR SALE

150 +/- ACRE ASSEMBLAGE ON I-295

0 S Reilly Rd , Fayetteville, NC 28314



for more information

GREG SPEARS

Broker

O: 910.829.1617 x213

C: 910.987.3242

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Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



34.43 Acres

34.32 Acres

37.28 Acres

28.53 Acres

23.10 Acres

PROPERTY OVERVIEW

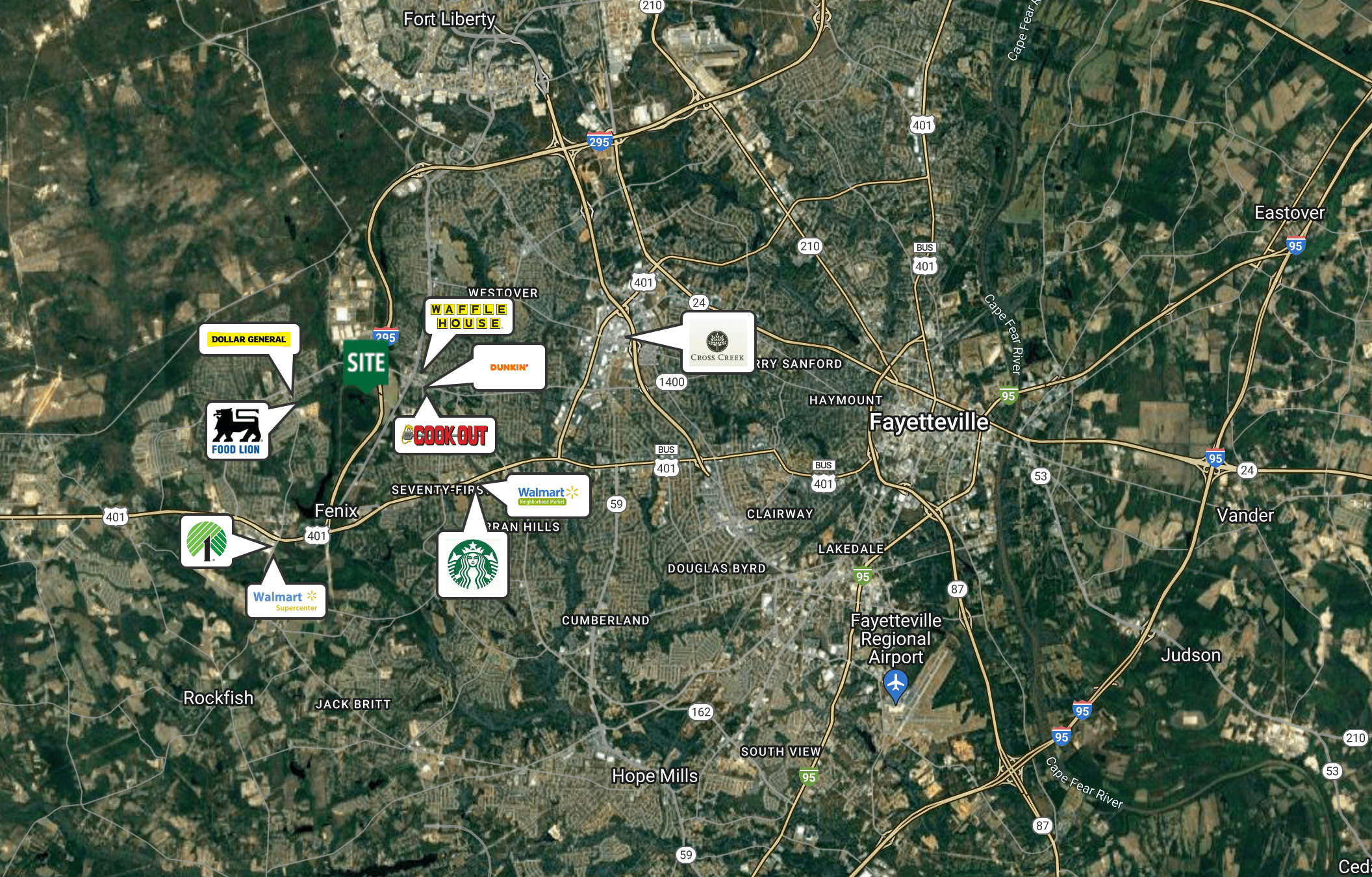
Sale Price:	\$50,000 per acre
Lot Size:	150 Acres
Zoning:	AR
Market:	Fayetteville

Location Description:

This commercial property is at Exit 15, intersection of I-295, Cliffdale interchange. The property is immediately adjacent to Fort Bragg (the largest Military Base in the US). Downtown Fayetteville, shopping, dining, hospital, etc are all within minutes from the site.

Sale Description:

This property is currently zoned AR, rezoning is possible for mixed use development (mixed use includes single/multifamily residential, commercial, retail, industrial/flex, research park). All utilities are available on site. 100+ acres additional land available.



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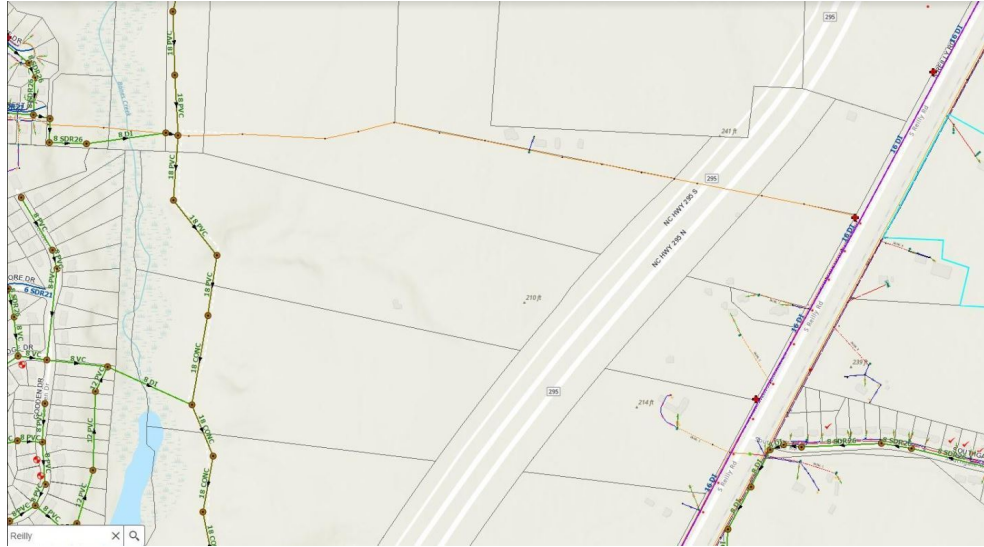


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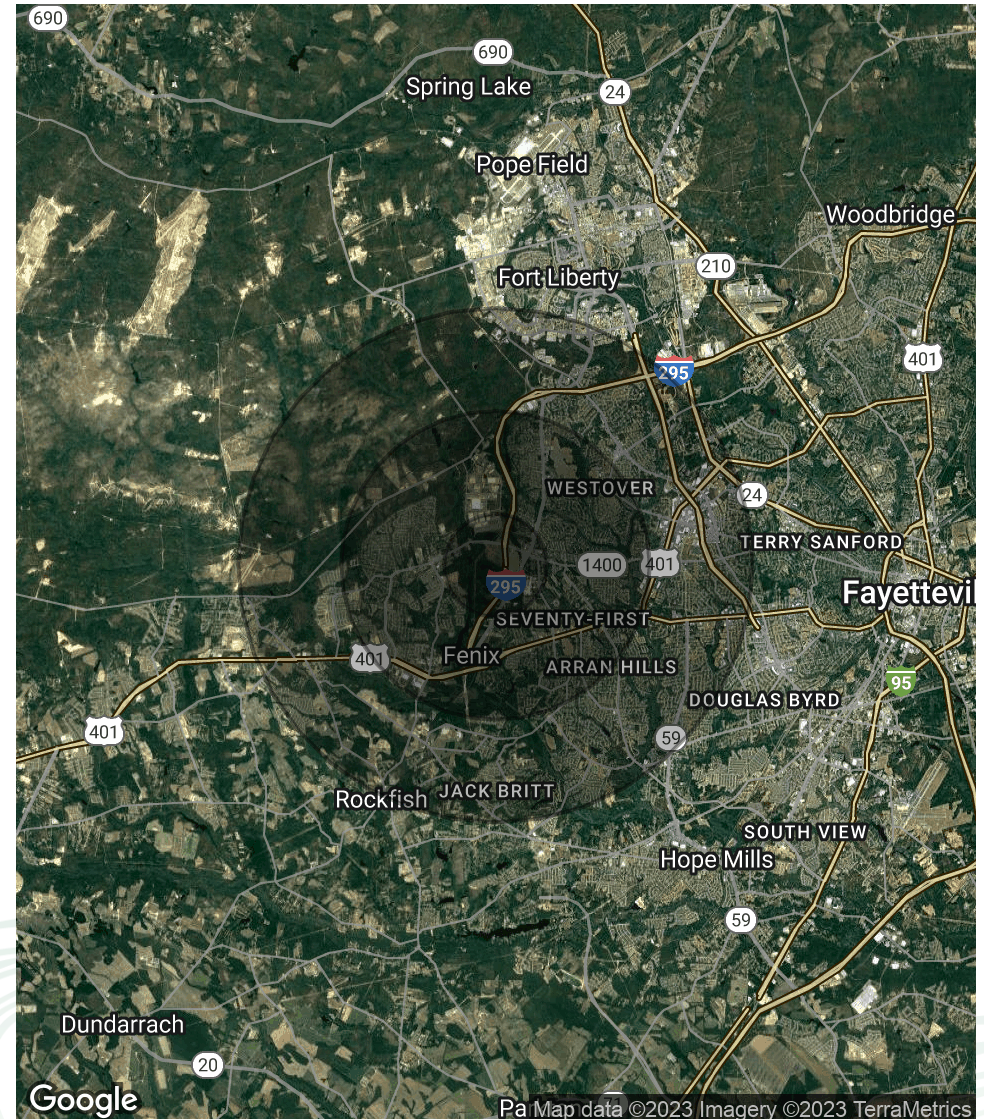
0 S REILLY RD , FAYETTEVILLE, NC 28314

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,027	59,416	128,859
Average Age	26.8	29.5	30.3
Average Age (Male)	26.3	27.0	28.4
Average Age (Female)	27.2	31.5	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,560	22,861	48,171
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$49,086	\$55,047	\$56,457
Average House Value	\$97,323	\$120,365	\$131,348

** Demographic data derived from 2020 ACS - US Census*



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