

COMMERCIAL DEVELOPMENT OPPORTUNITY

2484 Gillis Hill Road

2484 Gillis Hill Road, Fayetteville, NC 28304



for more information

COREY CROEGAERT

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REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW



Sale Price:	\$749,000
Lot Size:	3.66 Acres
Zoning:	AR
Market:	Fayetteville
Daily Traffic Count:	19,500
Distance to I-295:	1 Mile

property description

Located along Gillis Hill Road with approximately 19,500 vehicles per day, and near the intersection of Raeford Road carrying $\pm 42,000$ vehicles per day, this property is positioned in the heart of one of Fayetteville's fastest-growing retail corridors. The site sits just behind Walmart Center and directly across from a new apartment community, providing built-in traffic and a strong consumer base.

The property offers 372 feet of frontage on Gillis Hill Road and consists of two parcels totaling 3.66 acres, allowing flexibility for a wide range of commercial users. Immediate access to I-295 and Highway 401 ensures excellent regional connectivity and a convenient commute to Fort Liberty, located less than one mile away.

Surrounding retail includes national and regional anchors such as Walmart, Lowe's, Chick-fil-A, with additional nearby development underway including Sheetz and Texas Roadhouse. The ongoing Gillis Hill Road expansion and a new four-lane corridor further enhance accessibility and long-term value.

The property is currently zoned AR, with rezoning required for commercial use. Water and sewer are available, making this an attractive opportunity for retail, service, medical, or mixed-use development in a rapidly expanding trade area.

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ADDITIONAL PHOTOS



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GIS / ZONING



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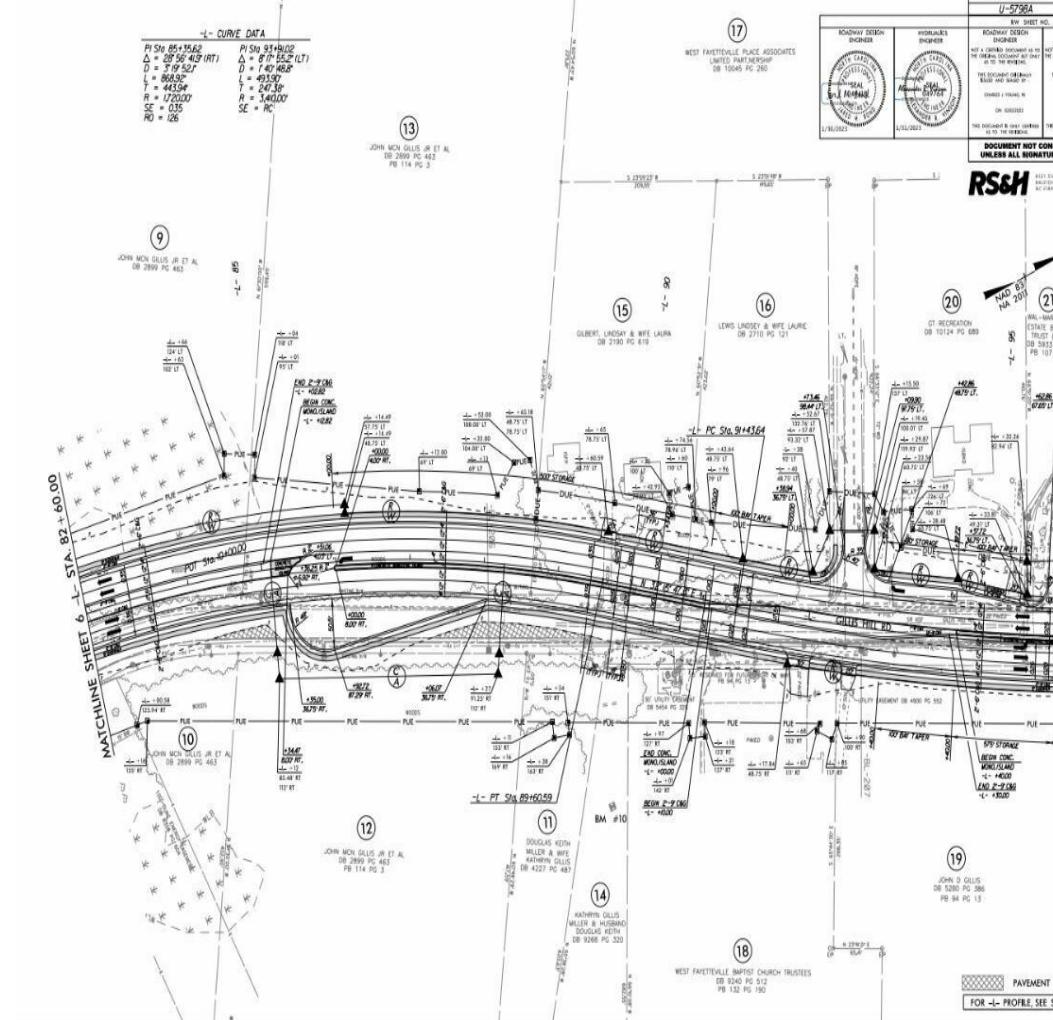
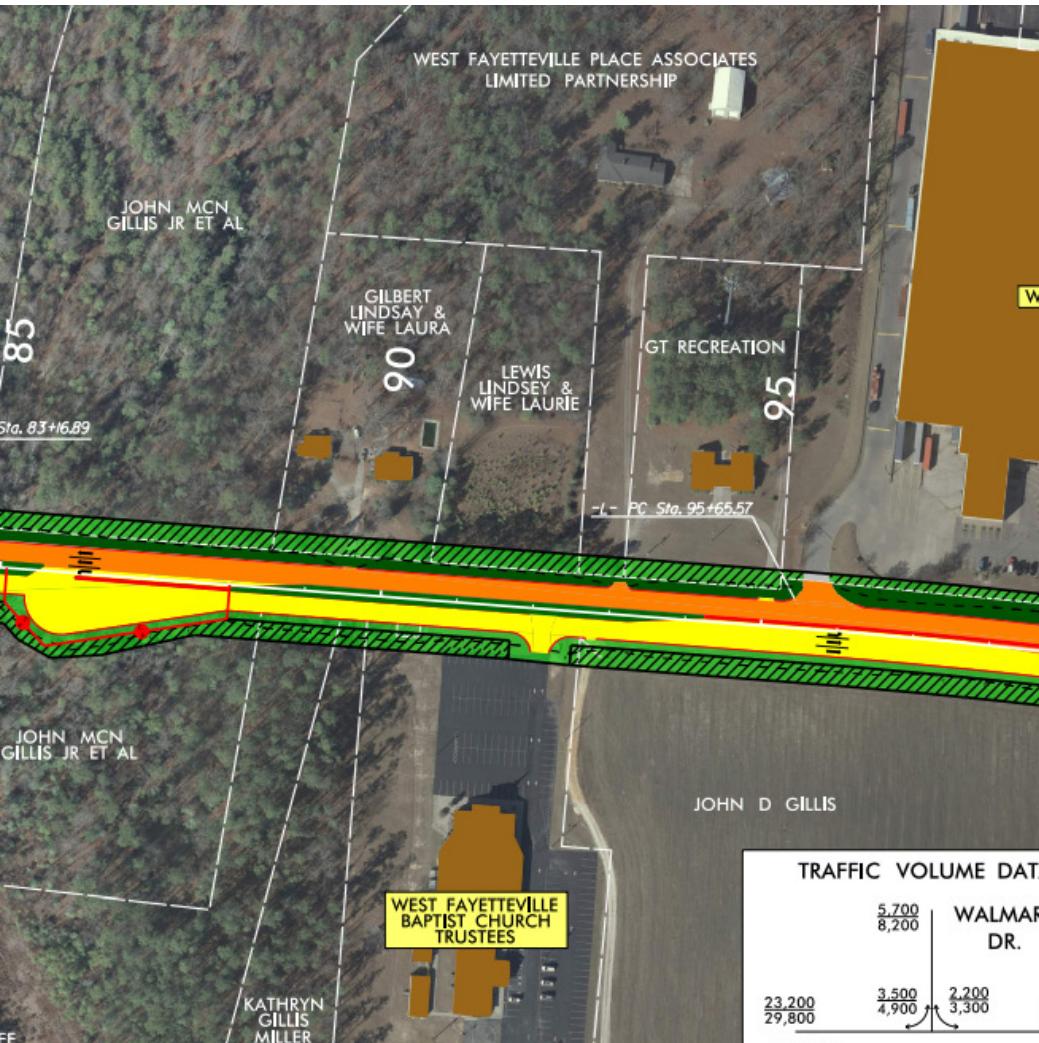
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DOT WIDENING



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DEMOGRAPHICS

Demographic Summary Report

2484 Gillis Hill Rd, Fayetteville, NC 28304				
Building Type: Land	Total Available: 0 SF	% Leased: 0%	Rent/SF/Yr: -	
Class: -				
RBA: -				
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	1,435	40,536	108,309	
2024 Estimate	1,451	40,001	106,630	
2020 Census	1,526	40,188	106,098	
Growth 2024 - 2029	-1.10%	1.34%	1.57%	
Growth 2020 - 2024	-4.91%	-0.47%	0.50%	
2024 Population by Hispanic Origin	238	5,896	16,002	
2024 Population	1,451	40,001	106,630	
White	418 28.81%	13,672 34.18%	38,242 35.86%	
Black	720 49.62%	17,437 43.59%	44,288 41.53%	
Am. Indian & Alaskan	14 0.96%	412 1.03%	1,355 1.27%	
Asian	27 1.86%	1,134 2.83%	3,171 2.97%	
Hawaiian & Pacific Island	15 1.03%	262 0.65%	541 0.51%	
Other	259 17.85%	7,084 17.71%	19,032 17.85%	
U.S. Armed Forces	94	2,626	6,987	
Households				
2029 Projection	509	14,557	40,920	
2024 Estimate	515	14,377	40,365	
2020 Census	541	14,449	40,262	
Growth 2024 - 2029	-1.17%	1.25%	1.37%	
Growth 2020 - 2024	-4.81%	-0.50%	0.26%	
Owner Occupied	366 71.07%	9,594 66.73%	23,031 57.06%	
Renter Occupied	149 28.93%	4,783 33.27%	17,333 42.94%	
2024 Households by HH Income	516	14,377	40,364	
Income: <\$25,000	84 16.28%	1,755 12.21%	6,427 15.92%	
Income: \$25,000 - \$50,000	96 18.60%	2,718 18.91%	9,211 22.82%	
Income: \$50,000 - \$75,000	106 20.54%	3,364 23.40%	9,111 22.57%	
Income: \$75,000 - \$100,000	89 17.25%	2,204 15.33%	5,602 13.88%	
Income: \$100,000 - \$125,000	74 14.34%	1,747 12.15%	4,022 9.96%	
Income: \$125,000 - \$150,000	29 5.62%	949 6.60%	2,019 5.00%	
Income: \$150,000 - \$200,000	26 5.04%	1,004 6.98%	2,529 6.27%	
Income: \$200,000+	12 2.33%	636 4.42%	1,443 3.57%	
2024 Avg Household Income	\$77,787	\$85,229	\$76,828	
2024 Med Household Income	\$68,333	\$69,695	\$61,213	

Grant-Murray
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1/29/2026

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RETAILER MAP



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