

LAND FOR SALE

5905 Yadkin Rd

Fayetteville, NC 28303



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	1.14 Acres
Price / Acre:	\$315,789
Zoning:	CC
Market:	Fayetteville
Submarket:	Southwest Fayetteville

PROPERTY OVERVIEW

5905 Yadkin Rd. is a pad-ready 1.14-acre lot located in the Southwest Fayetteville Submarket. Traffic volume is 23,877 VPD. The property is zoned Community Commercial (CC), which accommodates a diverse range of medium to high intensity retail, service and office uses that serve the general community and region. The property is also located approximately 1 mile from the nearest entrance to Fort Bragg. In addition to the surrounding subdivisions, Fort Bragg provides an excellent retail customer pool. Specifically, as the world's largest military installation in terms of population, Fort Bragg houses a staggering 53,700 active-duty troops and serves nearly 70,000 active-duty family members, 14,000+ civilian employees, and 6,000+ contractors. The property is also located 1.5 miles from the All-American Freeway and two (2) miles from I-295, also known as the Fayetteville Outer Loop, providing the property convenient access to the major roads in and around Fayetteville.

PROPERTY HIGHLIGHTS

- 1.14 acre corner lot
- Pad-Ready

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	492	1,503	7,122
Average Age	44	43	39
Average Age (Male)	42	41	38
Average Age (Female)	46	45	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	209	629	3,023
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$60,371	\$62,032	\$71,011
Average House Value	\$154,578	\$155,292	\$154,321

Demographics data derived from AlphaMap



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