

FULLY ENTITLED MULTIFAMILY LAND FOR SALE 9605 CLIFFDALE RD

Fayetteville, NC 28304



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

Land for sale with fully approved plans for 90 multifamily units, located off US 401 Hwy/Raeford Road in Fayetteville, NC.

PROPERTY HIGHLIGHTS

- ±4.13 acres
- Fully approved plans for 90 multifamily units
- Water and sewer are located to the north and west of the site
- Located in rapidly growing area with ample retail nearby
- Less than two miles from I-295 (Fayetteville Outer Loop) and 12 miles to I-95
- Nearby Fort Liberty is the largest US Army base by population
- Sale Price: \$2,000,000

APPROVED PLANS

<https://buildout.com/connect/sharing/1296835-sale?file=3130708>



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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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Link to plans: <https://buildout.com/connect/sharing/1296835-sale?file=3130708>

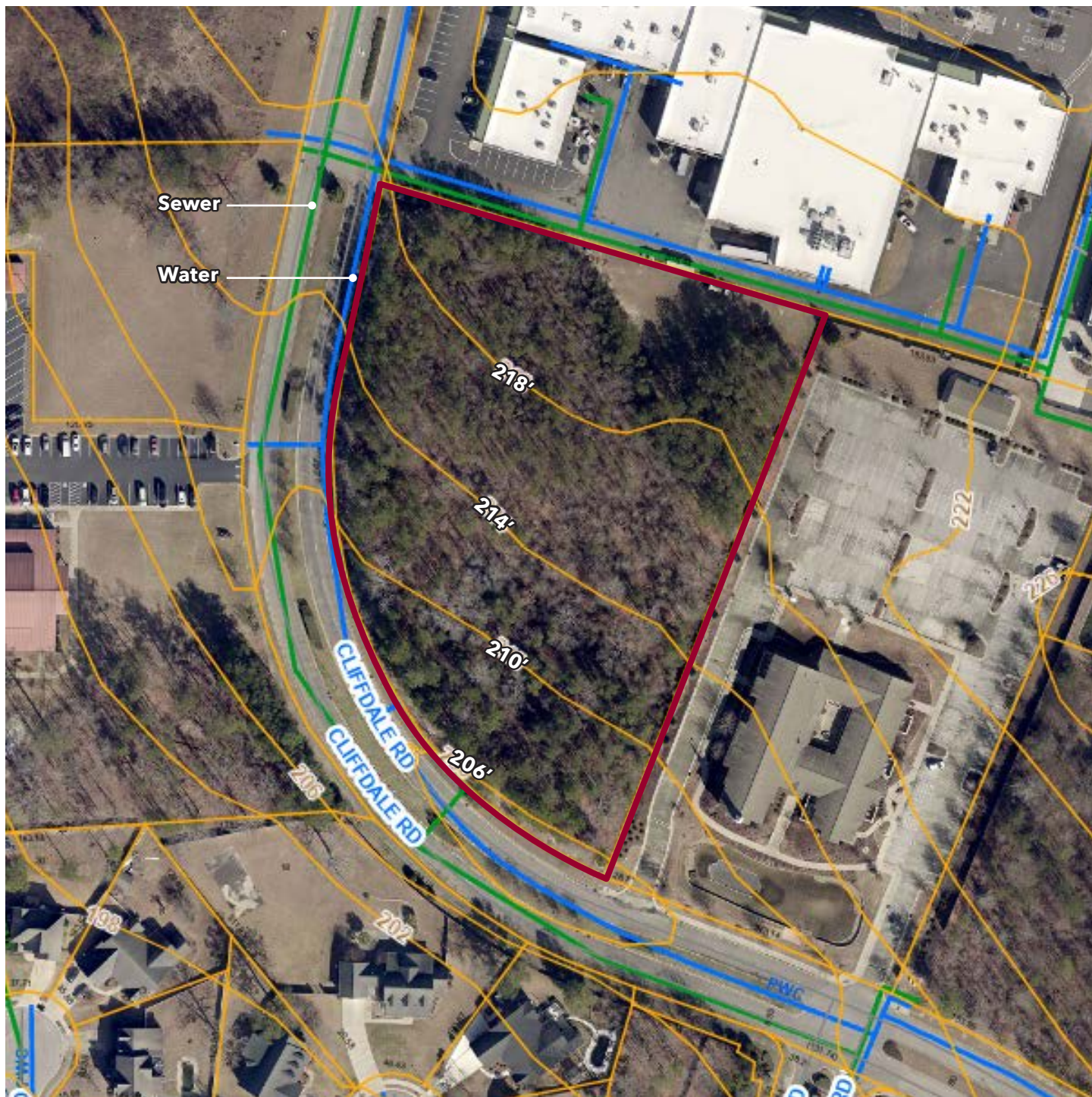


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Utilities & Topography



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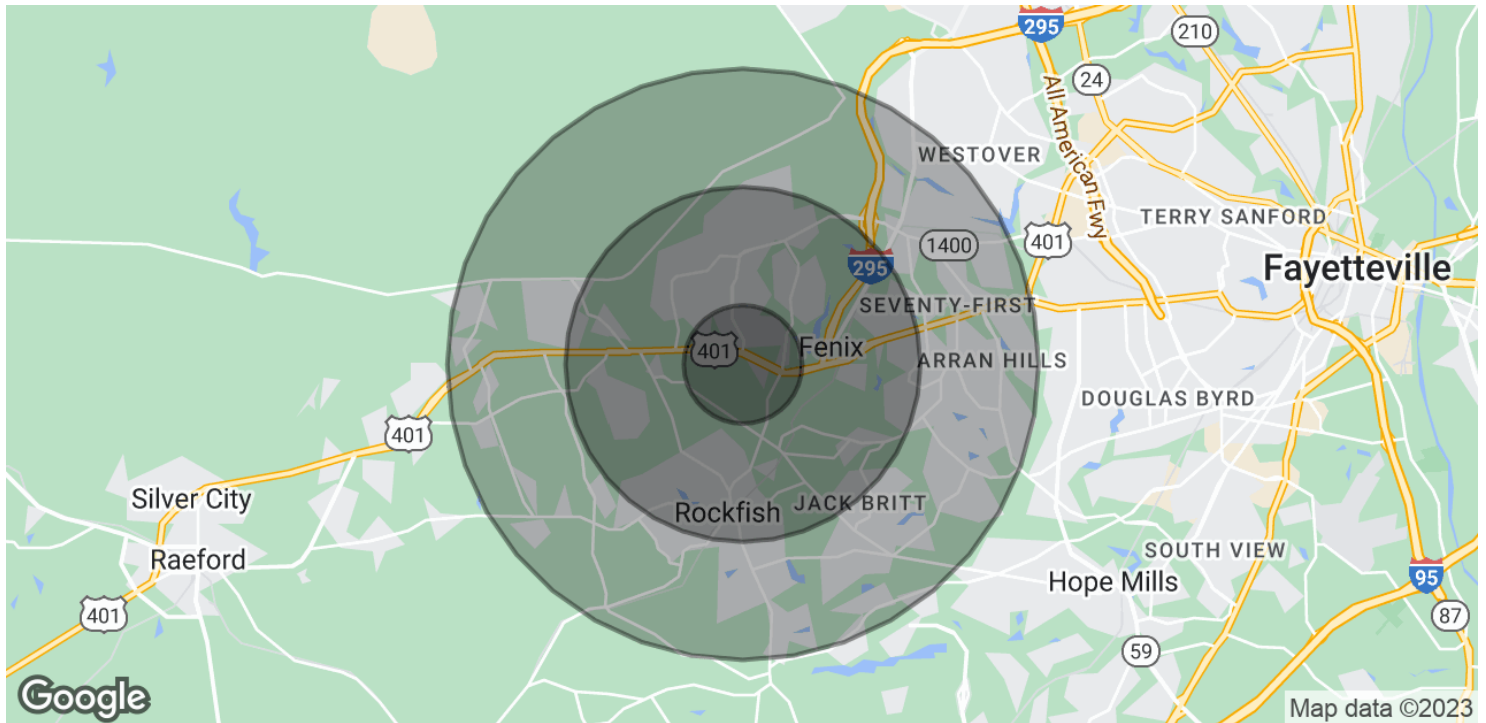
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,025	40,817	99,894
Average Age	31.6	32.9	32.2
Average Age (Male)	28.4	31.1	31.0
Average Age (Female)	33.3	34.9	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,546	15,902	41,954
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$68,128	\$69,821	\$61,786
Average House Value	\$165,929	\$168,142	\$152,075

* Demographic data derived from 2020 ACS - US Census

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