

FOR SALE

Former Bank Building

991 S Mcpherson Church Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com

DON LESHNOCK

Vice President

C: 919.327.7778

Don.Leshnock@cushwake.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$995,000
Lot Size:	1.9 Acres
Year Built:	1995
Building Size:	3,580 SF
Zoning:	OI, CC
Traffic Count:	16,500

property description

This 3,580 SF former bank branch at 991 S McPherson Church Rd, built in 1995, offers an adaptable layout suited for office, retail, or restaurant use (with zoning adjustment). Zoned OI with a portion at the rear zoned CC, the property spans 1.9 acres and features extensive open space, seven private offices, a breakroom, restrooms, a secure vault, and a drive-thru teller area. Positioned for maximum visibility, the building benefits from a daily traffic count of 16,500, making it ideal for businesses seeking high exposure and easy customer access. The site's drive-thru infrastructure and flexible interior layout make it especially attractive for a variety of business models aiming for high operational efficiency.

Located near the busy Raeford Rd intersection, this property sits within minutes of the Cape Fear Valley Medical Center and provides convenient access to the All American Freeway, leading directly to Fort Liberty's main gates. Nearby, a mix of healthcare facilities, retail centers, and dining options offers a steady flow of traffic and consumer engagement potential for future tenants. The site's accessibility and proximity to key transportation routes make it a highly desirable location for office and potential retail or dining concepts.



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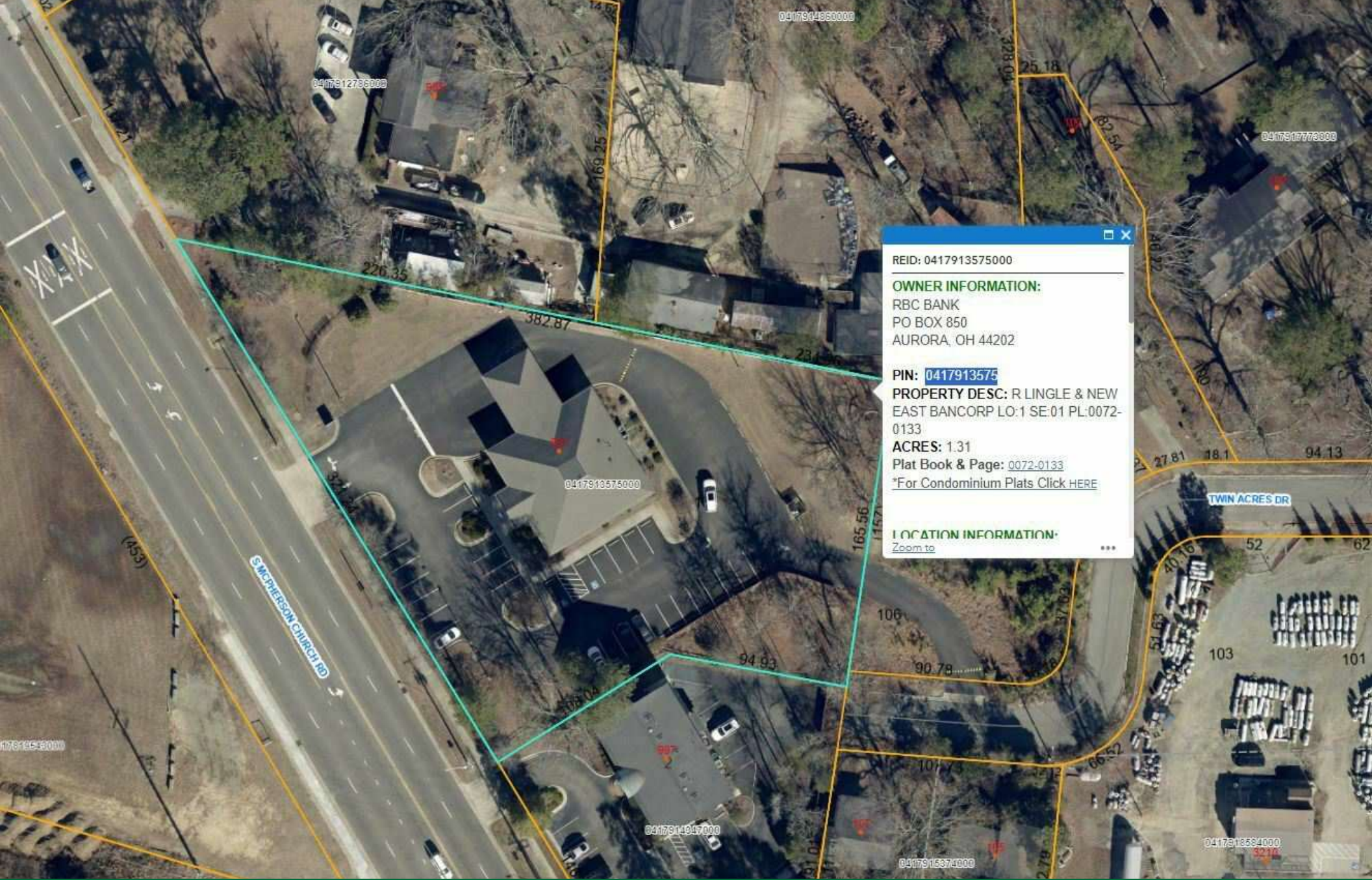
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REID: 0417913575000

OWNER INFORMATION:
 RBC BANK
 PO BOX 850
 AURORA, OH 44202

PIN: [0417913575](#)

PROPERTY DESC: R LINGLE & NEW EAST BANCORP LO:1 SE:01 PL:0072-0133

ACRES: 1.31

Plat Book & Page: [0072-0133](#)
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:
 Zoom to ...

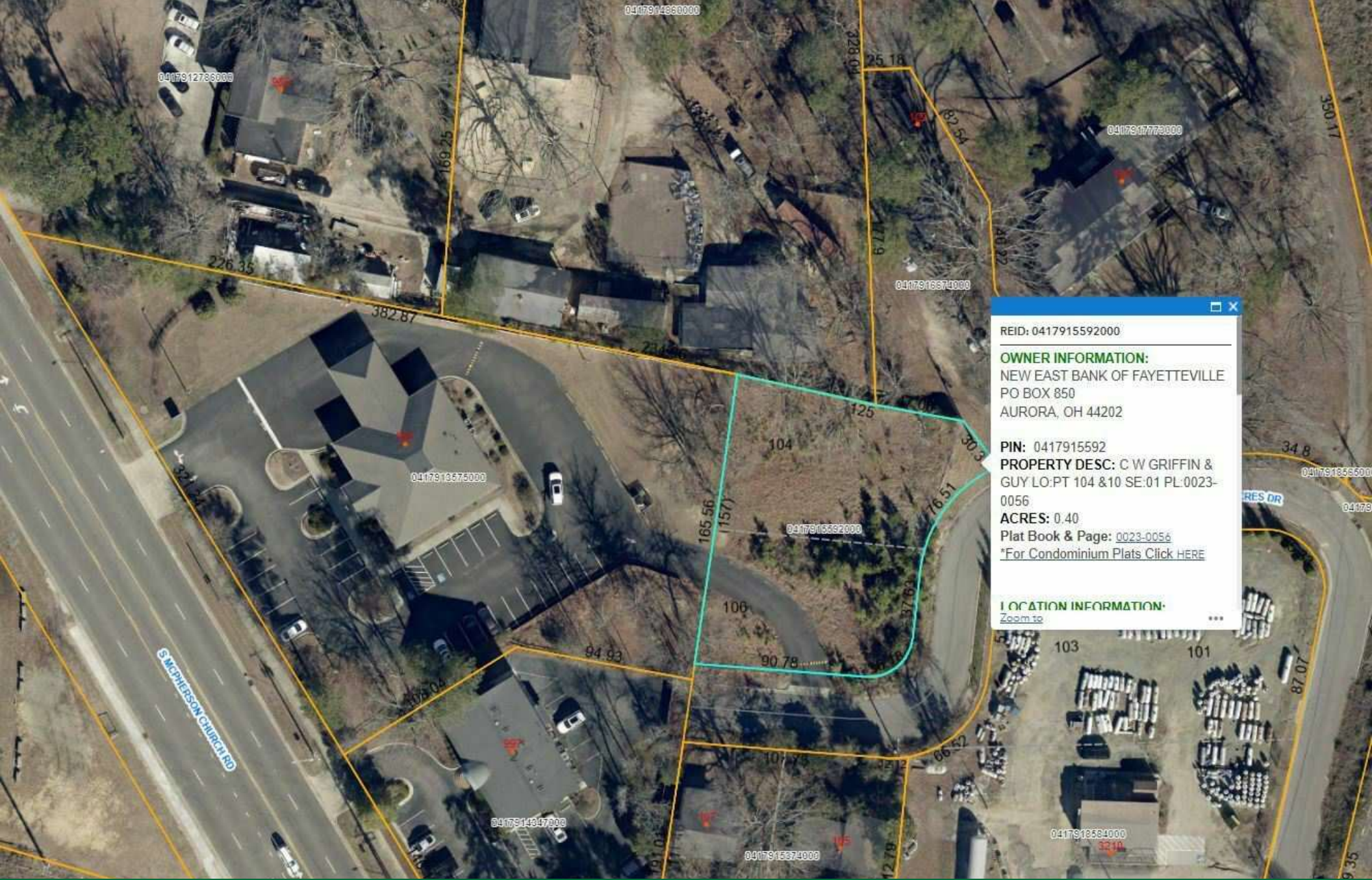
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REID: 0417915592000

OWNER INFORMATION:
 NEW EAST BANK OF FAYETTEVILLE
 PO BOX 850
 AURORA, OH 44202

PIN: 0417915592
PROPERTY DESC: C W GRIFFIN &
 GUY LO:PT 104 & 10 SE:01 PL:0023-
 0056
ACRES: 0.40
 Plat Book & Page: 0023-0056
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:
 Zoom to

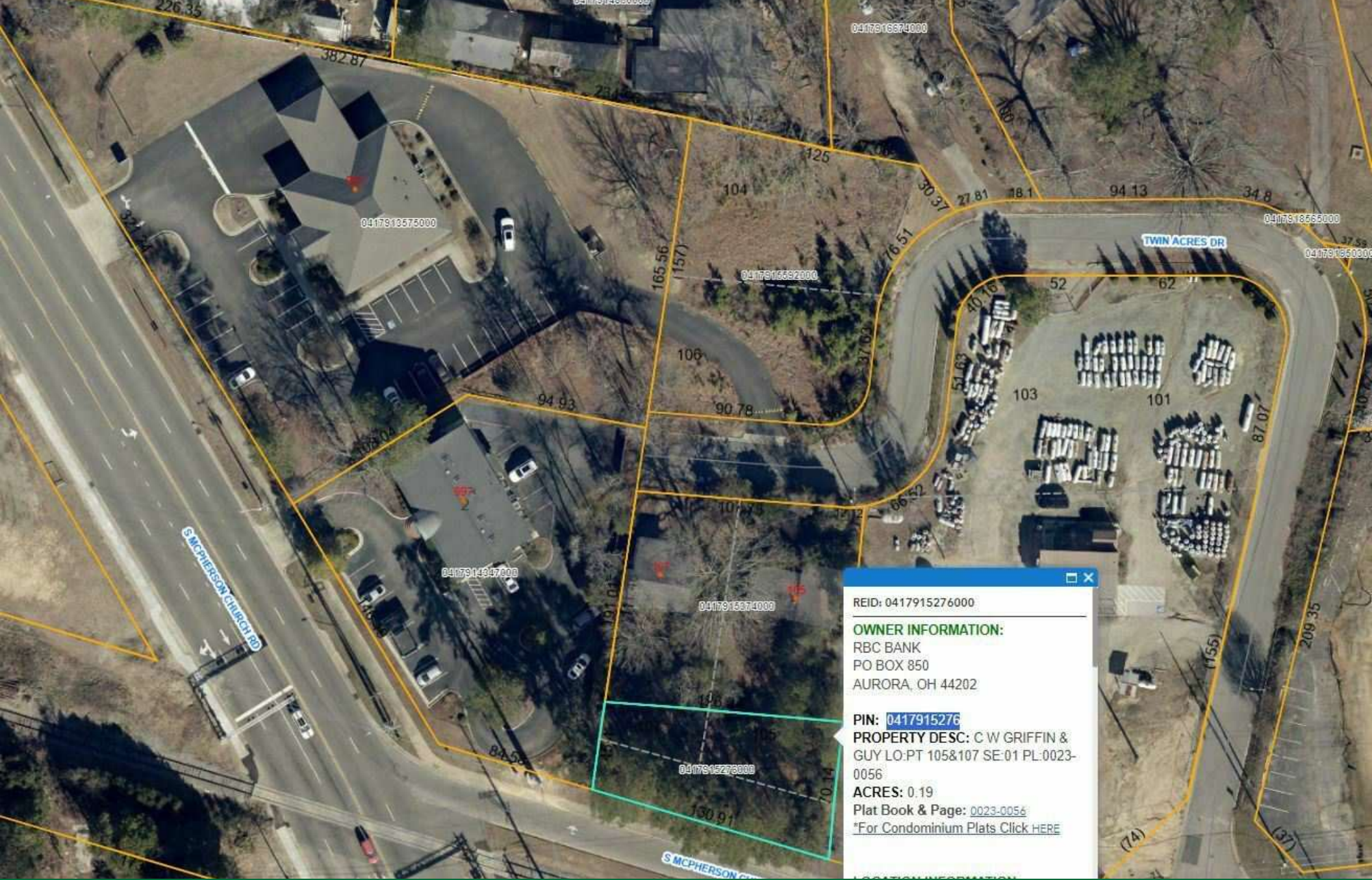
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REID: 0417915276000

OWNER INFORMATION:
 RBC BANK
 PO BOX 850
 AURORA, OH 44202

PIN: [0417915276](#)

PROPERTY DESC: C W GRIFFIN & GUY LO-PT 105&107 SE-01 PL-0023-0056

ACRES: 0.19

Plat Book & Page: [0023-0056](#)

*For Condominium Plats Click [HERE](#)

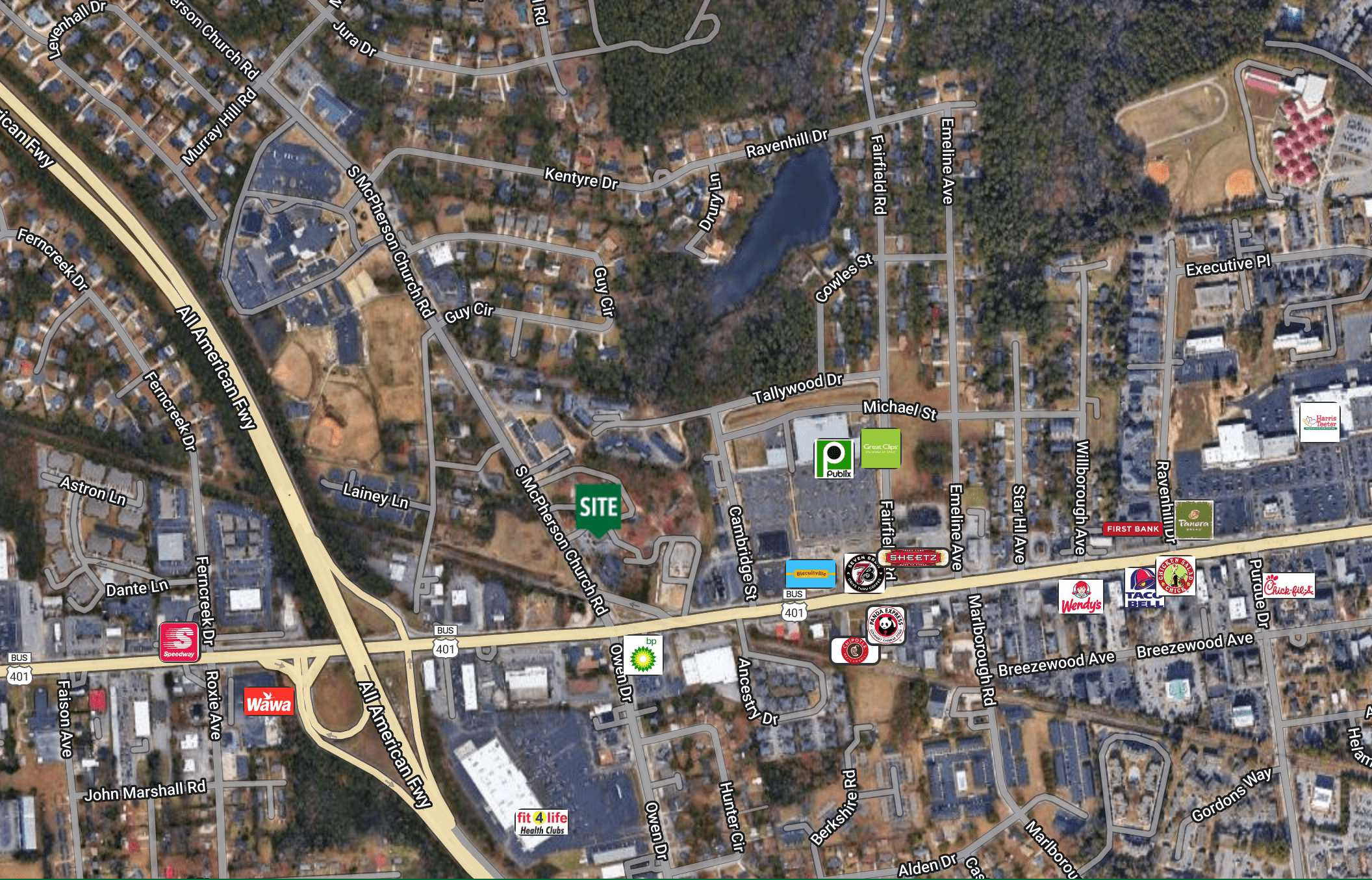
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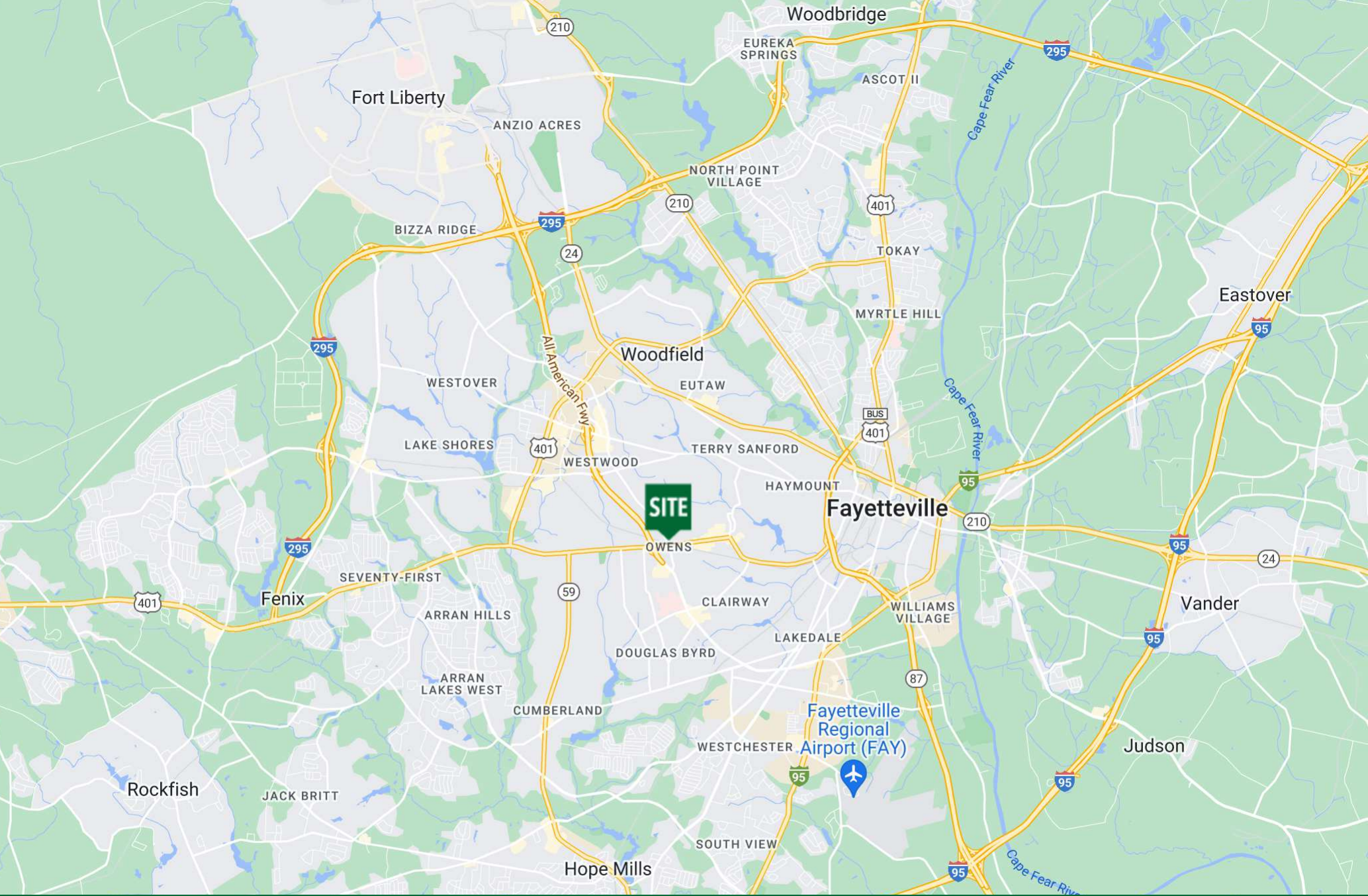


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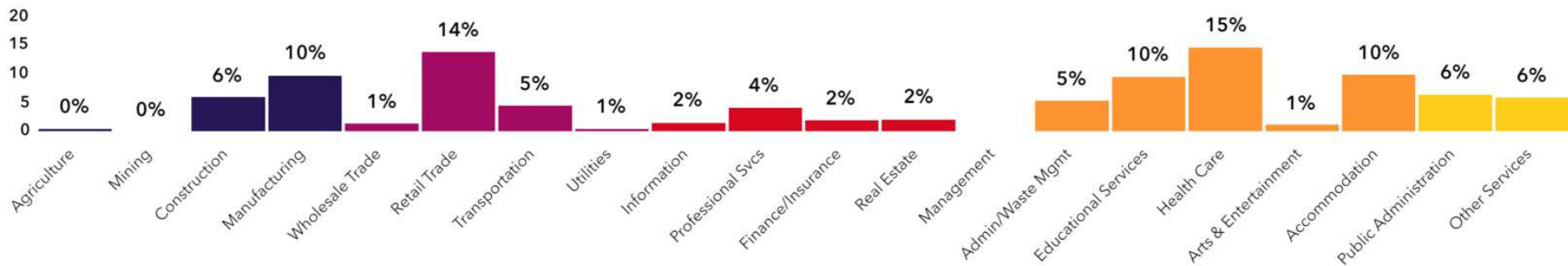
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59,314
Total Population



Population

97,281
Daytime Population



\$54,842
Median HH Income



Income

\$35,113
Per Capita Income



25,865
Total Households



Housing

28,746
Total Housing Units



\$202,697
Median Home Value



Homes

49.8%
Home Ownership



38.1
Median Age



People

Old and Newcomers
Tapestry Segment



Demographics

991 South McPherson Church Road, Fayetteville, North Carolina, 28303



8%

No HS Diploma



26%

HS Graduate



34%

Some College



32%

Degree or Higher

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021