

LAND FOR SALE

3.4 Acre Development Site

3135 Dunn Rd, Eastover, NC 28312

3.45 Acres

Bus 95/301 | 12,000 AADT

Dunn Rd | 4,100 AADT

for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge
O: 910.829.1617
C: 910.861.0449
patrick@grantmurrayre.com

NEIL GRANT

Principal / Broker
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C: 910.818.3252
neil@grantmurrayre.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: \$1,500,000
Lot Size: 3.45 Acres
Zoning: C2(P) & R6A (CCOD)
Price / Acre: \$434,783

https://youtu.be/4E_dxIOfq_Q

property description

This 3.4-acre site at 3135 Dunn Road in Eastover, North Carolina, offers a unique opportunity for commercial development at an asking price of \$1,500,000. Zoned C2P and R6A within the Cumberland County Overlay District (CCOD), this location supports a variety of uses, including retail, quick-service restaurants (QSR), or convenience stores. Situated at a signalized intersection with frontage along Dunn Road, the site benefits from excellent exposure to over 4,000 vehicles daily. Its location near the I-95 business off-ramp ensures strong accessibility, making it ideal for businesses looking to capitalize on both local traffic and the I-95 corridor.

Located just minutes from the I-95 interchange, this property is part of a growing community experiencing steady residential and commercial expansion. The population within a 3-mile radius is projected to exceed 7,700 by 2024, with a median household income of \$75,341. The surrounding area has seen a rise in new commercial developments, drawing both local and transient traffic. The property's position on Dunn Road guarantees continuous exposure to local residents, while its proximity to the main highways enhances its appeal for businesses targeting a wider customer base.



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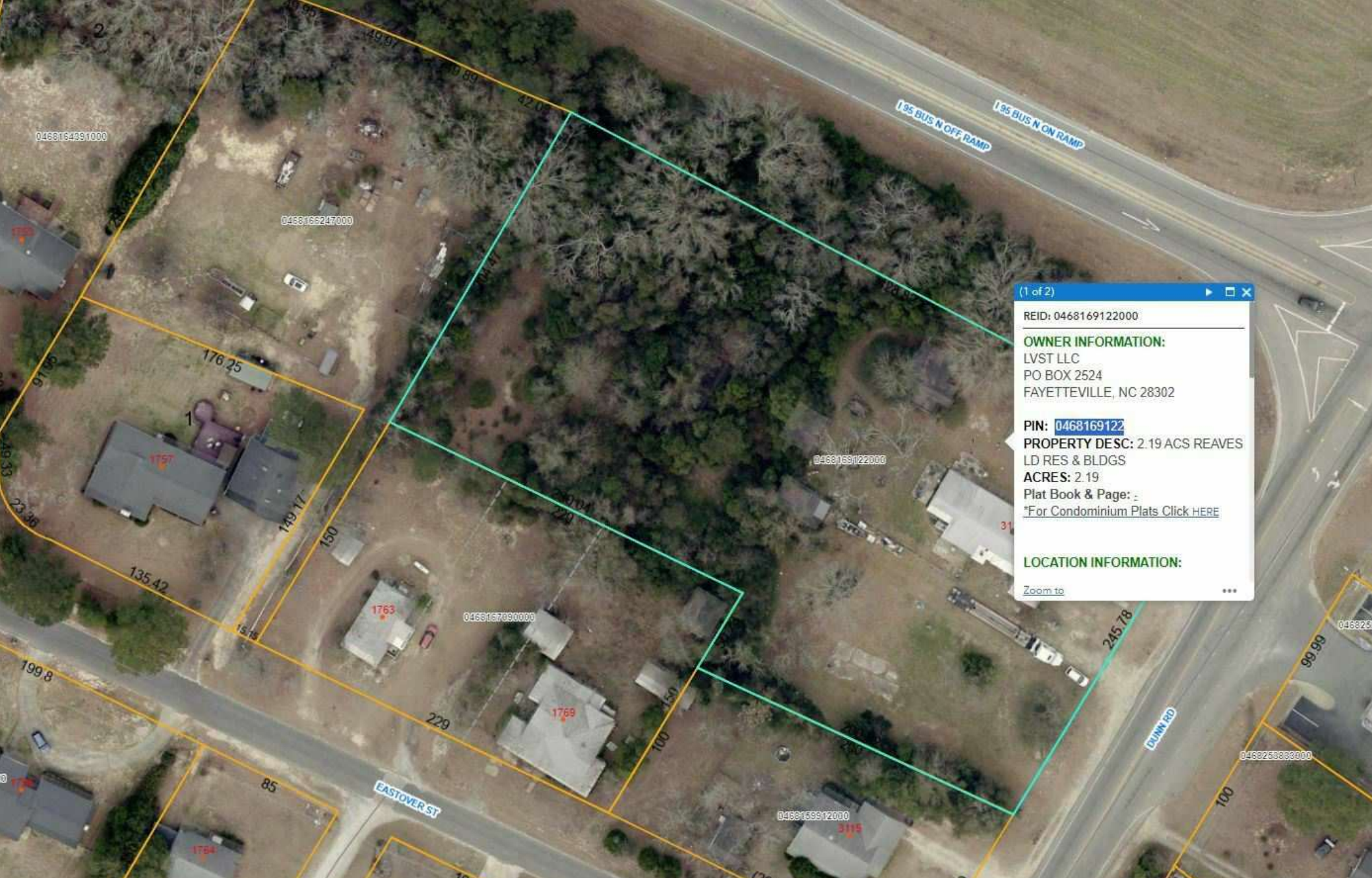
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(1 of 2)

REID: 0468169122000

OWNER INFORMATION:
LVST LLC
PO BOX 2524
FAYETTEVILLE, NC 28302

PIN: 0468169122
PROPERTY DESC: 2.19 ACS REAVES
LD RES & BLDGS
ACRES: 2.19
Plat Book & Page: :
[*For Condominium Plats Click HERE](#)

LOCATION INFORMATION:
[Zoom to](#) ***

for more information

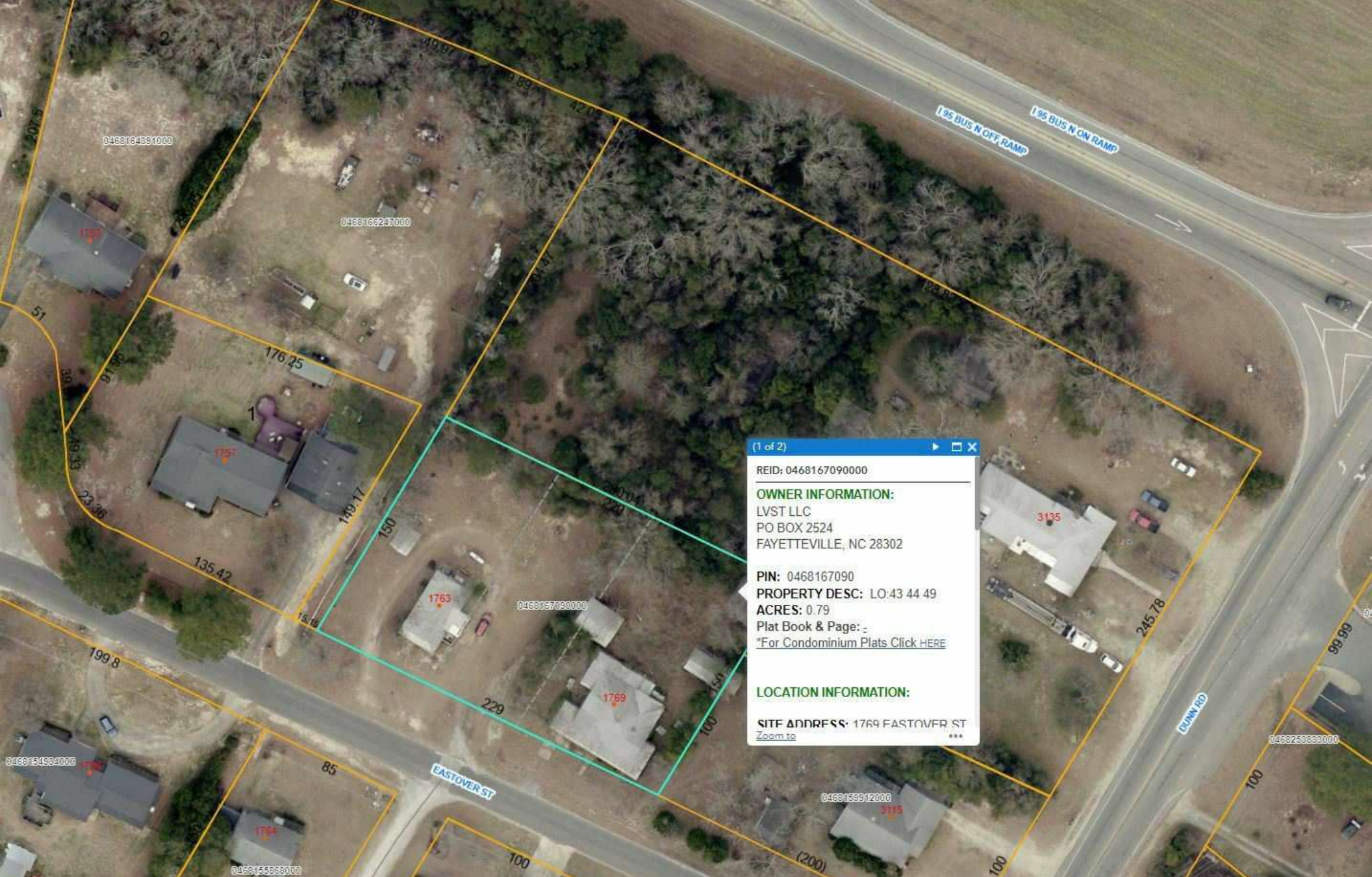
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(1 of 2)

REID: 0468167090000

OWNER INFORMATION:
LVST LLC
PO BOX 2524
FAYETTEVILLE, NC 28302

PIN: 0468167090
PROPERTY DESC: LO:43 44 49
ACRES: 0.79
Plat Book & Page: -
[*For Condominium Plats Click HERE](#)

LOCATION INFORMATION:

SITE ADDRESS: 1769 FASTOVER ST
[Zoom to](#)

for more information

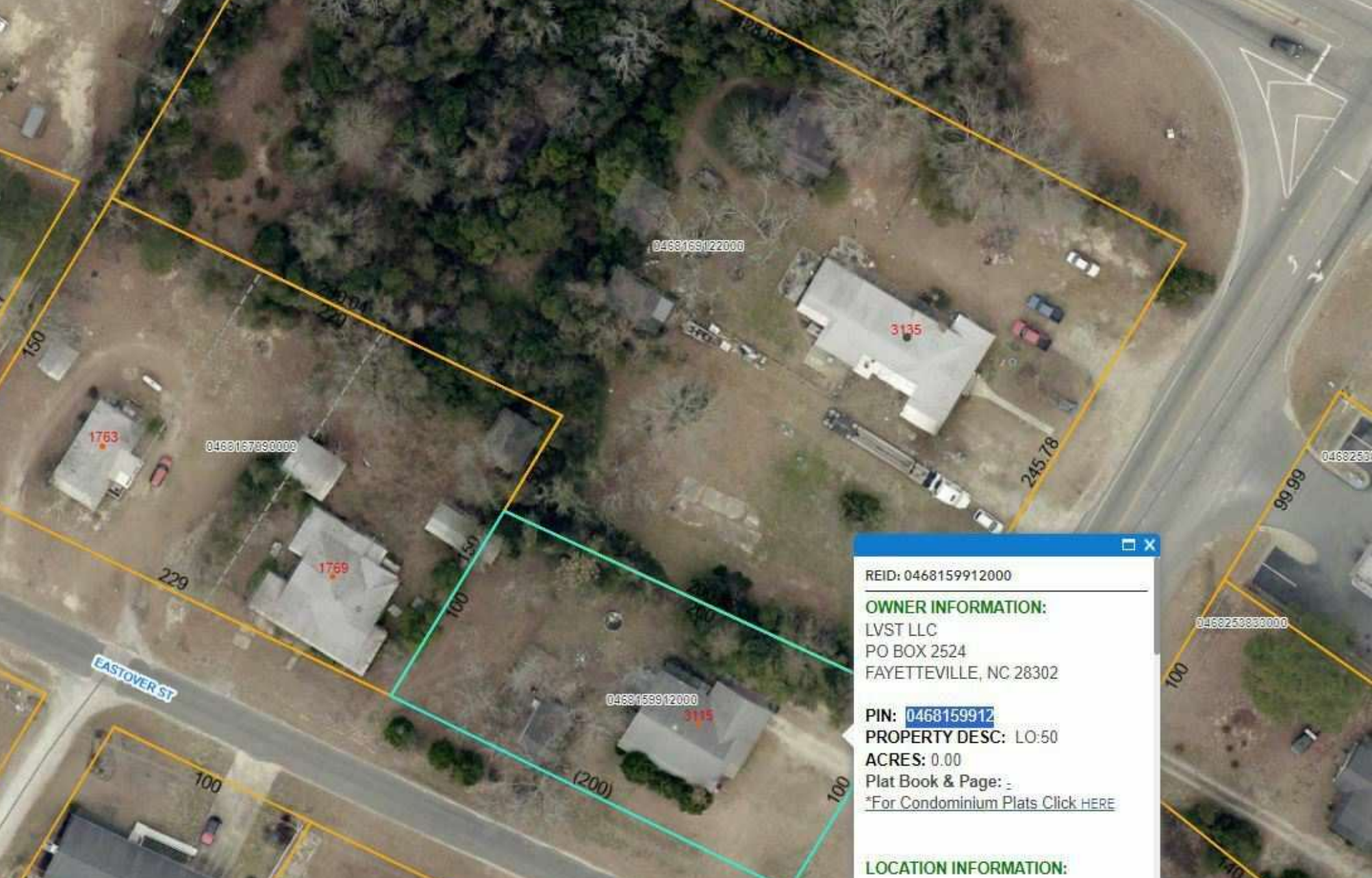
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REID: 0468159912000

OWNER INFORMATION:
LVST LLC
PO BOX 2524
FAYETTEVILLE, NC 28302

PIN: 0468159912
PROPERTY DESC: LO:50
ACRES: 0.00
Plat Book & Page:
[*For Condominium Plats Click HERE](#)

LOCATION INFORMATION:

for more information

0468167390000

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NEIL GRANT

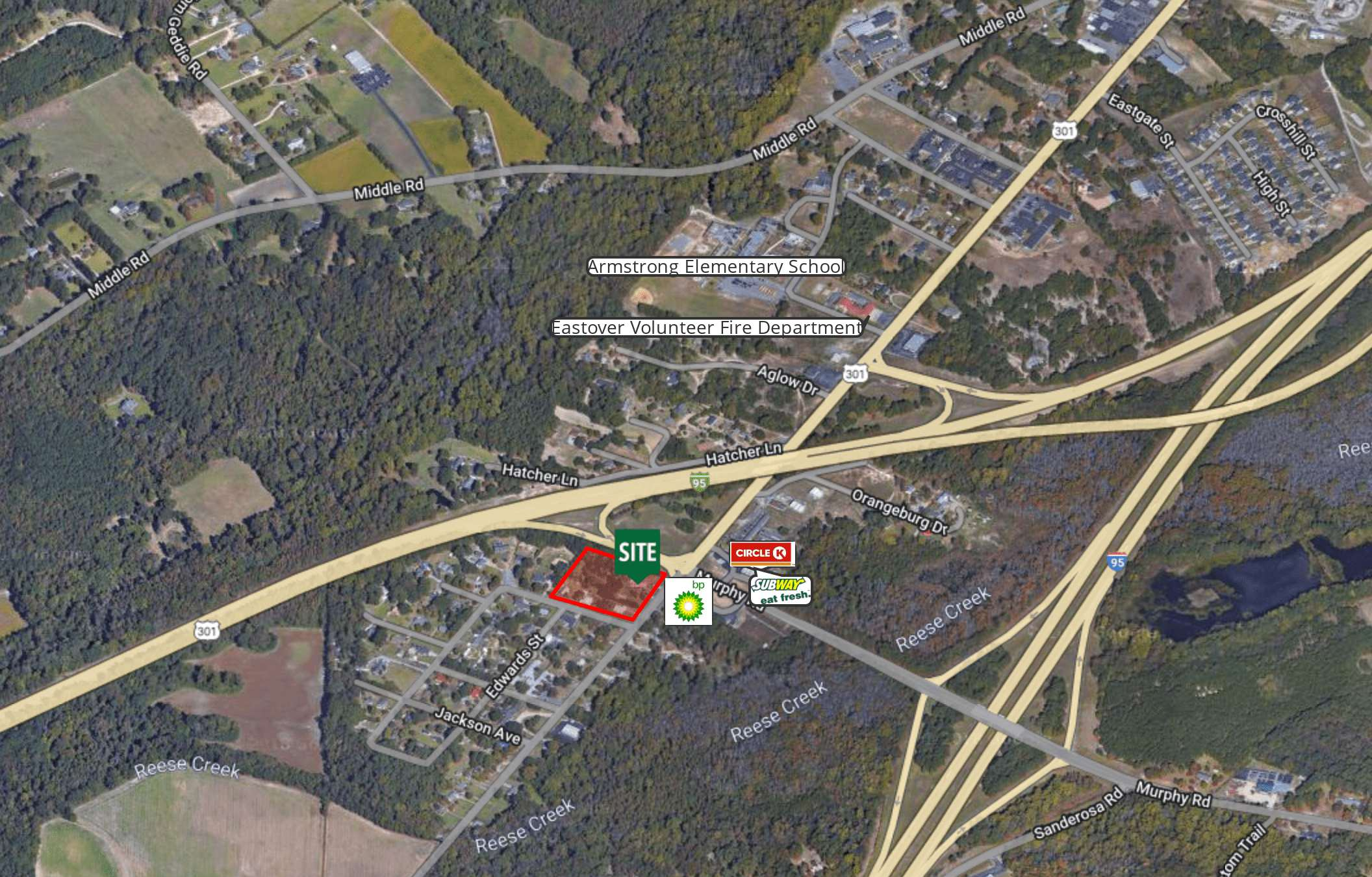
Principal / Broker
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SITE ADDRESS: 3115 DUNN RD
Zoom to



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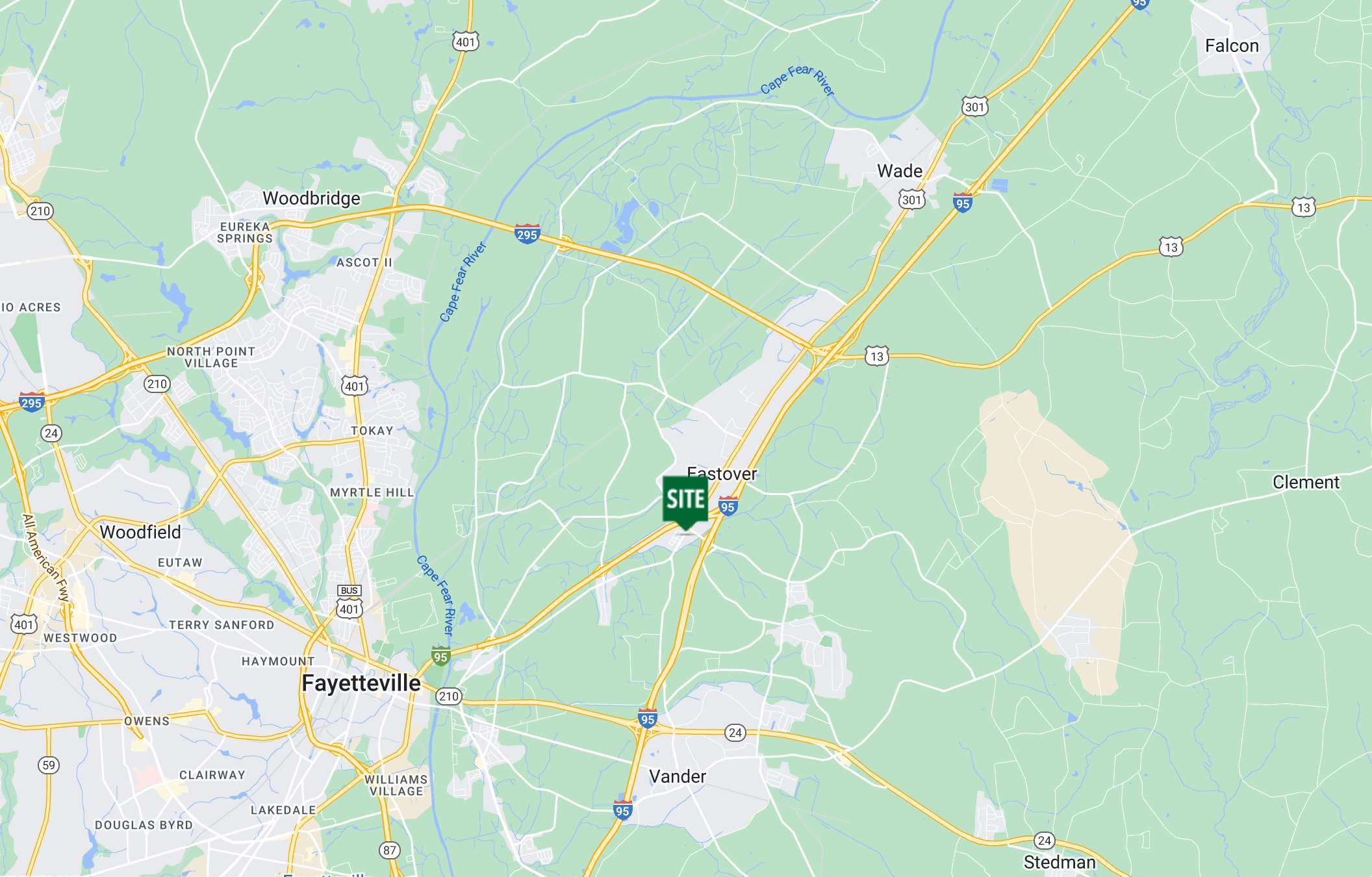


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Maxar Technologies



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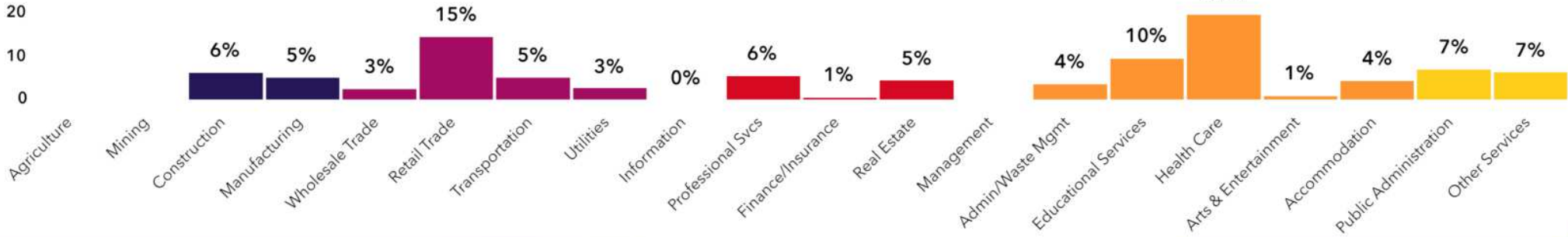


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Map
data
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7,723
Total Population



Population



6,086
Daytime Population

\$75,341
Median HH Income



Income



\$41,434
Per Capita Income

3,040
Total Households



Housing



3,316
Total Housing Units

\$293,577
Median Home Value



Homes



83.1%
Home Ownership

44.8
Median Age



People



Workday Drive
Tapestry Segment

Demographics

3135 Dunn Road, Eastover, North Carolina,
28312

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7%

No HS Diploma



30%

HS Graduate



32%

Some College



31%

Degree or Higher

Source: U.S. Census



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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.*

 X **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