

LAND FOR SALE

±3.21 Acre Commercial Development Site | NC

Hwy 87 S & Butler Nursery Rd | Fayetteville, NC

7345 Butler Nursery Rd, Fayetteville, NC 28306



*for more information*

NEIL GRANT

Principal / Broker

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Grant - Murray  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



|                      |              |
|----------------------|--------------|
| <b>Sale Price:</b>   | \$399,000    |
| <b>Lot Size:</b>     | 3.21 Acres   |
| <b>Year Built:</b>   | 1974         |
| <b>Zoning:</b>       | AR           |
| <b>Price / Acre:</b> | \$124,299    |
| <b>Market:</b>       | Fayetteville |

Excellent ±3.21-acre commercial development opportunity strategically positioned at the intersection of Butler Nursery Road and NC Highway 87 South in Fayetteville, North Carolina. The property offers a highly visible location along the NC Hwy 87 corridor, a major route connecting Fayetteville with surrounding communities and providing convenient access throughout the region. Its intersection location, acreage, and highway exposure create an attractive opportunity for a variety of commercial uses and developers. The site may be well suited for retail, convenience-oriented development, quick-service restaurants, fuel/convenience use, automotive services, medical or professional offices, or other highway-oriented commercial uses, subject to zoning, utilities, access, and governmental approvals. With continued residential and commercial activity in southern Cumberland County, this property provides an opportunity to secure a strategically located development site along an established transportation corridor.



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**7345 BUTLER NURSERY RD, FAYETTEVILLE, NC 2**

PROPERTY DETAILS & HIGHLIGHTS

|                  |                                                                                             |
|------------------|---------------------------------------------------------------------------------------------|
| Building Name    | ±3.21 Acre Commercial Development Site   NC Hwy 87 S & Butler Nursery Rd   Fayetteville, NC |
| Property Type    | Land                                                                                        |
| Property Subtype | Retail                                                                                      |
| APN              | 0441-54-5592                                                                                |
| Lot Size         | 3.21 Acres                                                                                  |
| Year Built       | 1974                                                                                        |
| Number of Lots   | 1                                                                                           |

Excellent ±3.21-acre commercial development opportunity strategically positioned at the intersection of Butler Nursery Road and NC Highway 87 South in Fayetteville, North Carolina.

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With continued residential and commercial activity in southern Cumberland County, this property provides an opportunity to secure a strategically located development site along an established transportation corridor.



- ±3.21 Acres
- Located at Butler Nursery Road & NC Hwy 87 South
- Prominent intersection location
- Excellent visibility along the NC Hwy 87 corridor
- Convenient access to Fayetteville and surrounding communities
- Strong potential for commercial or highway-oriented development
- Sale Price: \$ 399,000

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Retailer Map Not Configured

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