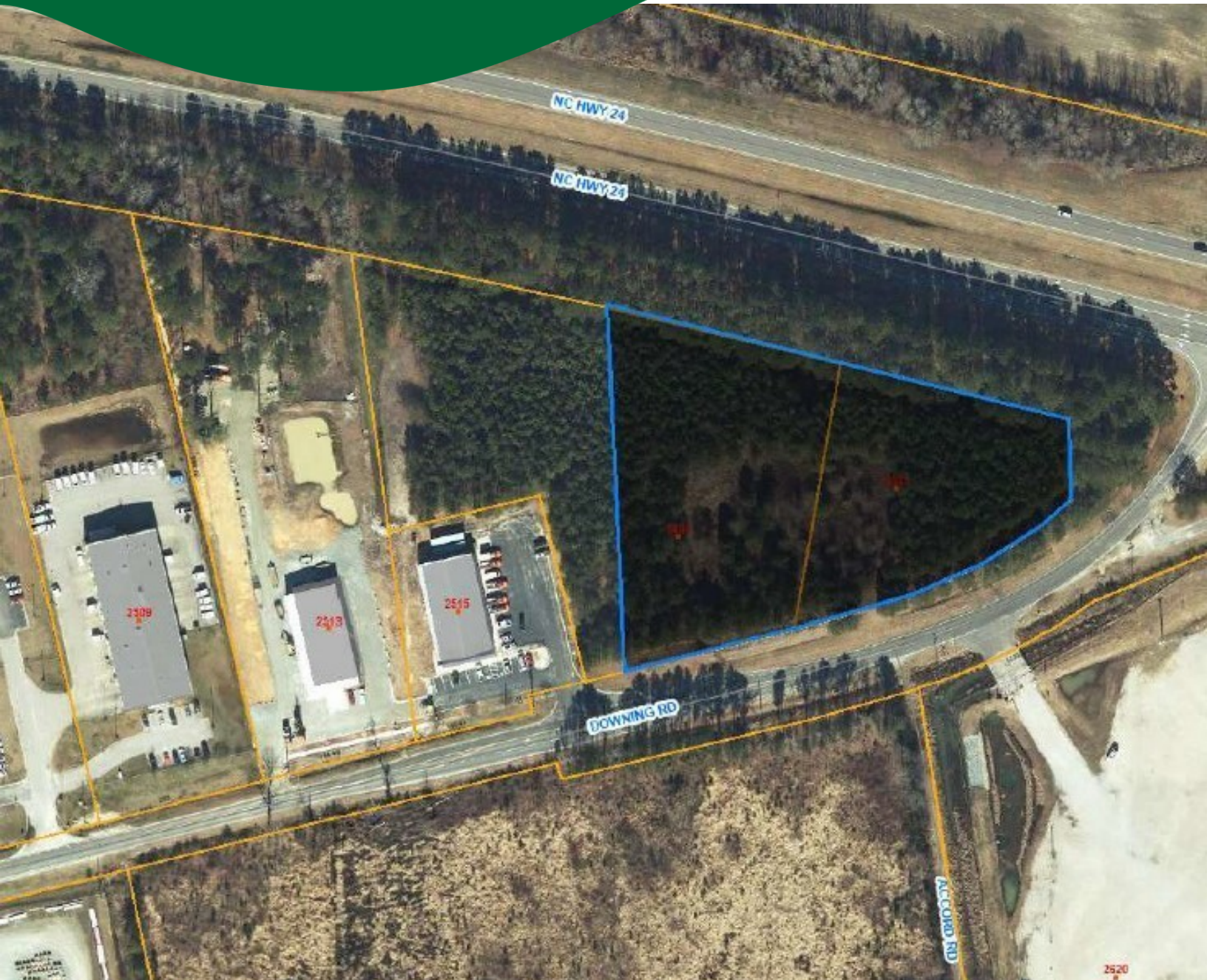




Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

## 3.5 AC CORNER - HWY 24 & DOWNING RD 2535 Downing Rd, Fayetteville, NC 28312

*for more information*

NEIL GRANT

Principal / Broker  
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C: 910.818.3252  
[neil@grantmurrayre.com](mailto:neil@grantmurrayre.com)

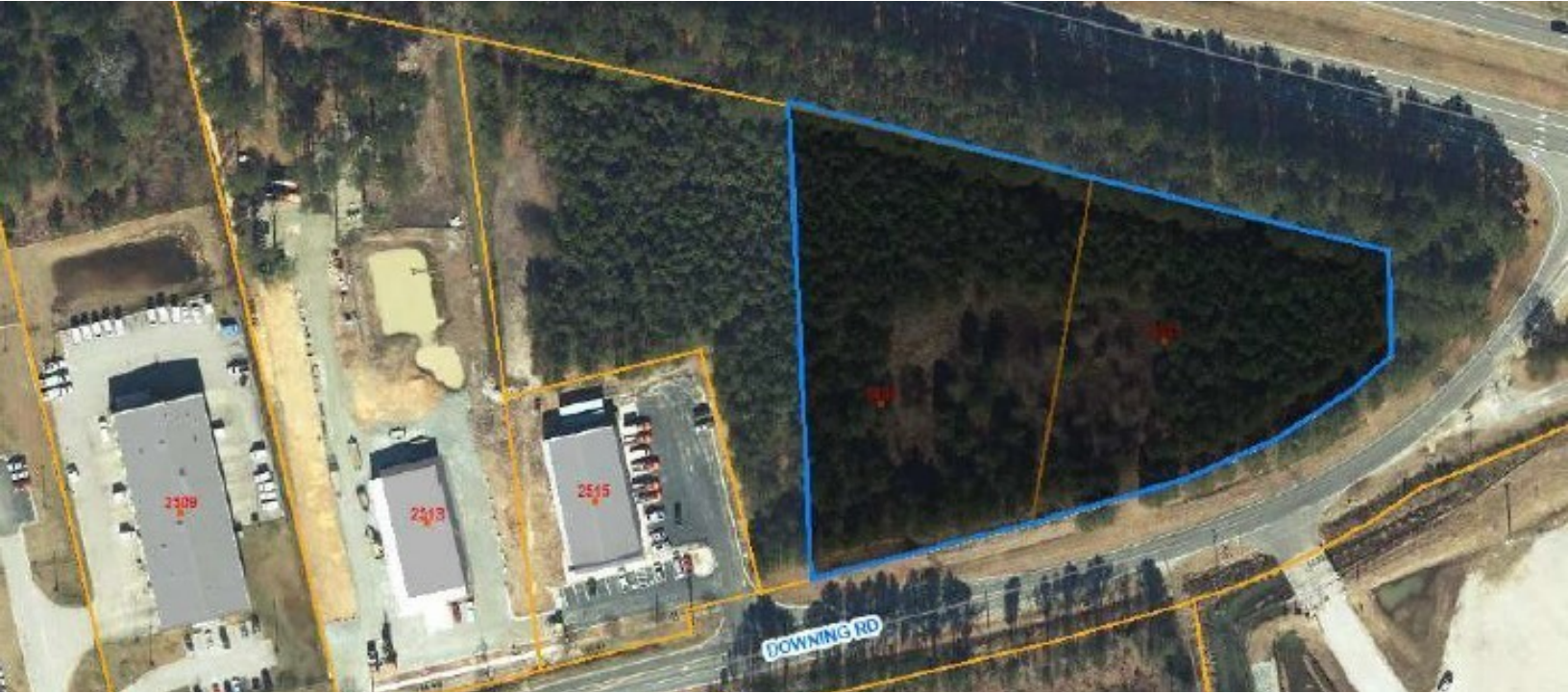
RISHI SHAH, CCIM

Broker  
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C: 910.977.1596  
[rishi@grantmurrayre.com](mailto:rishi@grantmurrayre.com)





EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$575,000
<b>Lot Size:</b>	3.5 Acres
<b>Zoning:</b>	CC & HI
<b>Market:</b>	Fayetteville MSA
<b>Submarket:</b>	East Fayetteville MSA
<b>Price / AC:</b>	\$164,286

**PROPERTY OVERVIEW**

2535 Downing Rd is a 3.5 acre parcel available for sale for \$575,000. The property sits with on the corner of NC Hwy 24 and Downing Rd with 274' frontage along NC Hwy 24. A majority of the land is zoned CC and a portion in the back is zoned HI. The land has full access and there is an existing turn lane off Hwy 24 in place. The land is the last corner before the on-ramp for I-95 travelled by 40,500 cars per day (2020 NCDOT).

The land is level and a small portion in the back sits in the 500-year flood zone. This is a perfect location for a convenience store with gas, truck stop, or industrial distribution use. There is a sewer line that runs along Downing Rd and the property is in the Fayetteville jurisdiction.

*for more information*

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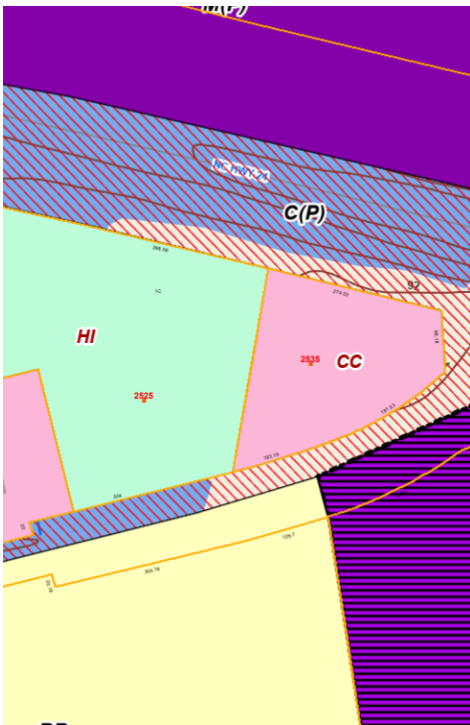




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**3.5 AC Corner - Hwy 24 & Downing Rd**  
2535 DOWNING RD, FAYETTEVILLE, NC 28312

ADDITIONAL PHOTOS



*for more information*

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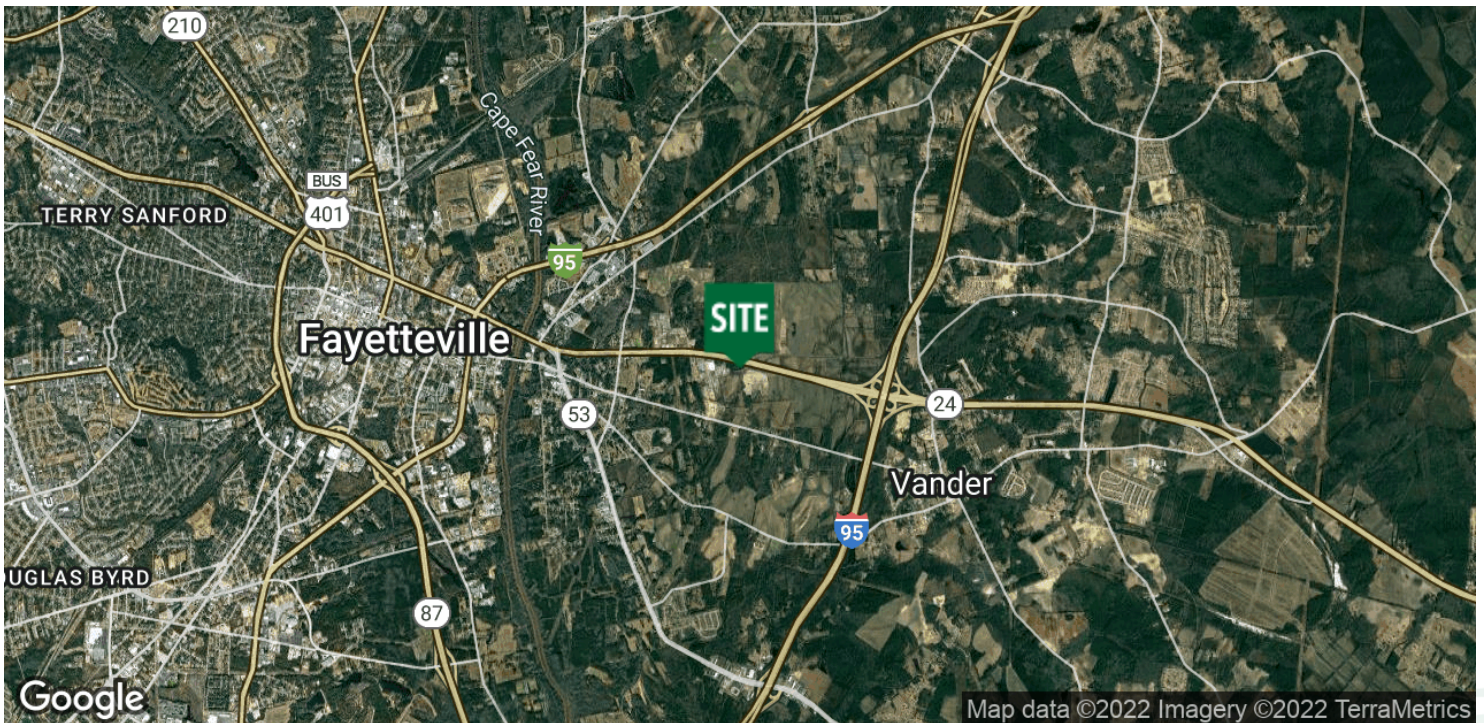




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**3.5 AC Corner - Hwy 24 & Downing Rd**  
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LOCATION MAP



*for more information*

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