

LAND FOR SALE

6735 Ramsey Street

6735 Ramsey Street, Fayetteville, NC 28311



for more information

NEIL GRANT

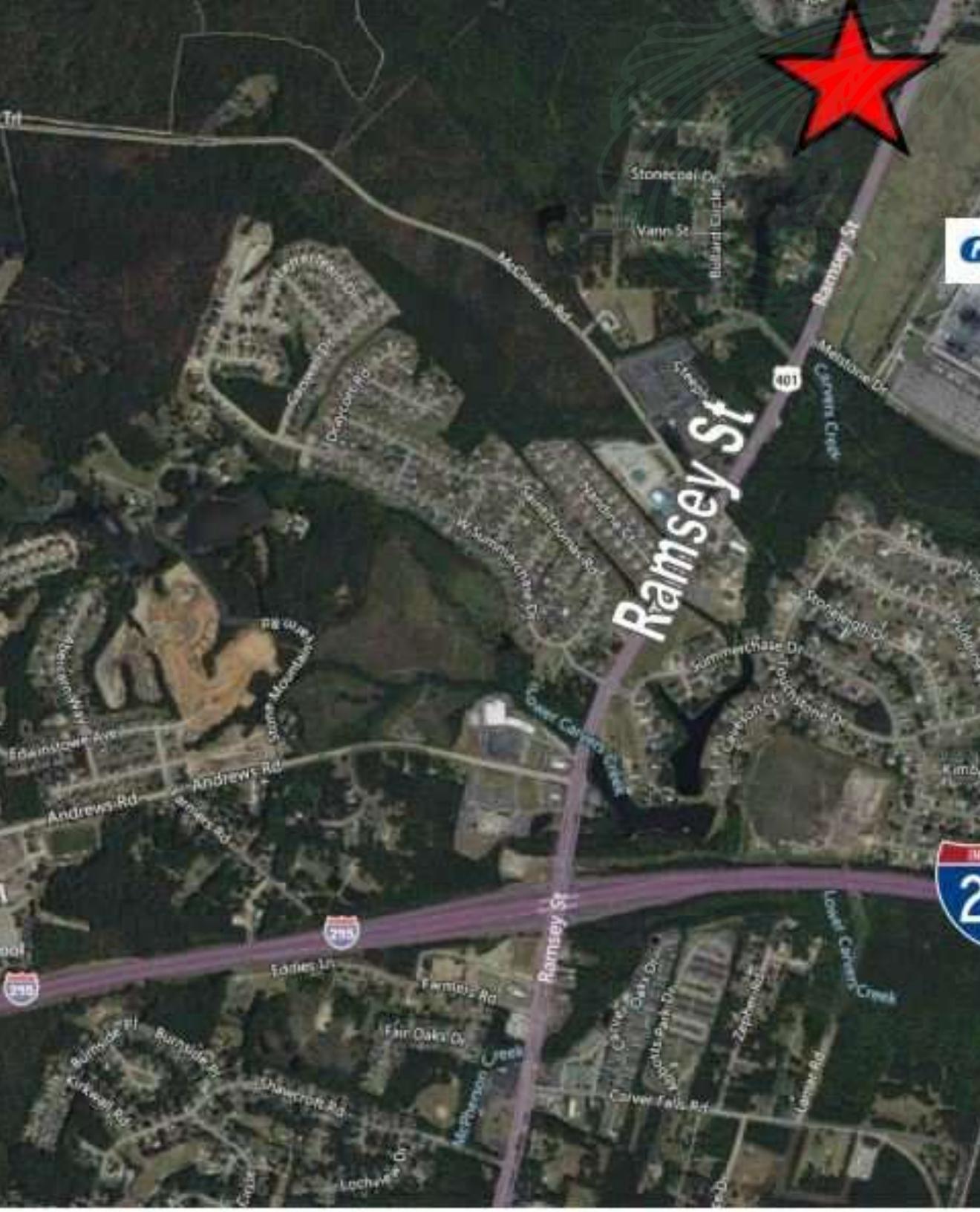
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STONECOAL

0531987342000



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$1,350,000
Lot Size:	16.45 Acres
Zoning:	M(P)/ PND
Price / Acre:	\$82,067
Market:	Fayetteville

property description

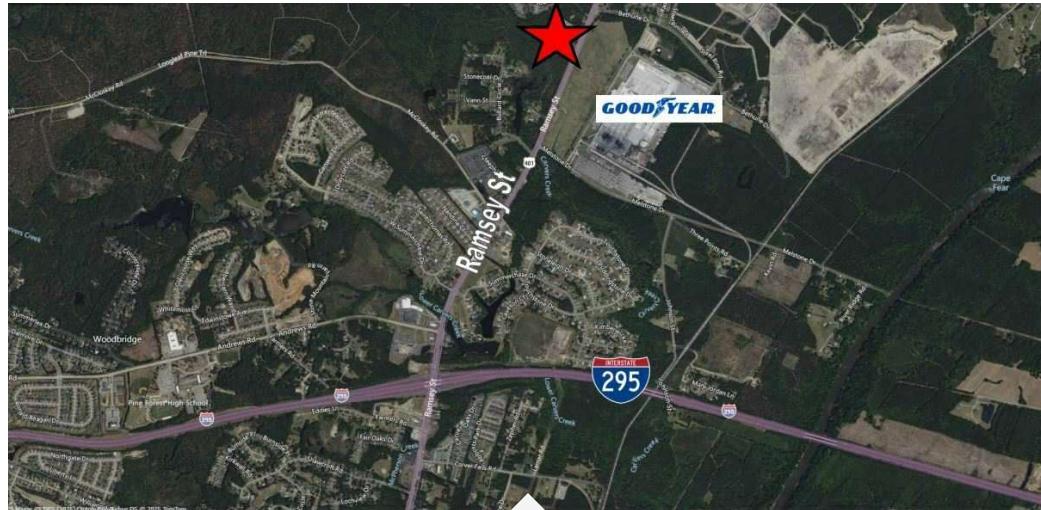
A 16.45± acre development opportunity is now available directly along Ramsey Street (Highway 401), offering high visibility across from the Goodyear Tire & Rubber Plant and the under-construction titanium manufacturing facility. The tract features dual zoning, with the front portion already designated for commercial use, enhancing its immediate development potential. Public water and sewer utilities are available to the site, streamlining the development process. Approximately nine acres are considered usable due to some presence of wetlands, offering substantial space for a variety of commercial or mixed-use projects. With strong frontage on a major corridor and flexible site characteristics, this property is well-suited for investors seeking to capitalize on the area's expanding economic base.

16.45 Acres on Ramsey Street
6735 RAMSEY STREET , FAYETTEVILLE , NC 28311

Building Name	16.45 Acres on Ramsey Street
Property Type	Land
Property Subtype	Industrial
APN	0541-18-2218
Lot Size	16.45 Acres
Sale Price:	\$ 1,350,000
Traffic Count	17,000 VPD

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PROPERTY DETAILS & HIGHLIGHTS



- 16.45± acres with commercial zoning on front portion
- Approx. 9 acres usable with available utilities
- Fronts Highway 401 across from Goodyear plant
- 1.5 miles to new Outer Loop (I-295) interchange
- High-growth area with affluent residential base
- Minutes to Fort Liberty and Fayetteville amenities

for more information

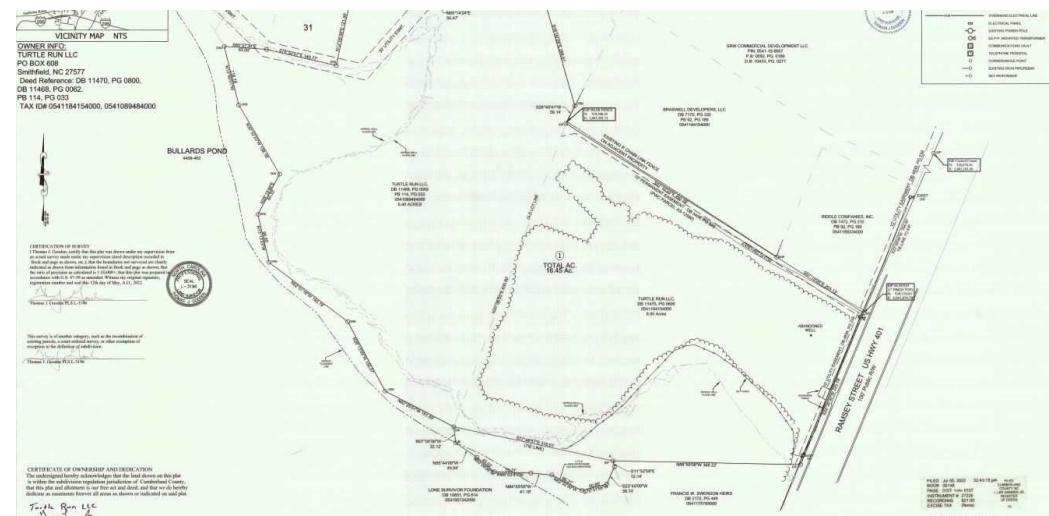
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ADDITIONAL PHOTOS



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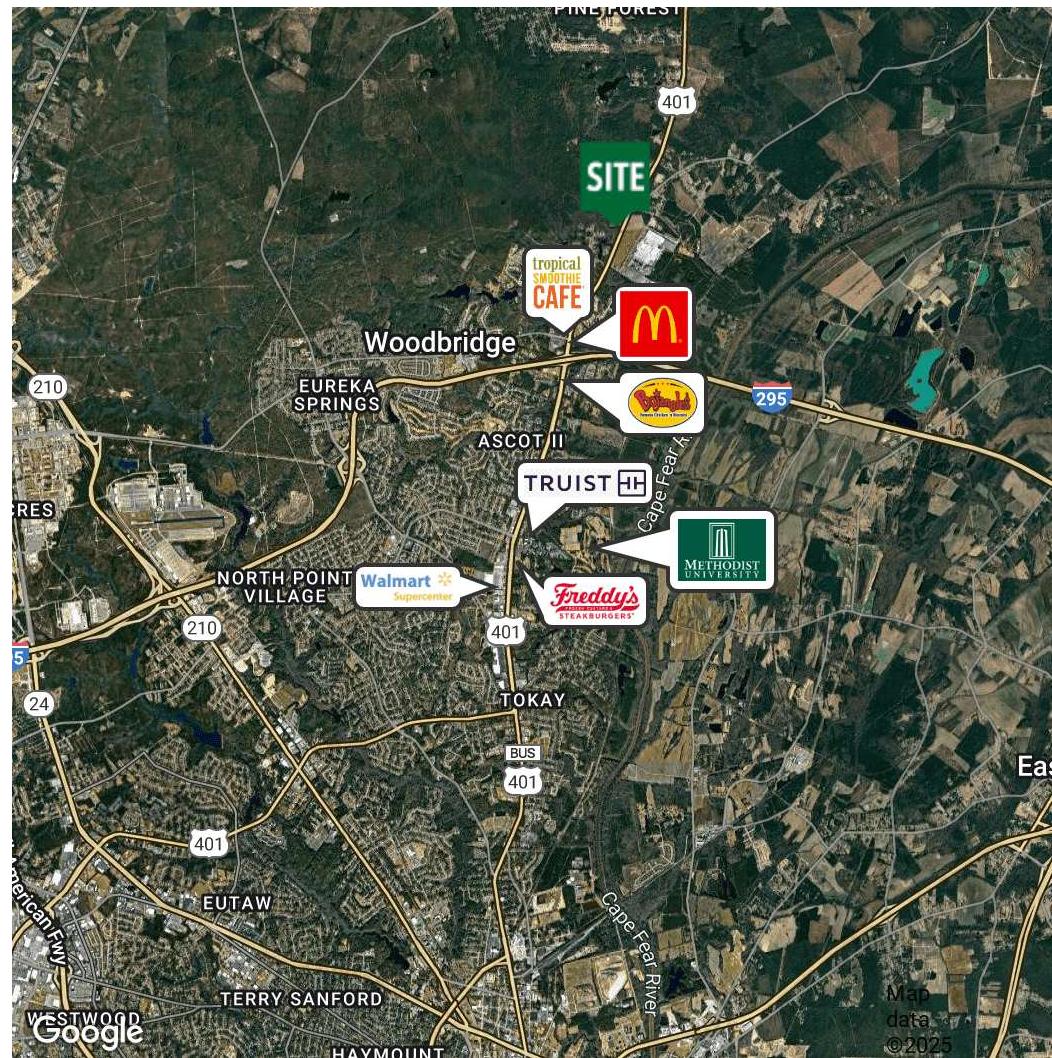
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,108	14,968	34,664
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	803	6,089	14,133
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$102,814	\$95,313	\$86,832
Average House Value	\$288,558	\$274,350	\$239,510

Demographics data derived from AlphaMap



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