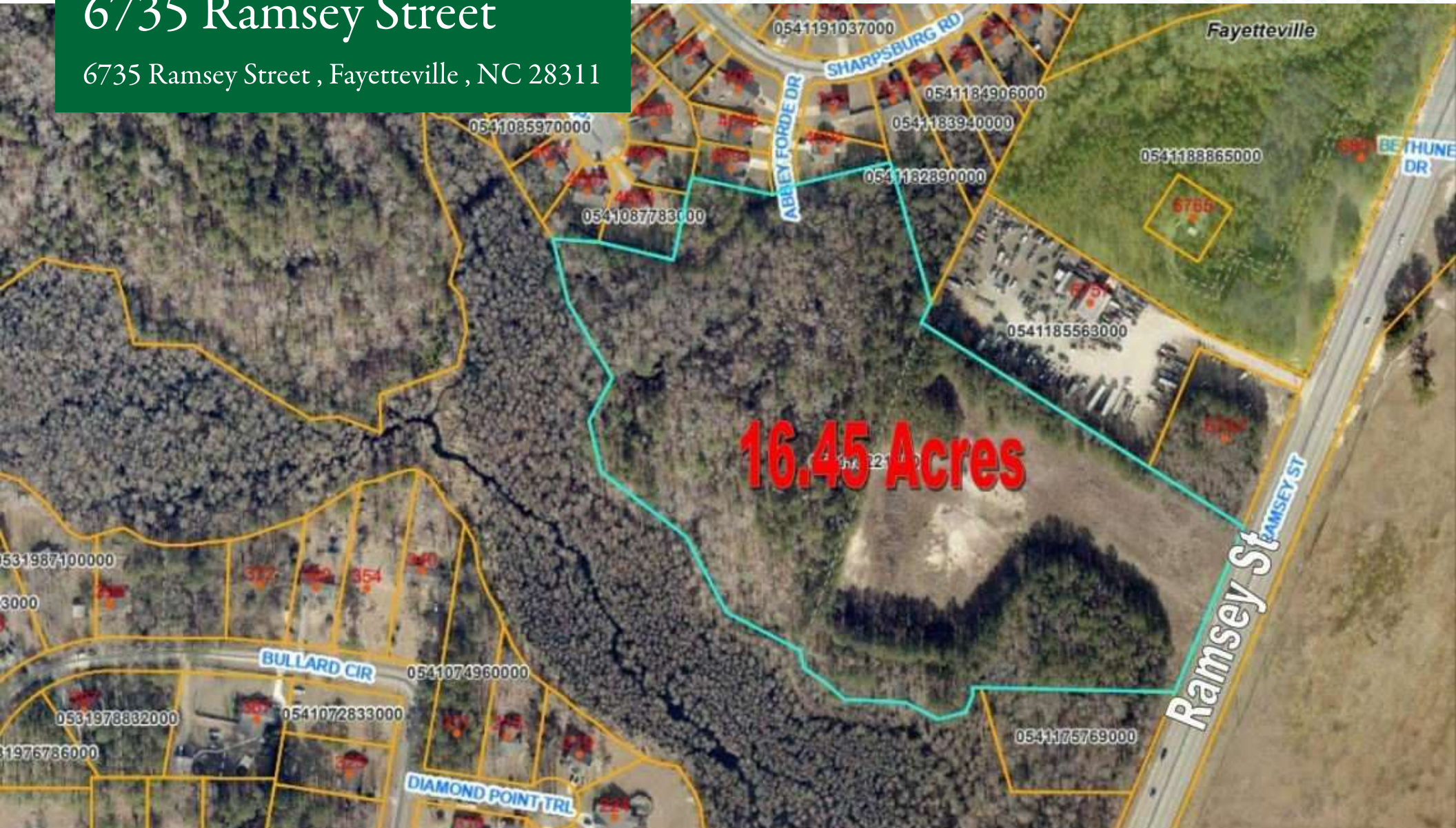


LAND FOR SALE

# 6735 Ramsey Street

6735 Ramsey Street , Fayetteville , NC 28311



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

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](http://www.grantmurrayre.com)





## PROPERTY OVERVIEW

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

## PROPERTY DETAILS & HIGHLIGHTS

|                  |                              |
|------------------|------------------------------|
| 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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- 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

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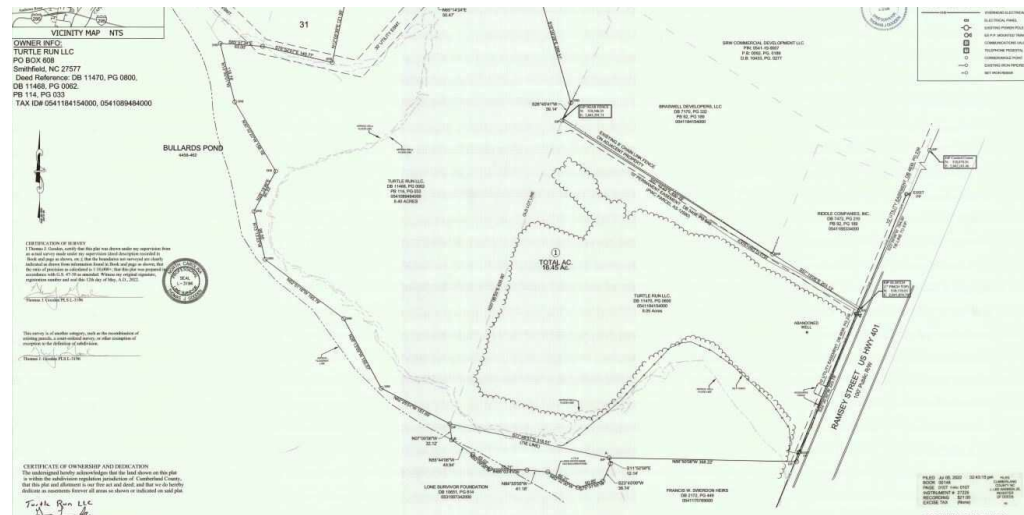
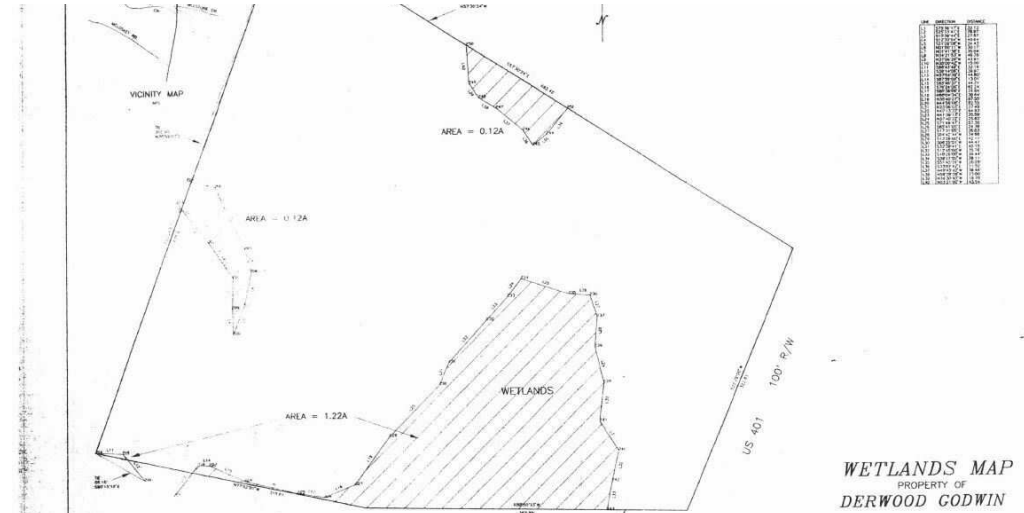
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16.45 Acres on Ramsey Street  
6735 RAMSEY STREET , FAYETTEVILLE , NC 28311

ADDITIONAL PHOTOS



for more information

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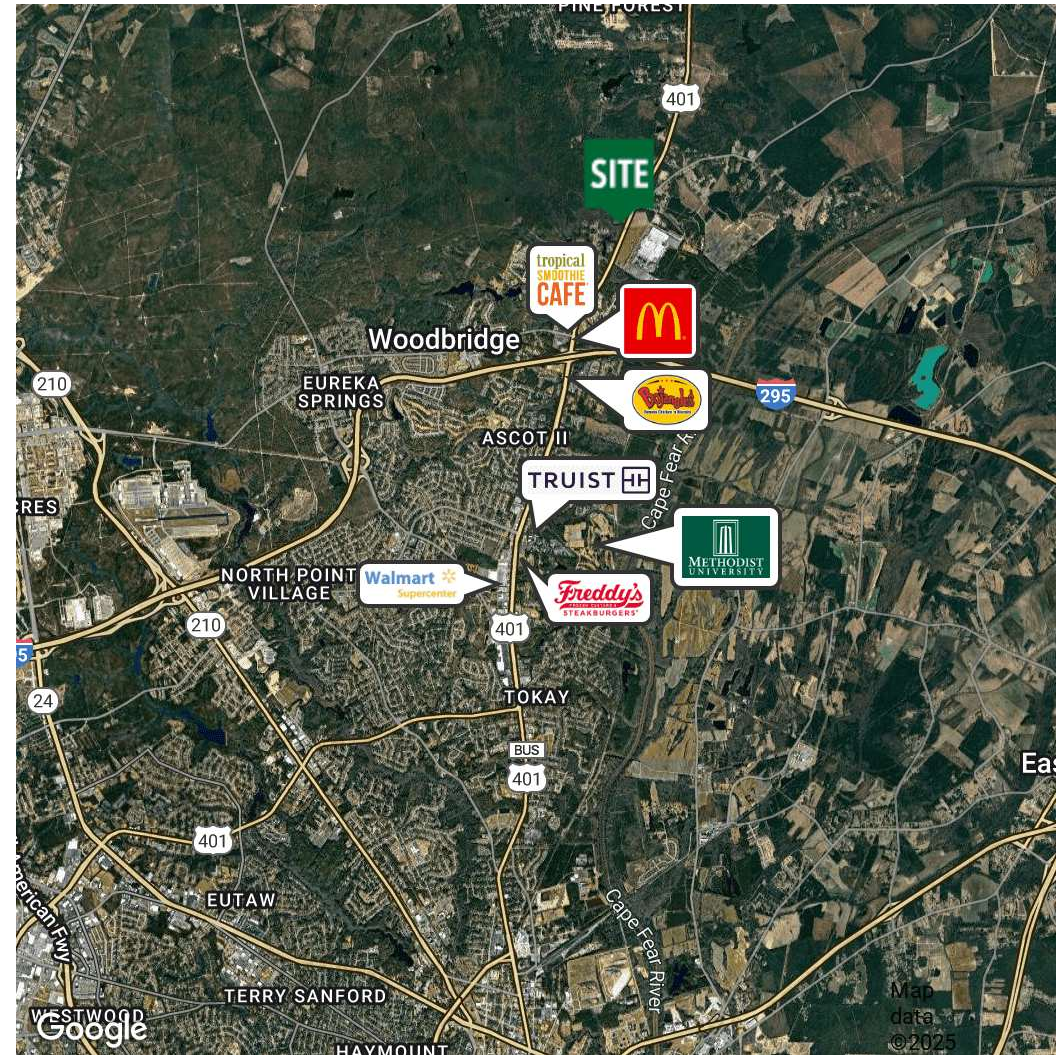
16.45 Acres on Ramsey Street  
**6735 RAMSEY STREET , FAYETTEVILLE , NC 28311**

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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