

±11.53 CORNER ACREAGE - FOR SALE

Hwy 24 & Horseshoe Rd

Autryville, NC 28318



for more information

KEVIN CARROLL

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



PROPERTY OVERVIEW

Sale Price: **\$325,000**

Lot Size: **±11.53 Acres**

Property Type: **COMMERCIAL**

Property Description

This 11.53± acre commercial development opportunity offers exceptional visibility at the intersection of Highway 24 and Horseshoe Road in the Town of Autryville. Featuring approximately 1,737 feet of road frontage, including nearly 1,000 feet of highly visible cleared frontage along Highway 24, the property provides outstanding exposure for a wide range of commercial uses. Approximately 5.5 acres have already been cleared, creating a significant head start for future development, while county water and fiber optic service are available to support a variety of business operations. The property benefits from direct turn access off Highway 24 onto Horseshoe Road, along with an existing turnaround directly in front of the site, providing convenient ingress and egress for customers and commercial traffic. Annexation into the Town of Autryville has already been completed, and survey and soils reports are available for prospective buyers. Ownership is also willing to consider subdivision requests, offering additional flexibility for developers, investors, or owner-users. Whether your vision includes a self-storage facility, flex warehouse development, retail center, or a long-term investment with billboard income potential, this property offers the visibility, accessibility, and infrastructure to support a successful project.

Horseshoe Rd
AUTRYVILLE, NC 28318

PROPERTY DETAILS & HIGHLIGHTS

County	Sampson County
Township	Autryville
APN	08109180002, 08018132003
Subject to offer	Willing to Subdivide or Build to Suit

Situated within Autryville's business-friendly jurisdiction, this property is just 3.5 miles from the Cumberland County line, placing it in a growing corridor with convenient access to the Fayetteville market. Highway 24 serves as a major regional corridor with an average daily traffic count exceeding 8,200 vehicles, providing consistent visibility to passing motorists. Recent residential growth throughout the community, combined with the town's approval of alcohol sales, continues to encourage new retail, restaurant, and commercial investment. Its location offers businesses the opportunity to capture both local demand and traffic traveling between Sampson and Cumberland counties. The property's excellent visibility, generous frontage, and easy accessibility make it well suited for a variety of commercial development concepts while providing long-term investment potential as the surrounding area continues to expand. Offered at an attractive price point, this property delivers an exceptional combination of location, exposure, zoning flexibility, and development potential. Listing agent has ownership interest in the property.



- ±11.53 acres of commercial land
- ±1,737 feet of road frontage
- ±5.5 acres cleared
- County water and fiber available
- Survey and soils report available
- Annexed into Town of Autryville
- Average ±8,200 vehicles per day

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ADDITIONAL PHOTOS



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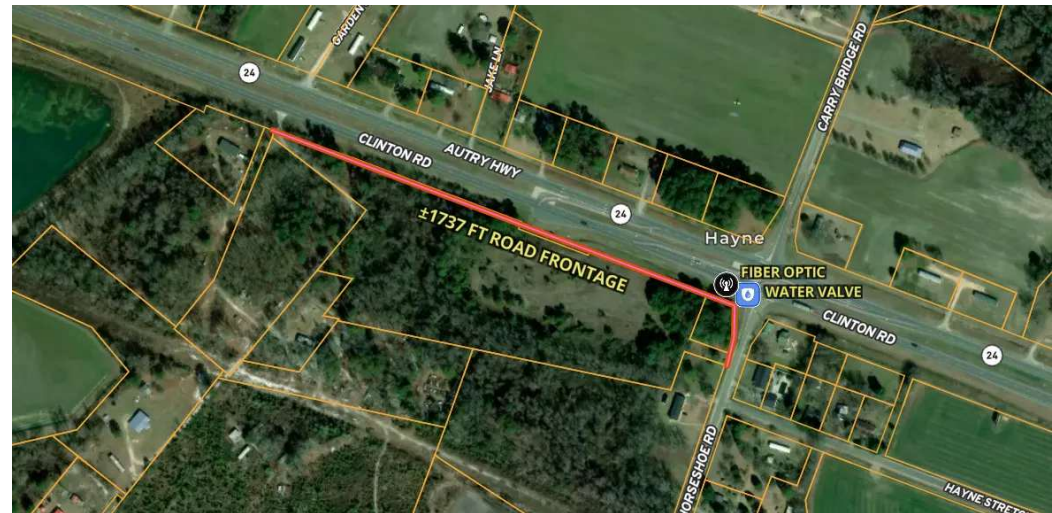
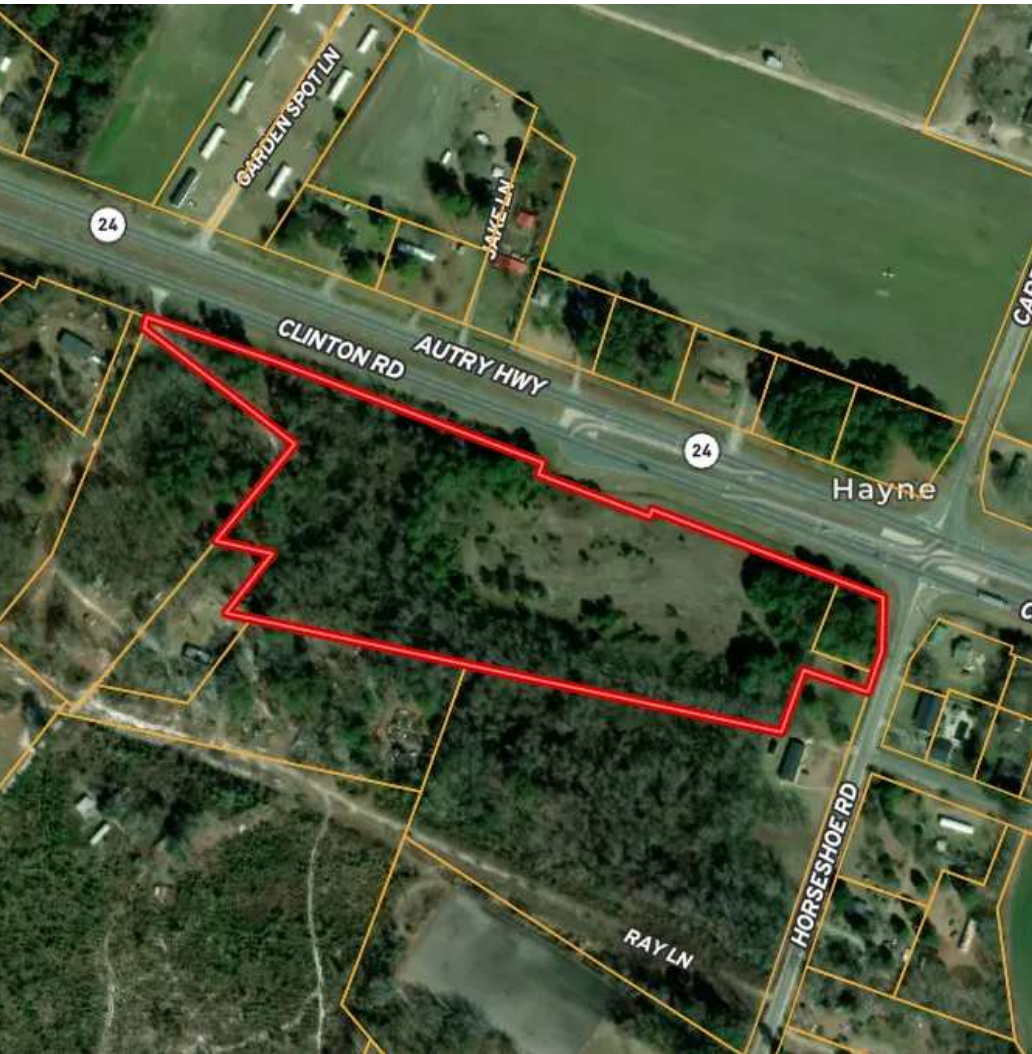


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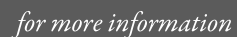
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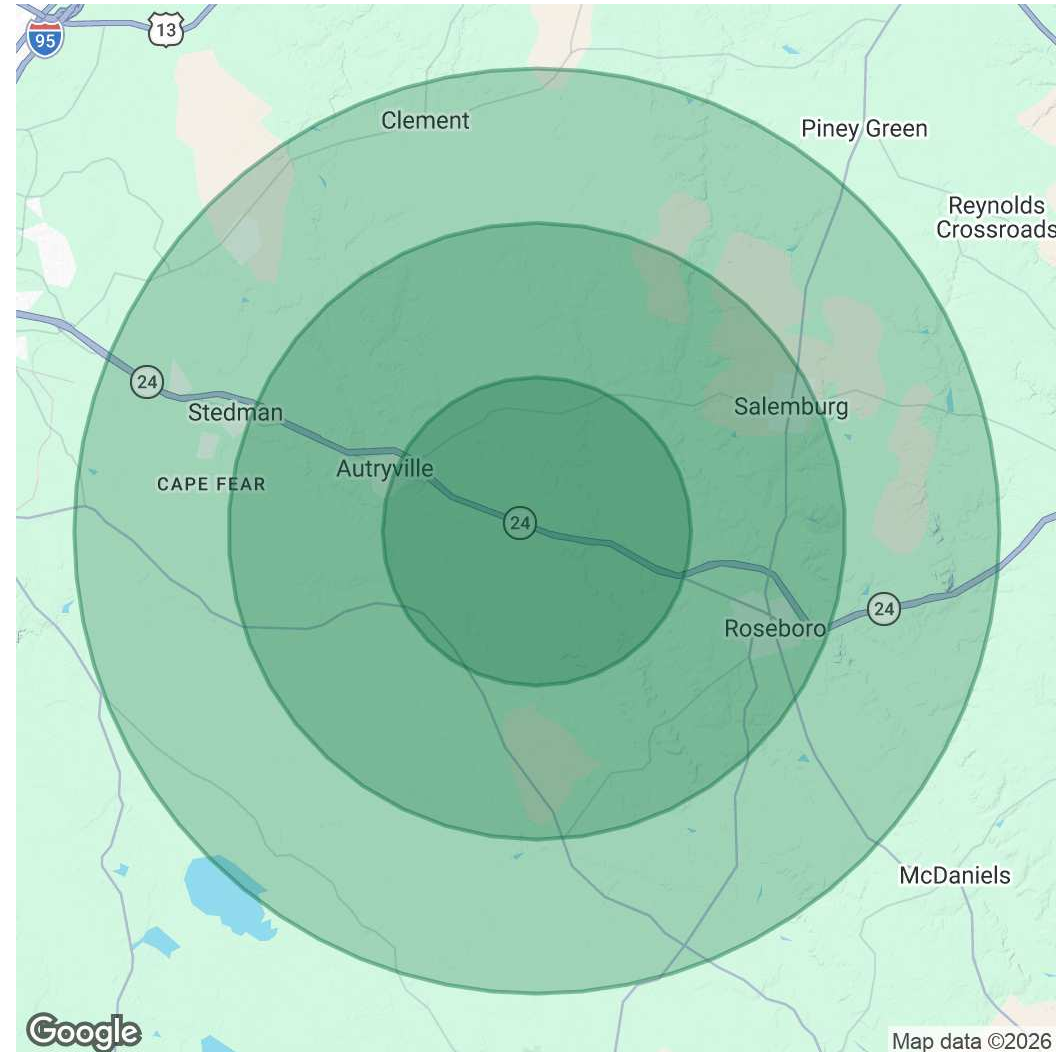


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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	6 MILES	9 MILES
Total Population	1,848	8,507	17,460
Average Age	41.0	40.6	39.7
Average Age (Male)	37.2	36.8	36.0
Average Age (Female)	42.8	43.7	43.1
HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	729	3,190	6,525
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$73,326	\$78,596	\$78,966
Average House Value	\$80,169	\$118,521	\$140,165
2023 American Community Survey (ACS)			



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