

LAND FOR SALE

0.73 AC Outparcel to Sam's Club

190 Swain St, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



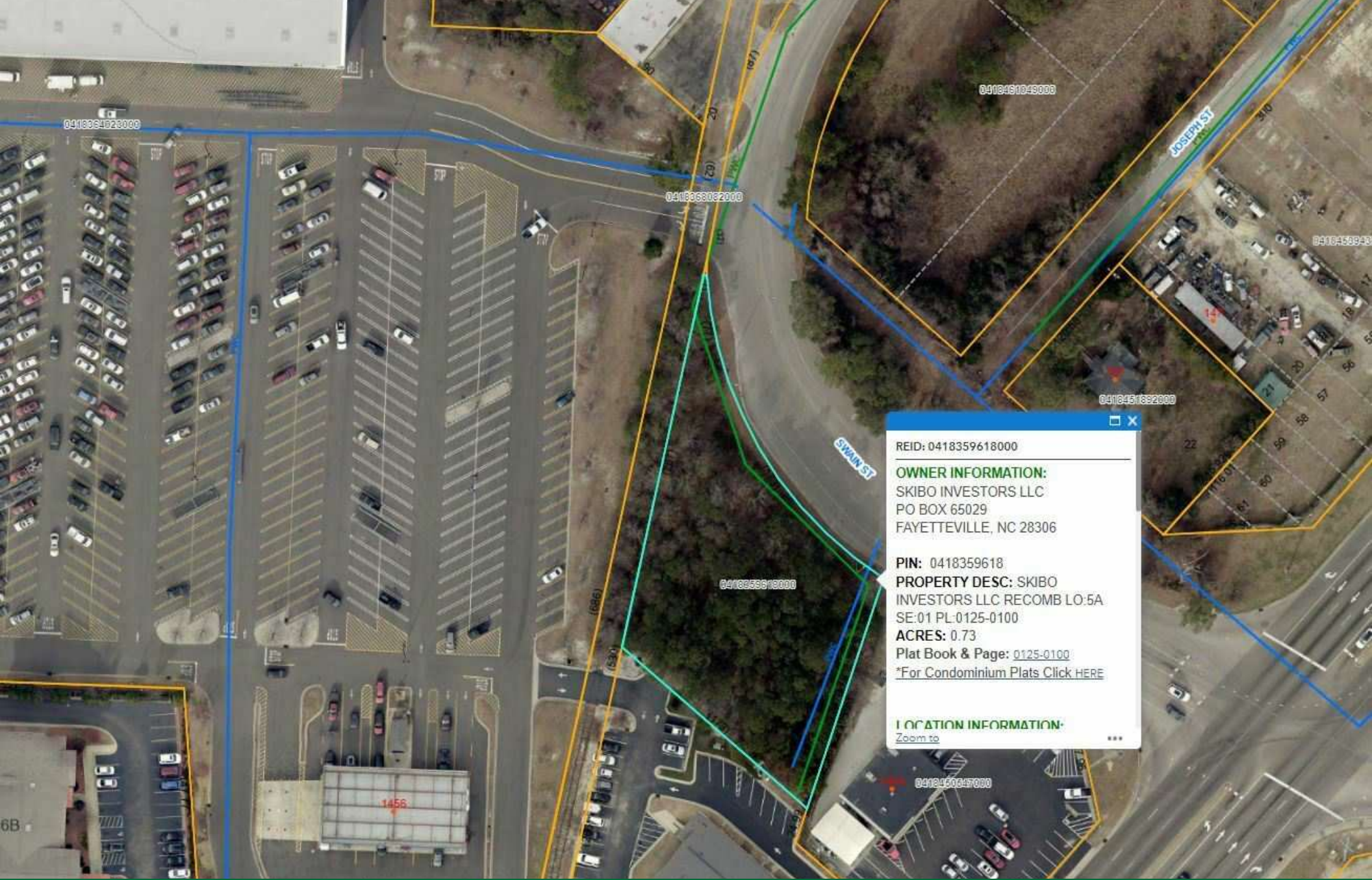
PROPERTY OVERVIEW

Sale Price:	\$787,000
Lot Size:	0.73 Acres
Zoning:	CC
Price / Acre:	\$1,078,082
Traffic Count:	35,500

property description

The last undeveloped parcel in front of the Sam's Club along Skibo Rd is approximately 0.73 acres and for sale for \$787,000. The property is zoned CC which allows for a broad range of commercial and retail uses. The property is accessible from an existing interior shared driveway.

The property is located near the intersection of Skibo Rd and Swain St and an outparcel to a Sam's Club, numerous national restaurant chains, and two hotels. Skibo Rd is the primary retail corridor for the Fayetteville MSA with a very large trade area and great traffic counts (35,500 daily on Skibo Rd). Within a three-mile radius of the property the daytime population is 61,440 with an average household income of \$78,165.



REID: 0418359618000

OWNER INFORMATION:
 SKIBO INVESTORS LLC
 PO BOX 65029
 FAYETTEVILLE, NC 28306

PIN: 0418359618
PROPERTY DESC: SKIBO INVESTORS LLC RECOMB LO:5A SE:01 PL:0125-0100
ACRES: 0.73
Plat Book & Page: 0125-0100
 *For Condominium Plats Click [HERE](#)

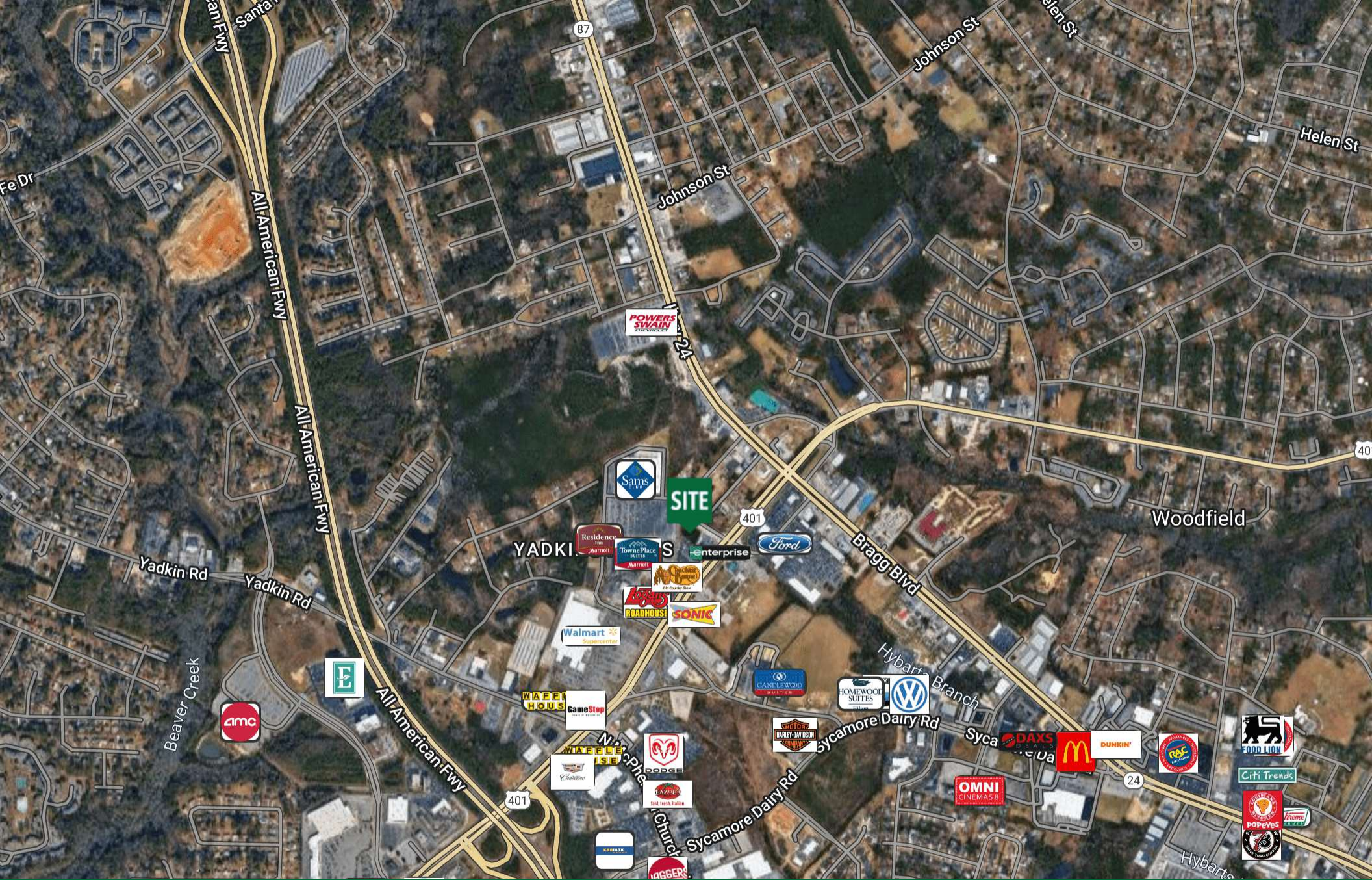
LOCATION INFORMATION:
 Zoom to

for more information

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I, W. LARRY KING, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIBED IN PLAN / DEED BOOK 113, PAGE 64) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAN / DEED BOOK 113, PAGE 64. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, MODIFICATION BY NUMBER AND SEAL, THIS 24th DAY OF October, A.D. 2009.

W. LARRY KING, P.L.S.
REGISTRATION NUMBER L-1339

- I, W. LARRY KING, HEREBY CERTIFY THAT THE CHECKED ITEM(S) BELOW APPLY TO THIS MAP:
- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;
 - D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE SUBDIVISION OF SUBDIVISION.**
 - E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

APPROVED BY THE CITY OF FAYETTEVILLE ON 19 August 2009

APPROVED BY THE COUNTY OF CUMBERLAND ON 19 August 2009

APPROVED BY THE STATE OF NORTH CAROLINA ON 19 August 2009

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE LAND SHOWN ON THIS PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CUMBERLAND COUNTY AND THAT THIS PLAN IS OUR FREE ACT AND DEED. I DO HEREBY DEDICATE FOR PUBLIC USE OF ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THIS MAP.

19/8/09

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, LORI SIMPSON REBER, A NOTARY OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Patrick B. Murray SUBSCRIBER PROPERTY OWNER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT WITNESS MY HAND AND OFFICIAL SEAL OR THIS 19th DAY OF August 2009.

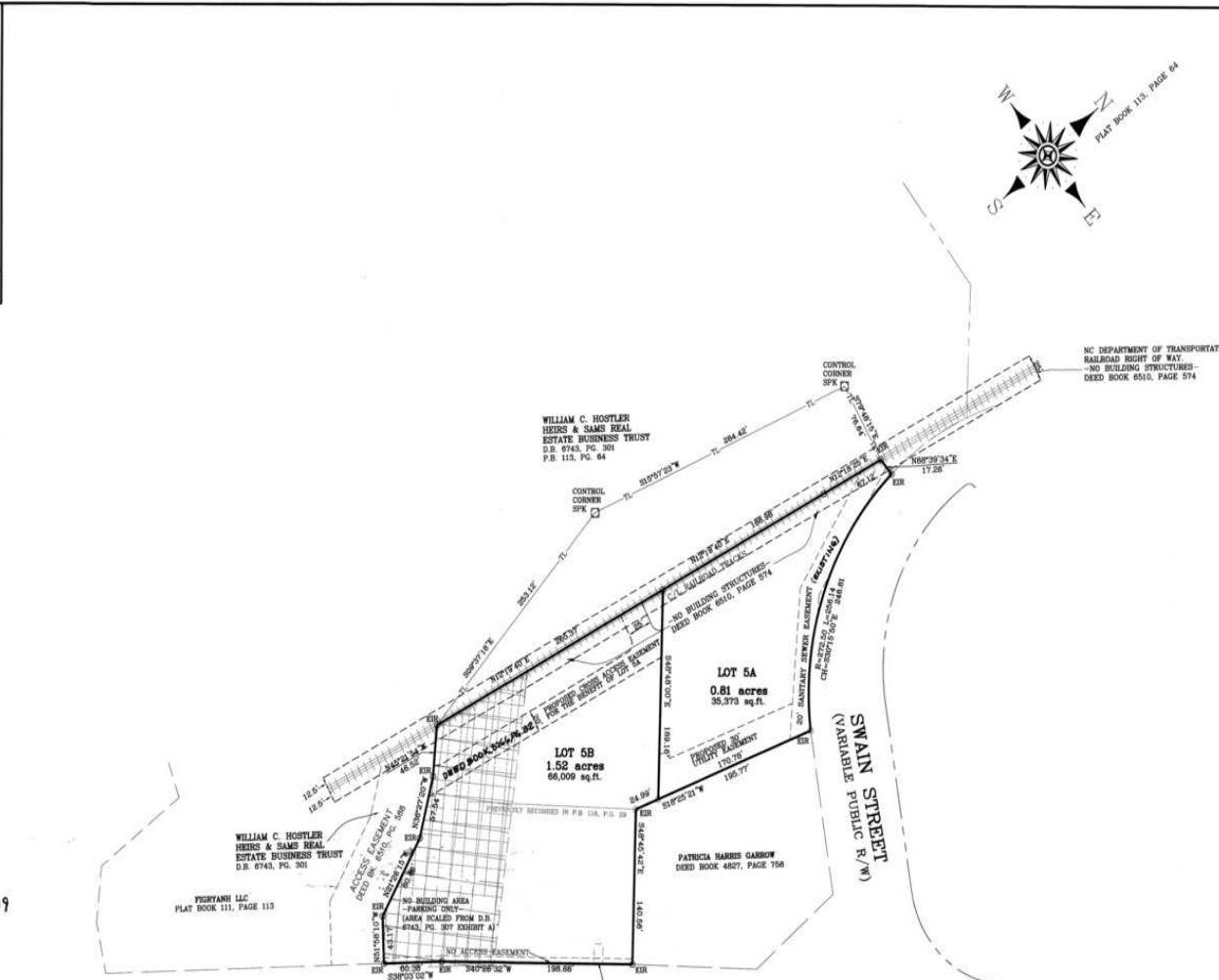
Lori Simpson Reber
NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGEND

- IDENTIFIED BEARER OR BEARER IN LINE
- CONTROL CORNER
- EXISTING IRON PIPE
- EXISTING IRON BEAR
- R/W RIGHT OF WAY

NOTE - SHOW BEARER SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED



SKIBO ROAD
NORTH 401 BYPASS (N.C. HWY . 59)
(VARIABLE PUBLIC R/W)

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

NO APPROVAL NECESSARY

J.R. HARRIS, P.E.
DISTRICT ENGINEER

10.10.09

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

I, Donna McFadden, Review Officer of Cumberland County, certify that the map or plan to which this certificate is affixed meets all statutory requirements for recording.

Donna McFadden
Review Officer

Date: 10.19.09



- NOTES:
1. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
 2. AREAS COVERED BY CONVENTION METHOD.
 3. RATIO OF PRECISION > 1:10,000
 4. DASHED LINES NOT SURVEYED.
 5. TAX P.N. - 0418-35-8419
 6. TAX P.N. - 0418-35-8419
 7. LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS IF COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
 8. EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION OR AS IN DOCUMENTATION PROVIDED BY THE CLIENT OR ATTORNEY, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.
 9. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 10. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION, THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RESEARCH DATA CURRENT AS OF 08/15/2009.
 11. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
 12. BUILDING SETBACKS ARE AS SHOWN HEREON. IF NO SETBACKS ARE SPECIFIED, ANY STRUCTURES OR IMPROVEMENTS PLACED ON THIS SUBJECT PROPERTY MUST COMPLY WITH RESTRICTIVE COVENANTS, ZONING, DOCUMENTS OF RECORD GOVERNING SUCH IMPROVEMENTS AND ANY BINDING AGREEMENT BETWEEN THE DEVELOPER AND THE BUILDER/OWNER.
 13. IF THIS PLAN IS OF THE CATEGORY DETERMINED TO BE A RECOMBINATION OF PREVIOUSLY PLATTED OR RECORDED PROPERTY, ANY RESTRICTIONS AND EASEMENTS APPLICABLE TO THAT PREVIOUSLY FILED DOCUMENT APPLY TO THIS SUBJECT PROPERTY ALSO, EXCEPT AS ALLOWED FOR BY THE ORDINANCE FOR THE JURISDICTION THAT GOVERNS AND GOVERNS THIS SUBJECT PROPERTY.
 14. UNLESS OTHERWISE NOTED, THIS PROPERTY HAS NOT BEEN INVESTIGATED WITH REGARDS TO WETLANDS AND NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF WETLANDS WITHIN THE BOUNDARIES SHOWN HEREON.
 15. IF WETLAND AREAS ARE SHOWN ON THIS SUBJECT PROPERTY, THOSE AREAS WERE STAKED AND DETERMINED TO BE SUCH BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON. AREAS AS STAKED BY OTHERS, BUT LOCATED UNDER THIS SURVEYOR'S SUPERVISION AND PLATTED HEREON, NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, WHICH MAY AFFECT THE USE OF THIS TRACT.
 16. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SURVEYOR.
 17. UNLESS NOTED OTHERWISE, THERE WERE NO U.S.G.S. M.C.G.S. OR OTHER GOVERNMENTALLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 2,000 FEET OF THIS SUBJECT PROPERTY.
 18. IF THIS PLAN IS LABELED "ZERO LOT LINE" THERE ARE, IN ADDITION TO OTHER EASEMENTS SHOWN, MAINTENANCE EASEMENTS ON ALL INTERIOR LOT LINES. SAID EASEMENTS BEING 10 FEET IN WIDTH AND UNLESS OTHERWISE NOTED, 5 FEET EACH SIDE OF SAID INTERIOR LOT LINE.
 19. IF THE STREETS AND ROADS SHOWN ON THIS MAP ARE LABELED AS PRIVATE STREETS, THE FOLLOWING NOTICE APPLIES TO THOSE STREETS: NO PUBLIC AGENCY IS PRESENTLY RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN. PRIVATE STREETS ARE FOR THE USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. THEIR GUESTS AND ALL REPRESENTATIVES OF GOVERNMENTAL AGENCIES FOR INGRESS AND EGRESS, AND FOR THE CONSTRUCTION, INSPECTION AND MAINTENANCE OF PUBLIC STREETS, UTILITIES AND DRAINAGE STRUCTURES, THE STREET IS THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 20. THE NC DOT RAILROAD RIGHT OF WAY SHOWN HEREON WAS PREVIOUSLY INTERESTED AS A 100 FOOT WIDE RIGHT OF WAY. THE FOLLOWING CORRESPONDENCE CLARIFIES NCOT'S INTEREST.

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

REVALEY LEVAY FUDGE
District Engineer

September 29, 2009

Mr. Richard M. Wiggin
Alway Law
202 Fairway Drive
Fayetteville, North Carolina 28304

Re: Practice Partners, LLC
Cumberland County

Dear Mr. Wiggin:

This letter is in response to your recent inquiry concerning the extent of the Department of Transportation's interest in the rail corridor formerly owned by the Cape Fear Railway, Inc. in Fayetteville, North Carolina.

The right of way is portrayed as three parallel dotted lines running north-south across the property shown on the survey you provided to us captioned "SITE PLAN/PRACTICE PARTNERS, LLC" prepared by Larry King & Associates, L.L.C., P.A. and dated July 28, 2009. With respect to the right of way as it crosses the property shown on the site plan, the Department claims a railroad right of way with a width extending 12 1/2 feet on either side of the centerline of the right of way, for a total width of 25 feet.

Sincerely yours,
Judy C. Johns
State Engineer

(See #14781)

for more information

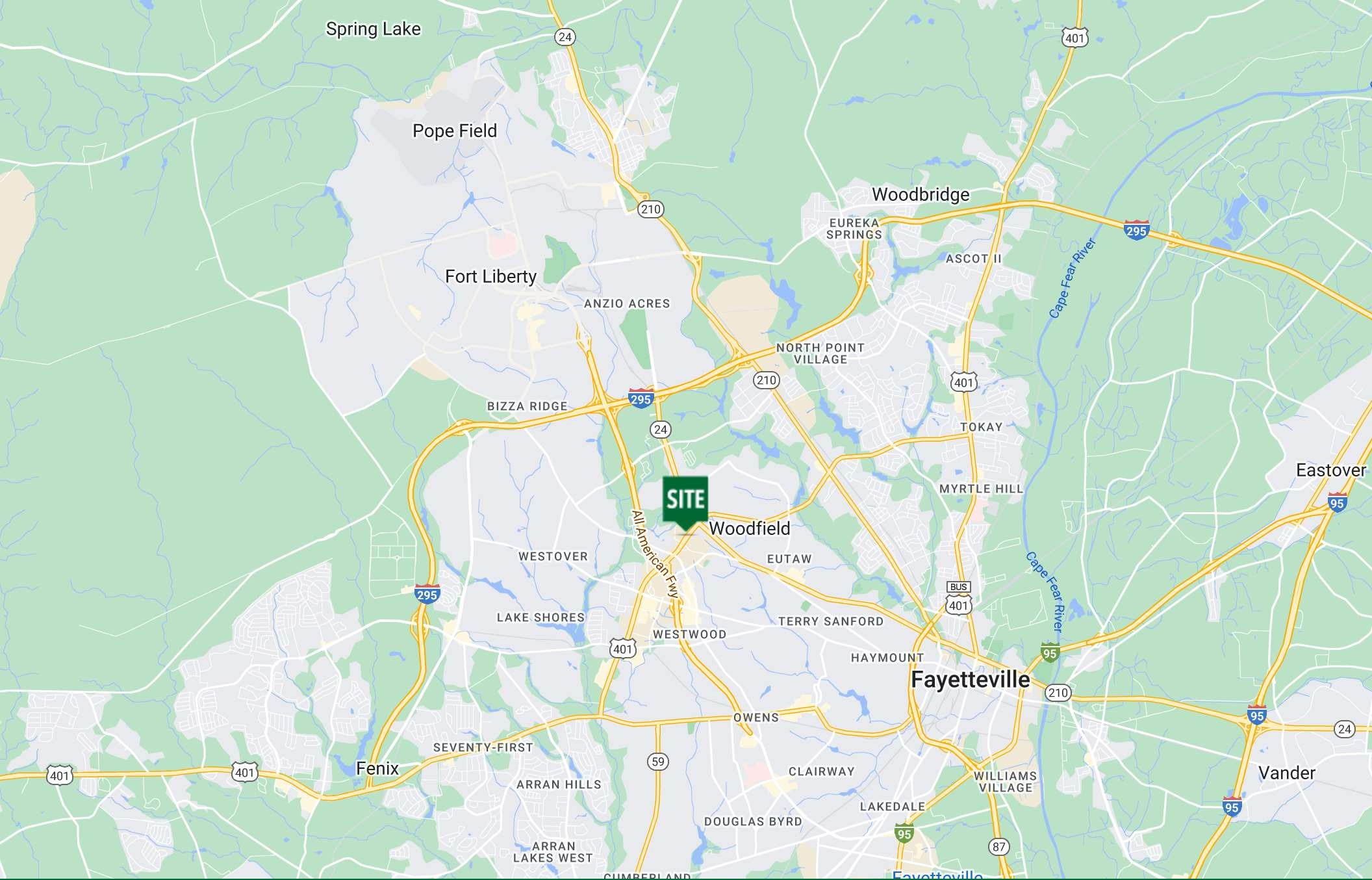
PATRICK MURRAY, CCIM, SIOR

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ZERO LOT LINE
Grant - Murray
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PLAT BOOK 116, PAGE 29



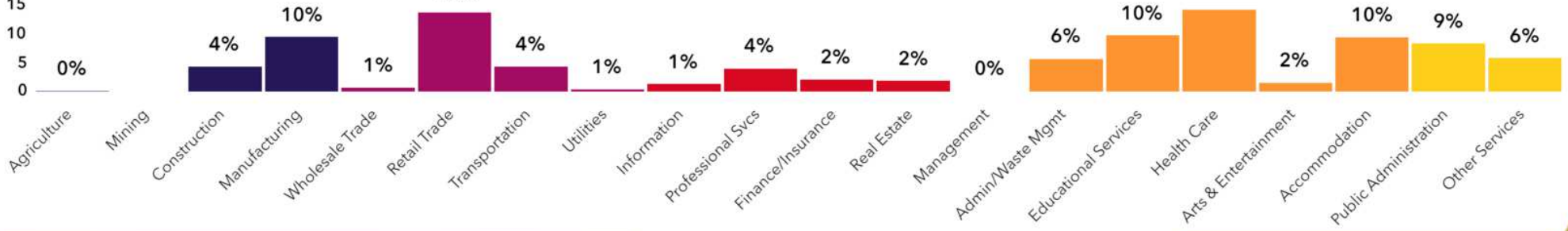
for more information

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56,189
Total Population



Population

61,440
Daytime Population



\$55,012
Median HH Income



Income

\$34,668
Per Capita Income



24,417
Total Households



Housing

27,201
Total Housing Units



\$194,252
Median Home Value



Homes

43.8%
Home Ownership



34.2
Median Age



People

Bright Young Professionals
Tapestry Segment



Demographics

190 Swain St, Fayetteville, North Carolina, 28303



6%

No HS Diploma



26%

HS Graduate



37%

Some College



32%

Degree or Higher

for more information

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

for more information

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021