

LAND FOR SALE

# 1.61 AC on Cliffdale Rd

6925 Cliffdale Road, Fayetteville, NC 28314



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

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**GM** Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE



## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$1,100,000
<b>Lot Size:</b>	1.61 Acres
<b>Zoning:</b>	CC
<b>Traffic Count:</b>	38,048

### property description

6925 Cliffdale Road offers a 1.61-acre commercial parcel with excellent development potential, zoned CC (Community Commercial). This flat, rectangular site benefits from a right-in/right-out access point and sits prominently at a fully signalized intersection, delivering optimal visibility to over 38,000 vehicles per day along Cliffdale Road. The property's topography and frontage provide ease of development and site planning flexibility for a range of commercial uses. Positioned within a dynamic retail corridor, the site is ideal for drive-thru, automotive, QSR, or freestanding retail concepts. A clean Phase I ESA and geotechnical report support its readiness for construction, and utility connections are accessible.

Located at the intersection of Cliffdale Road and South Reilly Road, this site lies just minutes from I-295 and several Fort Bragg gates, offering immediate access to a major military population and the surrounding residential base. The surrounding area supports a high concentration of national and regional retailers, including McDonald's, Circle K, Cook Out, Bojangles, and Dollar General, and benefits from a robust daytime population of 131,332 within a 5-mile radius. The trade area is underpinned by an average household income of \$82,398, ensuring solid consumer spending power. This well-connected site stands out as a high-visibility node within one of Fayetteville's busiest neighborhood submarkets.



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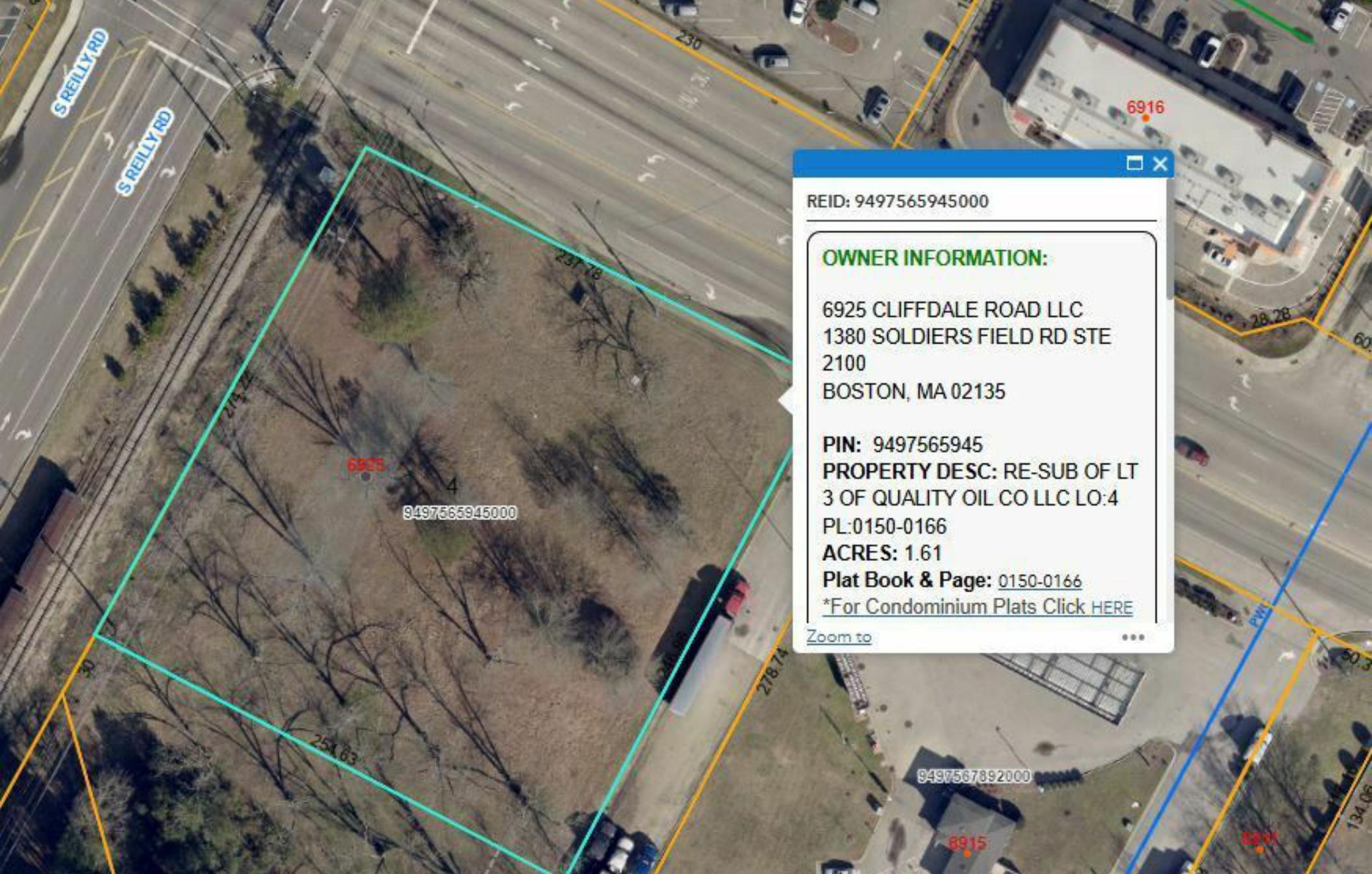
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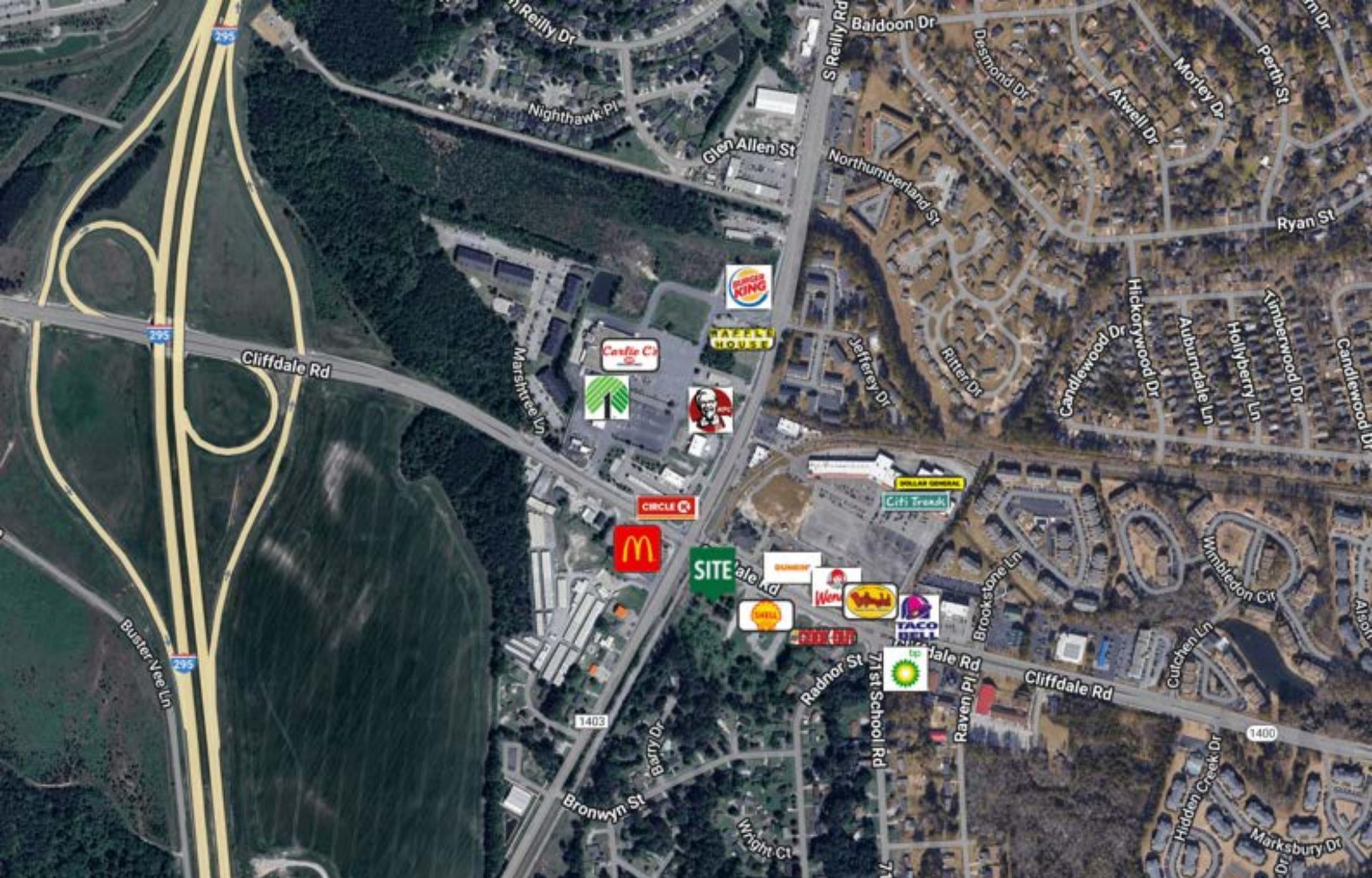
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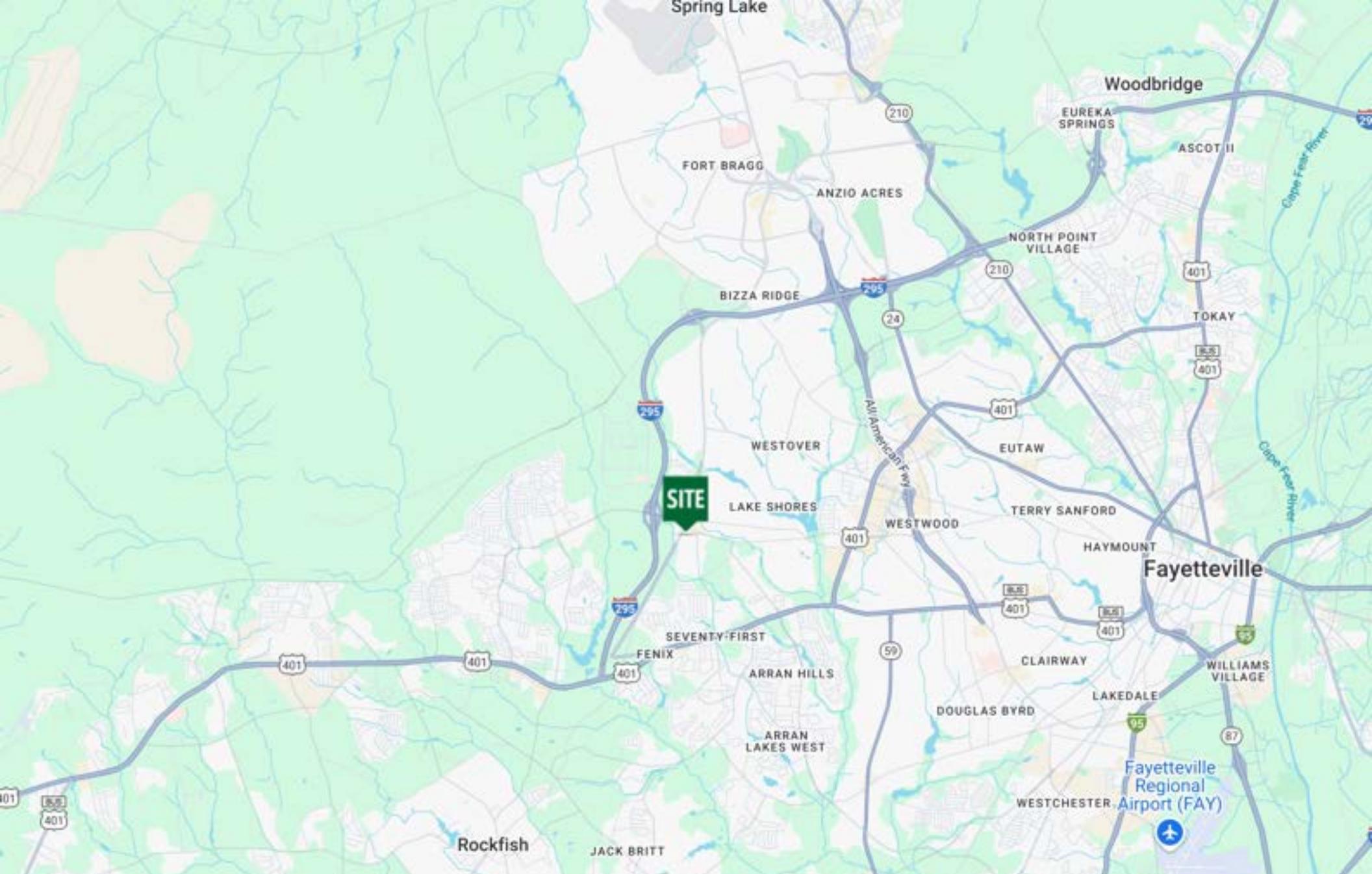
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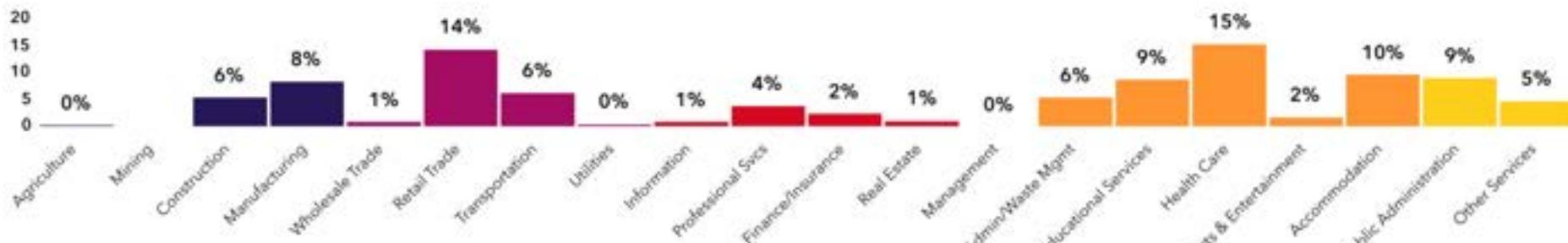


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62,620  
Total Population



## Population

\$56,335  
Median HH Income



## Income

26,411  
Total Households



## Housing

\$182,564  
Median Home Value



## Homes

33.2  
Median Age



## People

48,966  
Daytime Population



\$32,359  
Per Capita Income



29,103  
Total Housing Units



45.8%  
Home Ownership



Bright Young Professionals  
Tapestry Segment

# Demographics

7007-7019 Cliffdale Rd, Fayetteville, North Carolina, 28314



5%



27%



39%



29%

No HS Diploma

HS Graduate

Some College

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*

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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](http://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