

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

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

An aerial photograph of a commercial property. The property is a large, mostly grassy area with scattered trees. To the left, there is a paved road with a red building and a parking lot. To the right, there is a road with a train passing by. In the background, there are more buildings and a large industrial area.

PROPERTY OVERVIEW

Sale Price: \$1,100,000

Lot Size: 1.61 Acres

Zoning: CC

Traffic Count: 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.

Fort Bragg Gates

N. Reilly Rd

Cliffdale Rd | 38,048 AADT

S. Reilly Rd

1.61 AC

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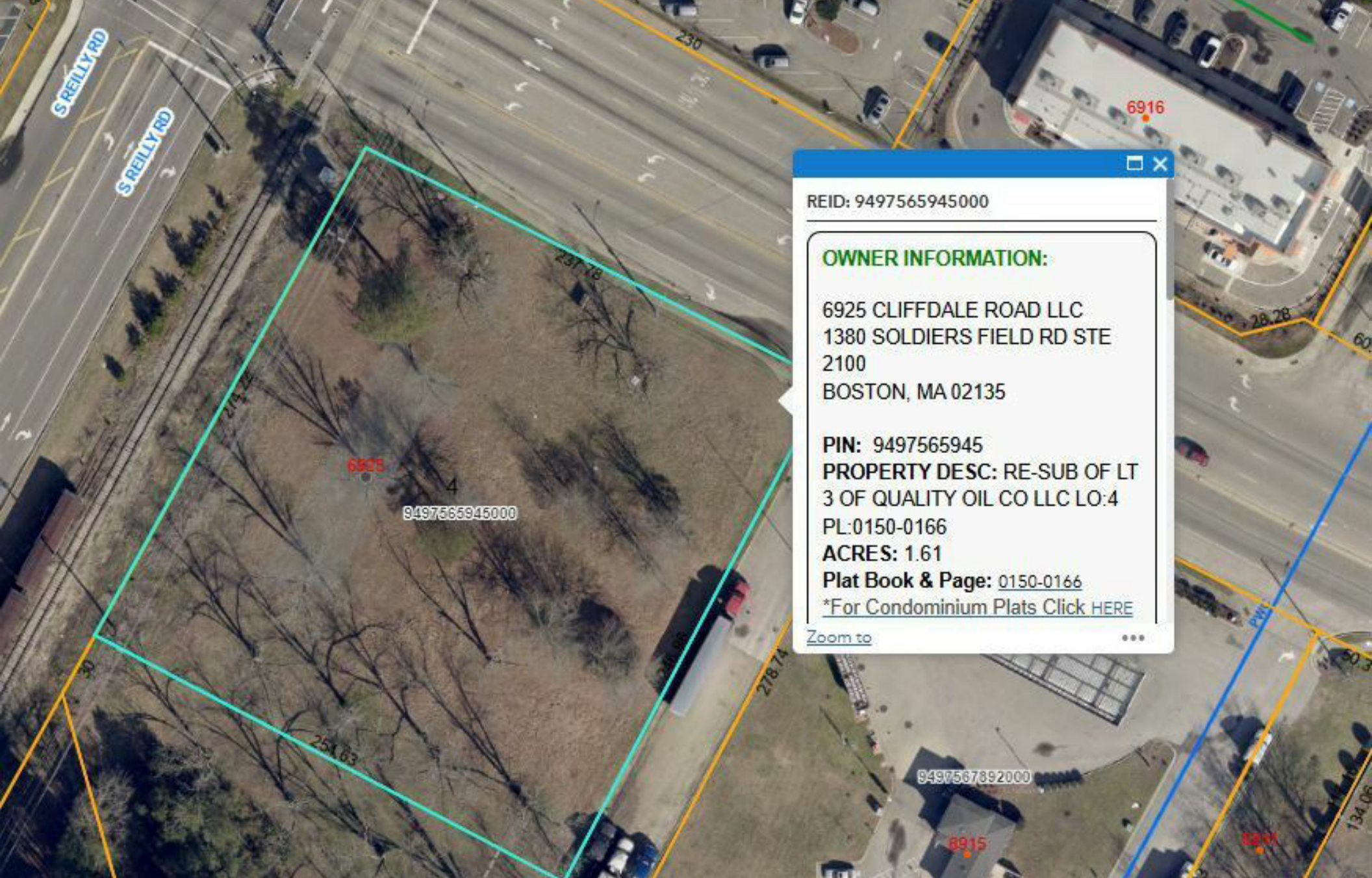
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REID: 9497565945000

OWNER INFORMATION:

6925 CLIFFDALE ROAD LLC
1380 SOLDIERS FIELD RD STE
2100
BOSTON, MA 02135

PIN: 9497565945

PROPERTY DESC: RE-SUB OF LT
3 OF QUALITY OIL CO LLC LO:4

PL:0150-0166

ACRES: 1.61

Plat Book & Page: 0150-0166

**For Condominium Plats Click [HERE](#)*

[Zoom to](#)

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for more information

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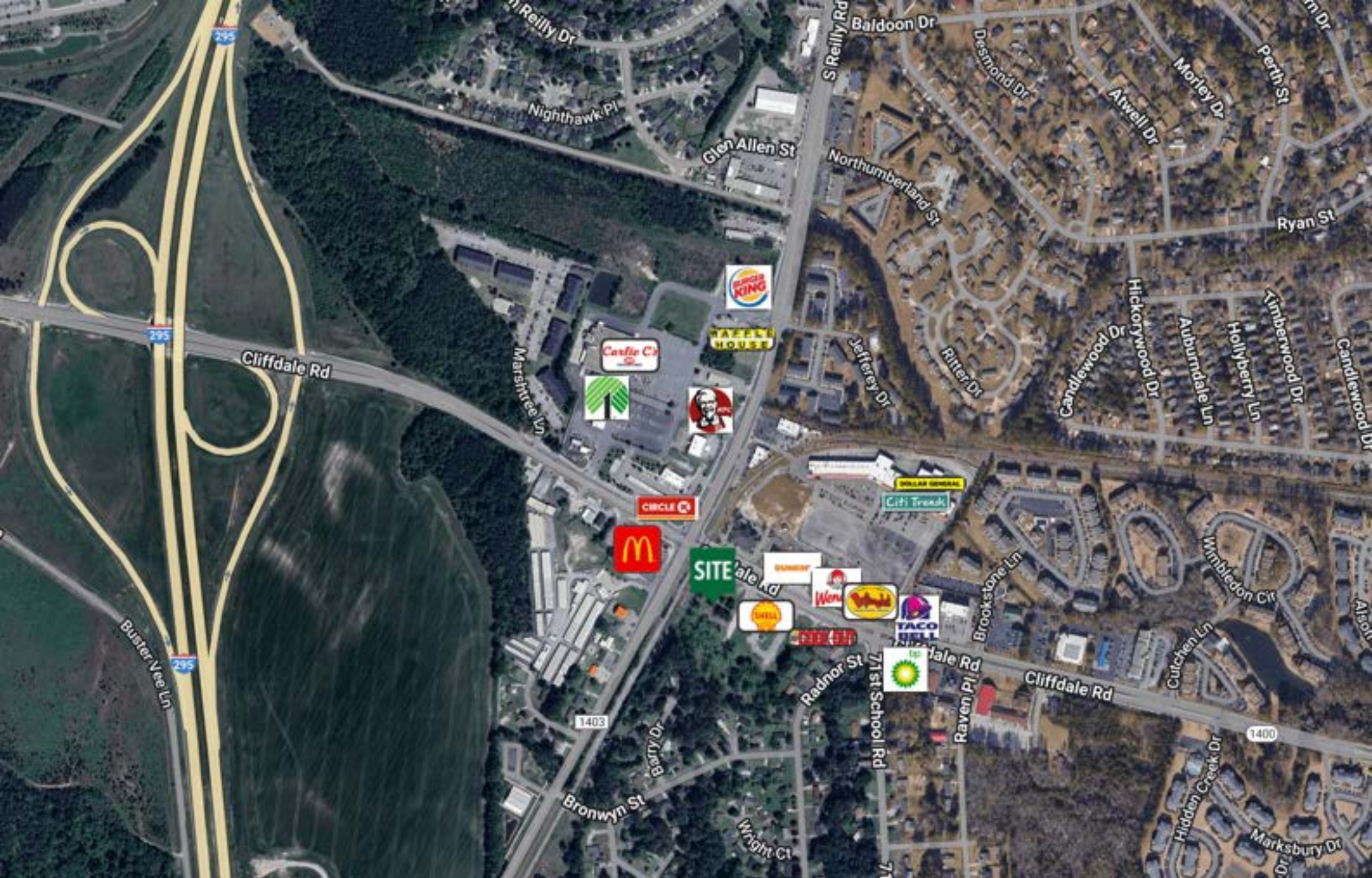
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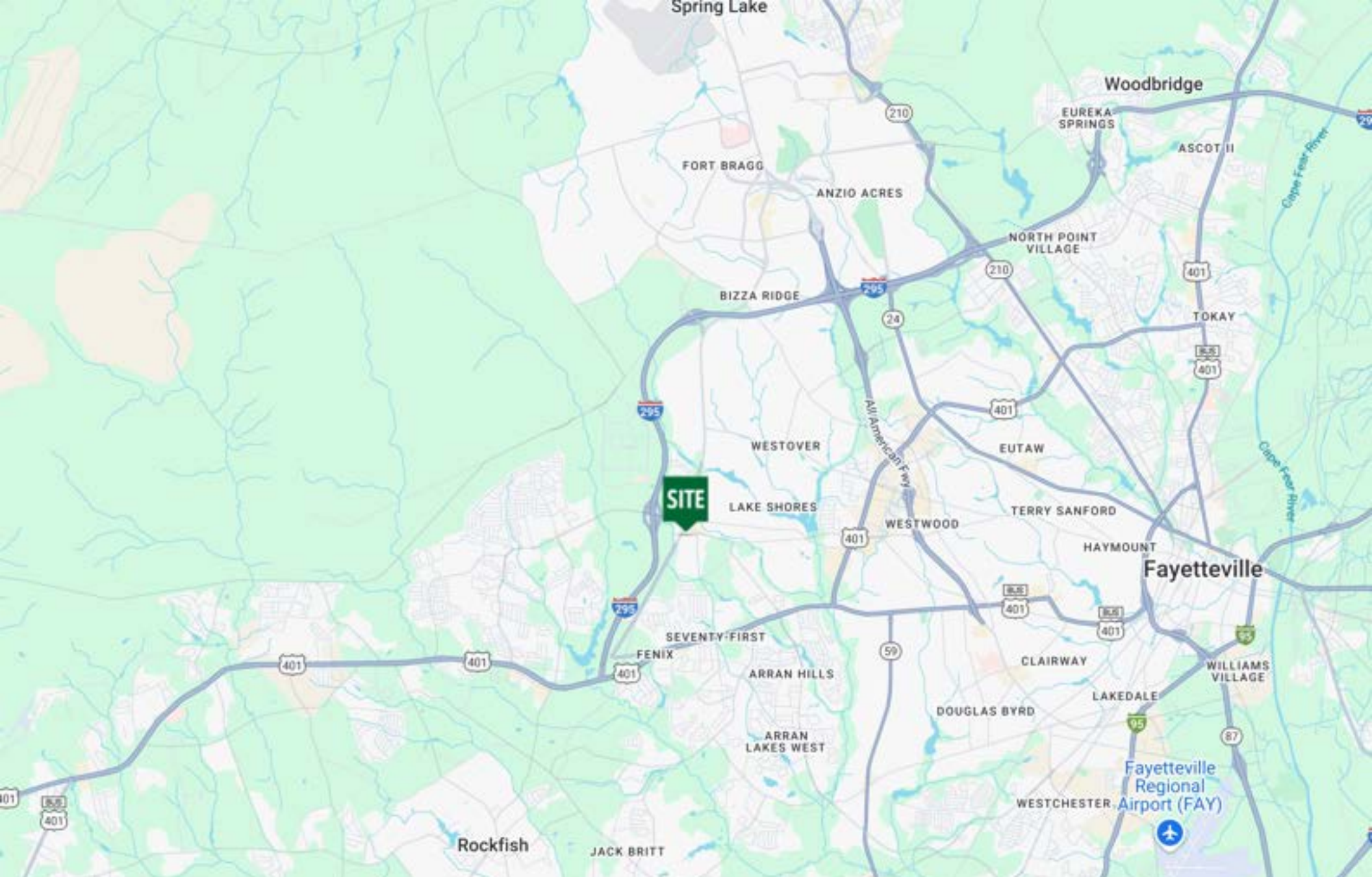
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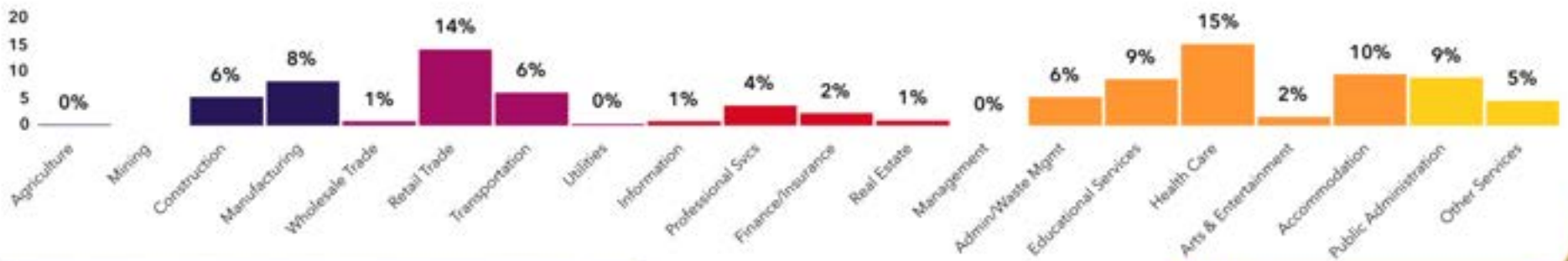
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62,620
Total Population



Population



48,966
Daytime Population

\$56,335
Median HH Income



Income



\$32,359
Per Capita Income

26,411
Total Households



Housing



29,103
Total Housing Units

\$182,564
Median Home Value



Homes



45.8%
Home Ownership

33.2
Median Age



People



Bright Young Professionals
Tapestry Segment

Demographics

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



5%
No HS Diploma



27%
HS Graduate



39%
Some College



29%
Degree or Higher

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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.*

 X **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