

LAND FOR SALE

2514  
Southern  
Ave

Fayetteville, NC 28306

**9,800 DAILY TRAFFIC**

**2.25 ACRES**  
(ZONED SF6)

**30,000 DAILY TRAFFIC**

*for more information*

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**Grant - Murray**

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



**9,800 DAILY TRAFFIC**

**2.25 ACRES**  
**(ZONED SF6)**

**30,000 DAILY TRAFFIC**

## PROPERTY OVERVIEW

**Sale Price:** \$599,000  
**Lot Size:** 2.25 Acres  
**Zoning:** SF6  
**Daily Traffic Count:** 30,000 & 9,800

## property description

Redevelopment Opportunity | 2.25 Acres with Dual Road Frontage | High Traffic Counts

Prime infill redevelopment opportunity located at 2514 Southern Ave in a rapidly growing corridor. This ±2.25-acre site offers exceptional visibility and access with frontage on two heavily traveled roads, making it ideal for investors, developers, or users seeking a strategic location near major Fayetteville traffic arteries.

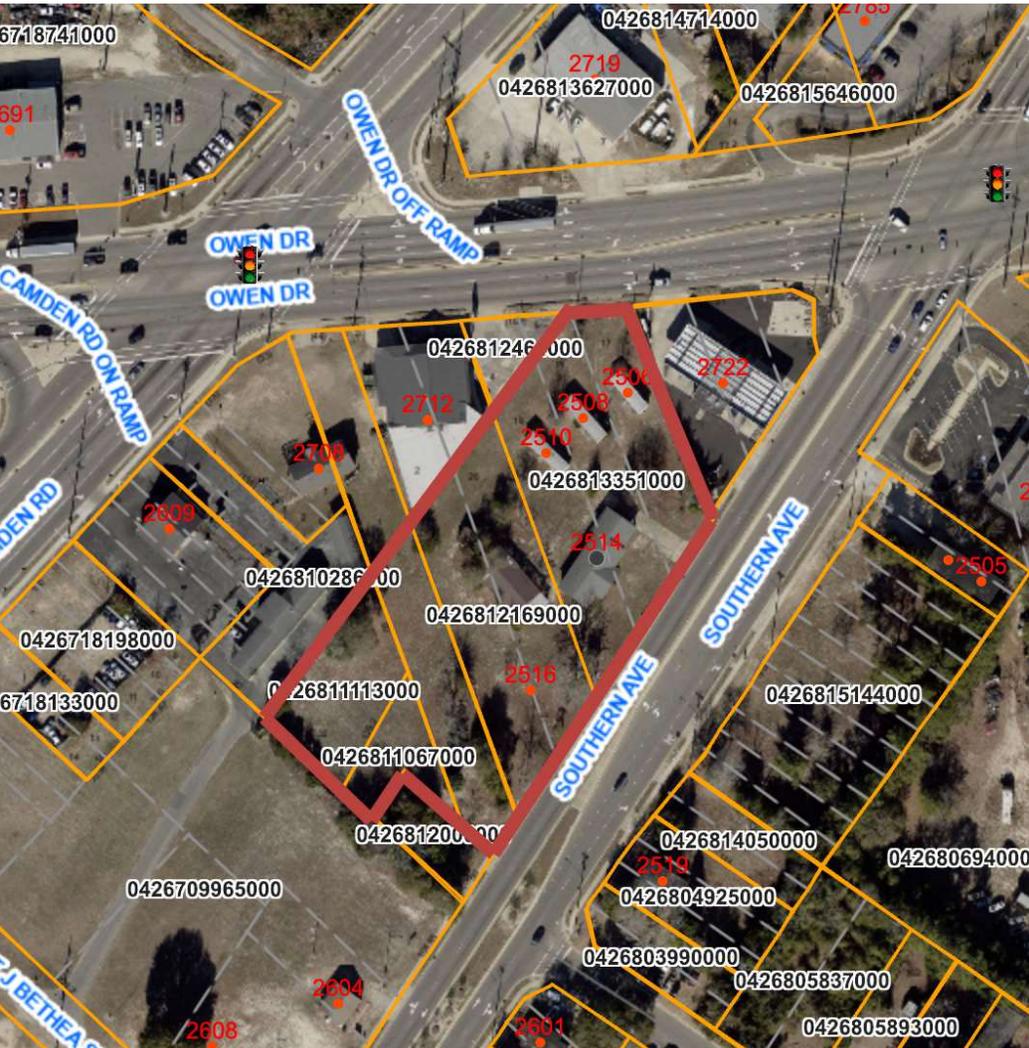
The property features ±55 feet of frontage on Owen Drive with approximately 30,000 vehicles per day, along with an impressive ±363.87 feet of frontage on Southern Ave with 9,800 vehicles per day. Positioned just moments from the signalized intersections of Owen Drive with Southern Ave and Camden Road, the site benefits from strong traffic flow, excellent connectivity, and convenient access to surrounding residential and commercial growth.

Currently zoned SF-6, the parcel includes an existing ±1,711 SF single-family home and three mobile homes, all with utility access in place, providing immediate income potential or flexibility during planning and redevelopment.

This highly visible infill tract presents a rare opportunity to assemble a well-located site suitable for residential redevelopment, small mixed-use concepts, or long-

2514 Southern Ave  
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ZONING

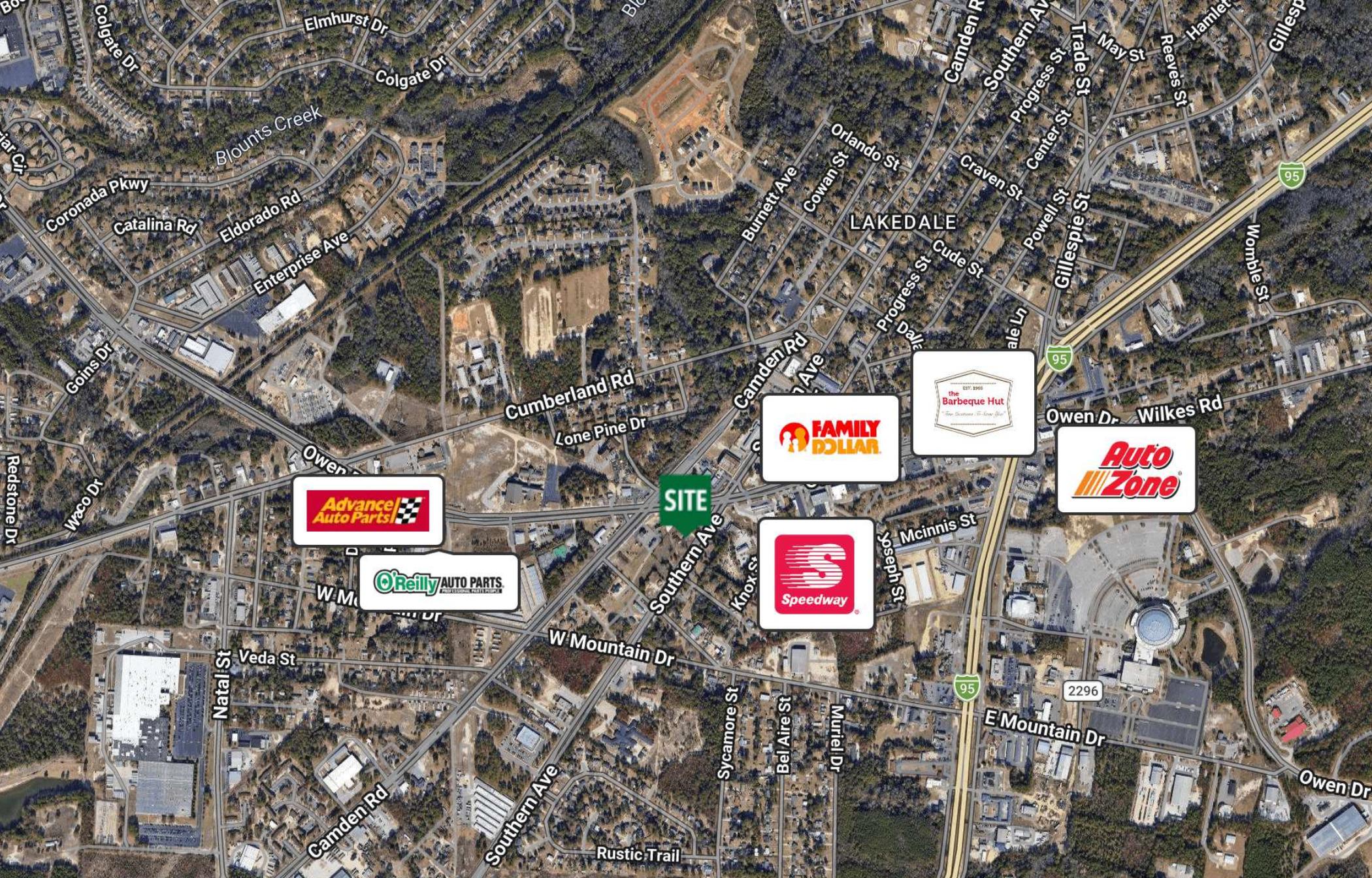


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Maxar Technologies