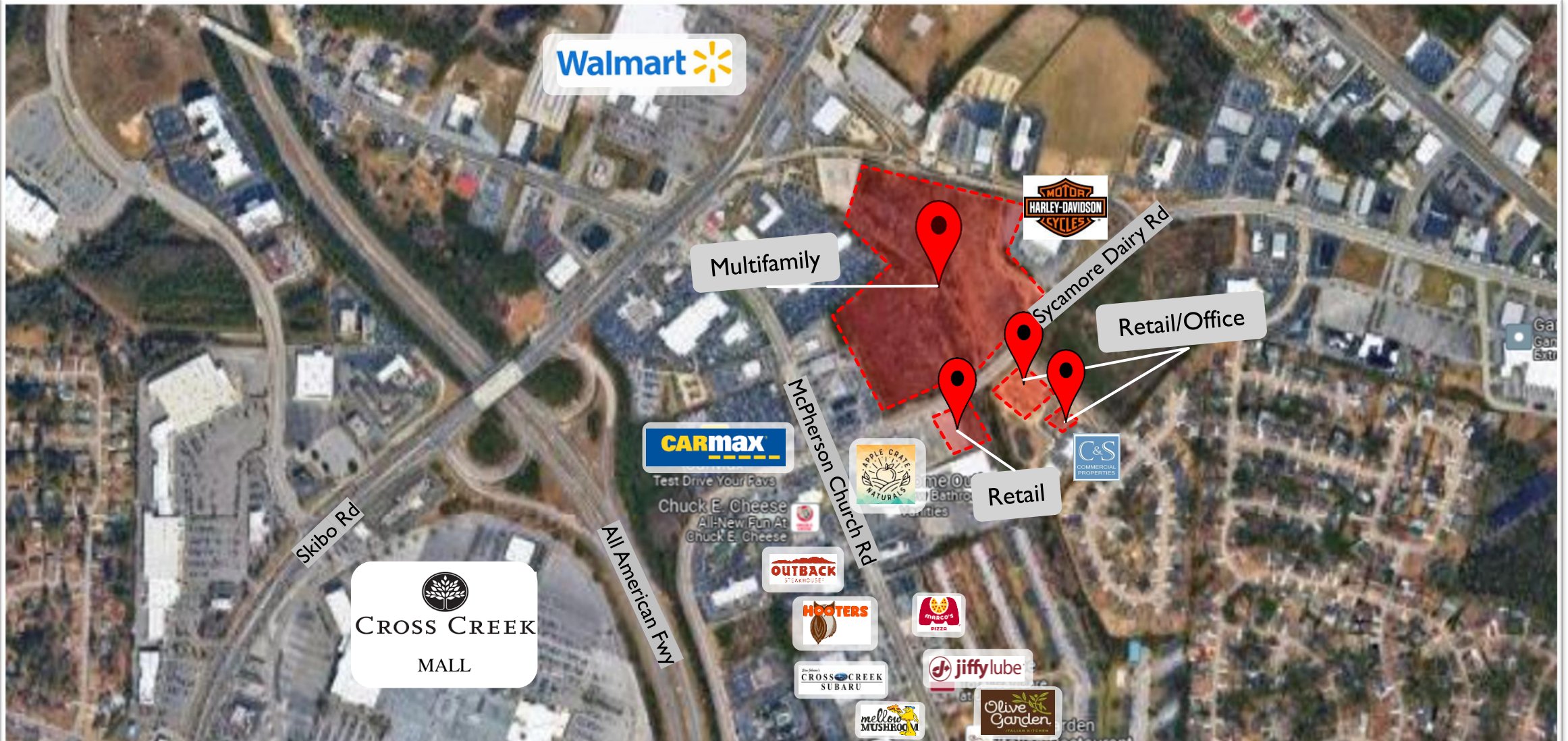


# SYCAMORE DAIRY MIXED-USE DEVELOPMENT

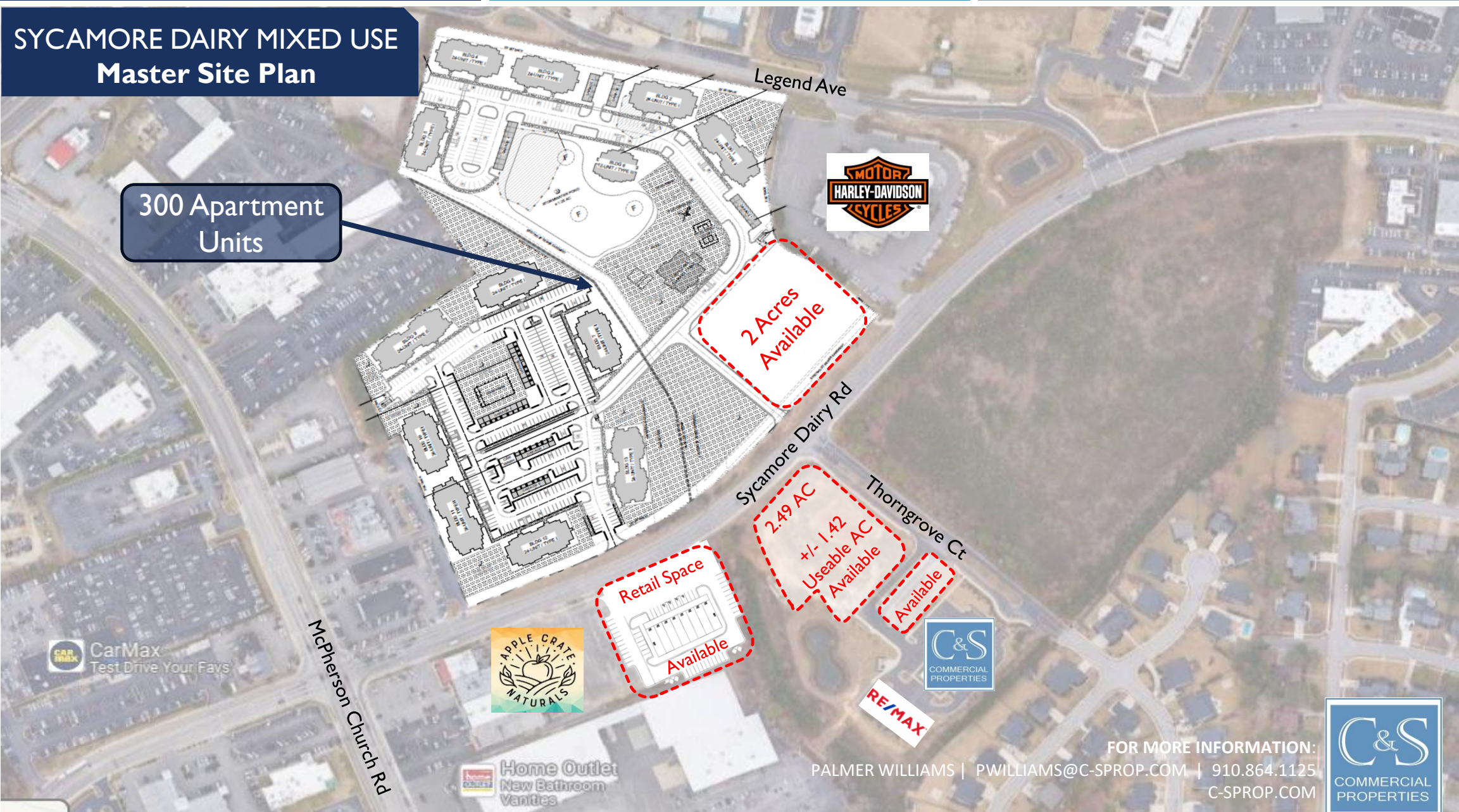
Fayetteville, NC 28303





# SYCAMORE DAIRY MIXED USE Master Site Plan

300 Apartment Units



Legend Ave



2 Acres Available

Sycamore Dairy Rd

Thorngrove Ct

2.49 AC  
+/- 1.42 Useable AC Available

Retail Space Available

Available



McPherson Church Rd



FOR MORE INFORMATION:  
PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125  
C-SPROP.COM







**LEGEND**

- PROPERTY LINE
- LOT LINE
- EXISTING CONTOUR LINE
- RIGHT OF WAY LINE
- SEWER
- WATER LINE
- PROPOSED SETBACKS
- PROPOSED DRIVE LINES
- STREETLIGHT
- ROLLOUT CURBSTOP
- SANITARY SEWER MANHOLE
- FIRE HYDRANT ASSEMBLY
- WATER VALVES/APURTANCES
- BUILDING HATCH
- CONCRETE PAVEMENT

**OPEN SPACE KEY**

- RECREATION SPACE: 4.88 AC
- STORM WATER PONDS: 1.25 AC
- REQUIRED OPEN SPACE: 4.34 AC
- TOTAL REQUIRED OPEN SPACE: 12.17 AC
- PROVIDED OPEN SPACE: 8.13 AC

**SITE DATA**  
DEVELOPER: 3919 Sycamore Dairy Rd, Fayetteville, NC 28303

**OVERALL SITE COMPOSED OF 2 PARCELS**

**PARCEL 1**  
SITE ACRES: 4.88 AC

**PARCEL 2**  
SITE ACRES: 7.32 AC

**TREE PROTECTION INFORMATION**

**PROTECTIVE FENCING**

**STREET LIGHT NOTES**

**OPEN SPACE NOTES**

**DIMENSIONAL REQUIREMENTS**

**DEVELOPMENT DATA**

**PARKING DATA**

**LANDSCAPE REQUIREMENTS**

**FIRE DEPARTMENT REQUIREMENTS**

**SOLID WASTE REQUIREMENTS**

**TRASH COMPACTOR**

**DOG PARK**

**PLAYGROUND**

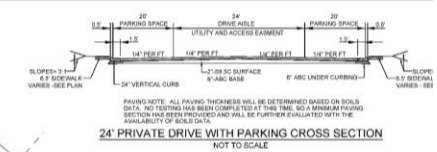
**POOL**

**CLUBHOUSE / CASINO / MAIL**

**TRASH COMPACTOR**

**7-CAR GARAGE WITH CAR WASH**

**30' SETBACK**



# Multifamily Development

**PROPERTY ADDRESS**  
3955 Sycamore Dairy Rd,  
Fayetteville, NC 28303

**PROPOSED OFFERING**  
300 Apartment Units

Amenities such as clubhouse, pool, garages, dog parks, playground and pickleball

**Additional 2 Acres Available**  
with frontage on Sycamore Dairy Rd, positioned well for any commercial use

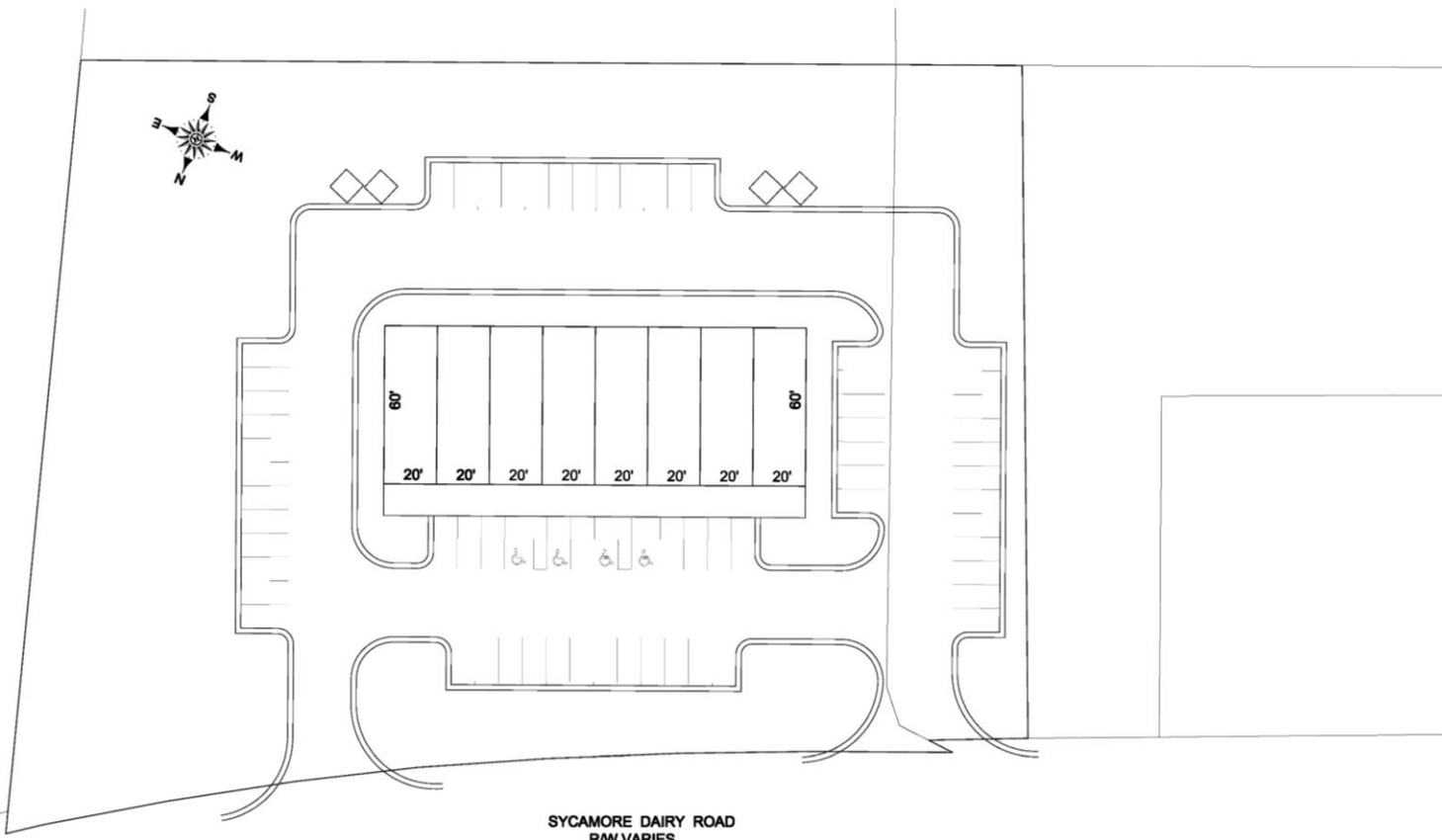
**FOR MORE INFORMATION:**  
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- NOTES**
- BOUNDARY LINES SHOWN ARE FROM CUMBERLAND COUNTY GIS AND HAVE NOT BEEN SURVEYED.
  - EASEMENTS LOCATIONS ARE APPROXIMATE.
  - PARCEL PIN: 0418-42-4658
  - ACREAGE: 2.29±
  - ZONING: CC
  - PROPOSED BUILDING: 8 UNITS (80'x20', 1,200 SF), 9,600 SF TOTAL.

- PARKING**
- PROPOSED 9,600 SF COMMERCIAL/RETAIL SPACE
  - PARKING REQUIRED: 9,600 SF @ 1 PER 300 SF = 32 SPACES
  - PARKING PROPOSED: 67 SPACES INCLUDING 4 ACCESSIBLE SPACES (2 CARS, 2 VANS)
  - PARKING REQUIREMENTS COULD INCREASE BASED ON ANTICIPATED USES.



**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

REVISIONS

**SKETCH PLAN  
SYCAMORE COMMERCIAL**

ENGINEERING - SURVEYING - DESIGNING - DRAFTING  
**Larry King & Associates, R.L.S., P.A.**  
 P.O. Box 53787  
 13333 Monroeton Blvd., Suite 201  
 NC 27616

# Retail Development

## PROPERTY ADDRESS

0 Sycamore Dairy Rd, Fayetteville, NC 28303

## AVAILABLE

+/- 2.29 AC

## ZONING

CC

## PROPOSED OFFERING

9,600 SF Commercial/Retail Space  
 8 Units (80'x20', 1,200 SF)

## PROPOSED PARKING

67 Spaces

**FOR MORE INFORMATION:**

PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125

C-SPROP.COM







# Retail/Office Development

## PROPERTY ADDRESS

2731 Thorngrove Ct, Fayetteville, NC  
28303

## AVAILABLE

+/- 2.49 AC (+/- 1.42 Useable AC)

&

4000 SF Build to Suit Proposed Office

## ZONING

LC

Retail/Office  
Available

4,000 SF Build to Suit Office  
Available

FOR MORE INFORMATION:

PALMER WILLIAMS | [PWILLIAMS@C-SPROP.COM](mailto:PWILLIAMS@C-SPROP.COM) | 910.864.1125

[C-SPROP.COM](http://C-SPROP.COM)

