

RETAIL PROPERTY FOR SALE

Redevelopment Opportunity 1.23 AC

3406 Raeford Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:	\$1,292,500
Lot Size:	1.23 Acres
Year Built:	1963
Building Size:	10,953 SF
Renovated:	1963
Zoning:	LC
Price / SF:	\$118.00
Submarket:	Raeford Rd Corridor
Traffic Count:	33,000

property description

Located at 3406 Raeford Rd, Fayetteville, NC, this 1.23-acre property offers an exceptional opportunity for redevelopment. With 190 feet of prime frontage along Raeford Rd, which sees 33,000 vehicles daily, the site is ideal for new commercial projects, especially in the quick-service restaurant (QSR) sector. While the current 10,953-square-foot structure, built in 1963, has been used as a restaurant, its age and condition make the property more suitable for a fresh start. Zoned Limited Commercial (LC), the site allows for a wide variety of commercial applications, including drive-through restaurants. Investors and developers can capitalize on the high-traffic location and flexible zoning to create a modern and profitable commercial space. The property is listed for \$1,292,500, reflecting its redevelopment potential in one of Fayetteville's busiest corridors.

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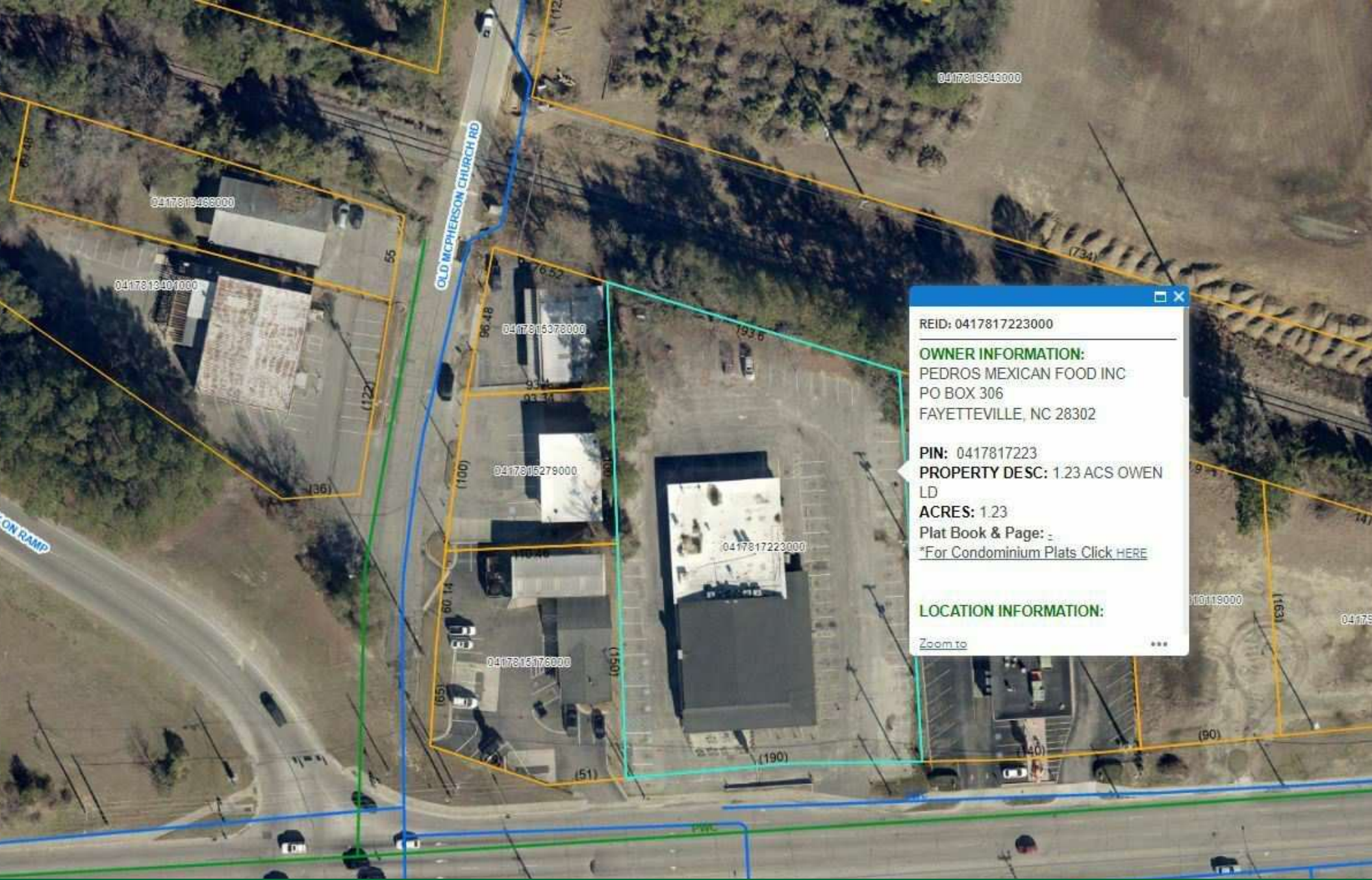
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REID: 0417817223000

OWNER INFORMATION:
 PEDROS MEXICAN FOOD INC
 PO BOX 306
 FAYETTEVILLE, NC 28302

PIN: 0417817223
PROPERTY DESC: 1.23 ACS OWEN LD
ACRES: 1.23
Plat Book & Page: -
 *For Condominium Plats Click [HERE](#)

LOCATION INFORMATION:

Zoom to ...

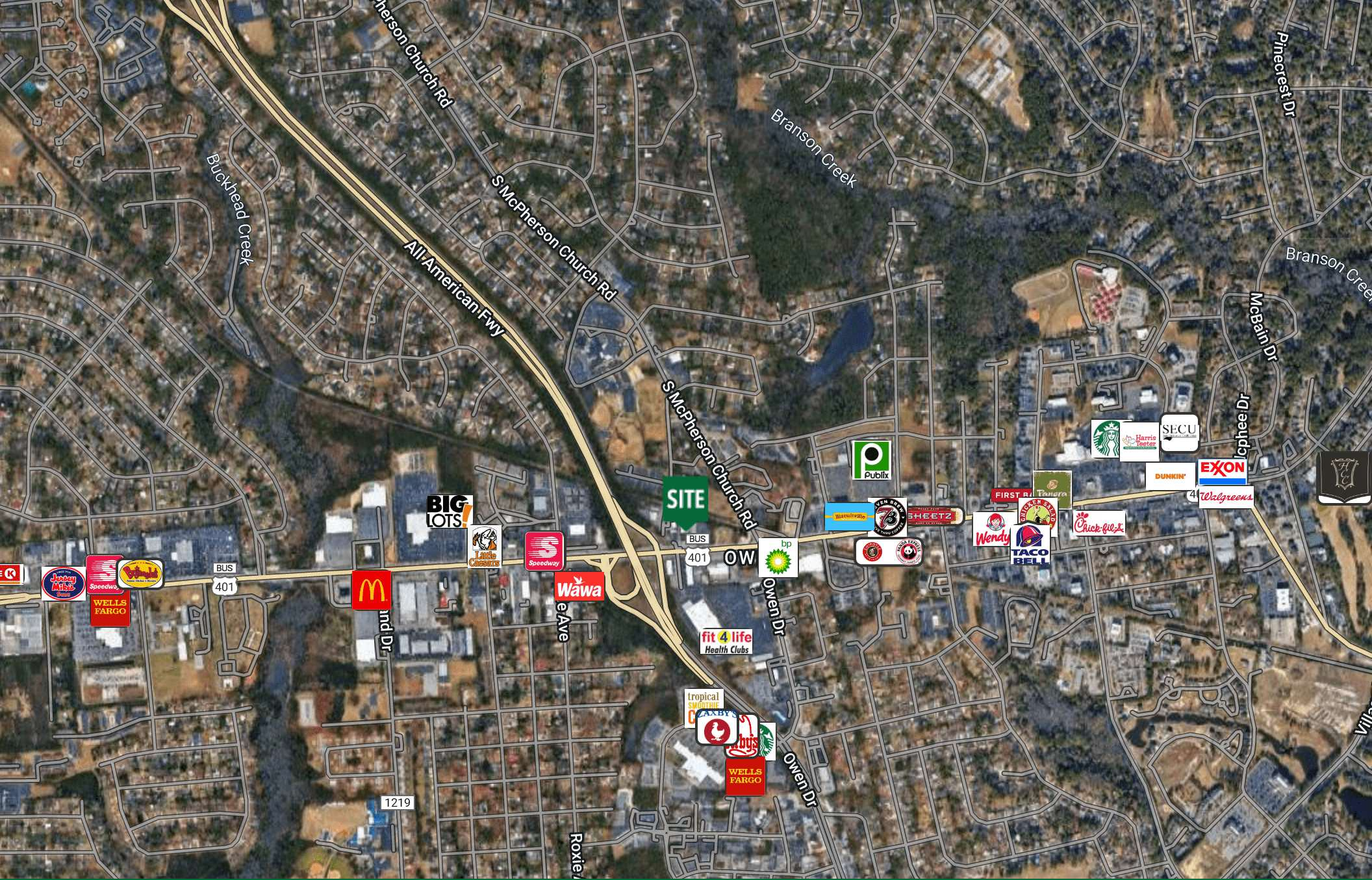
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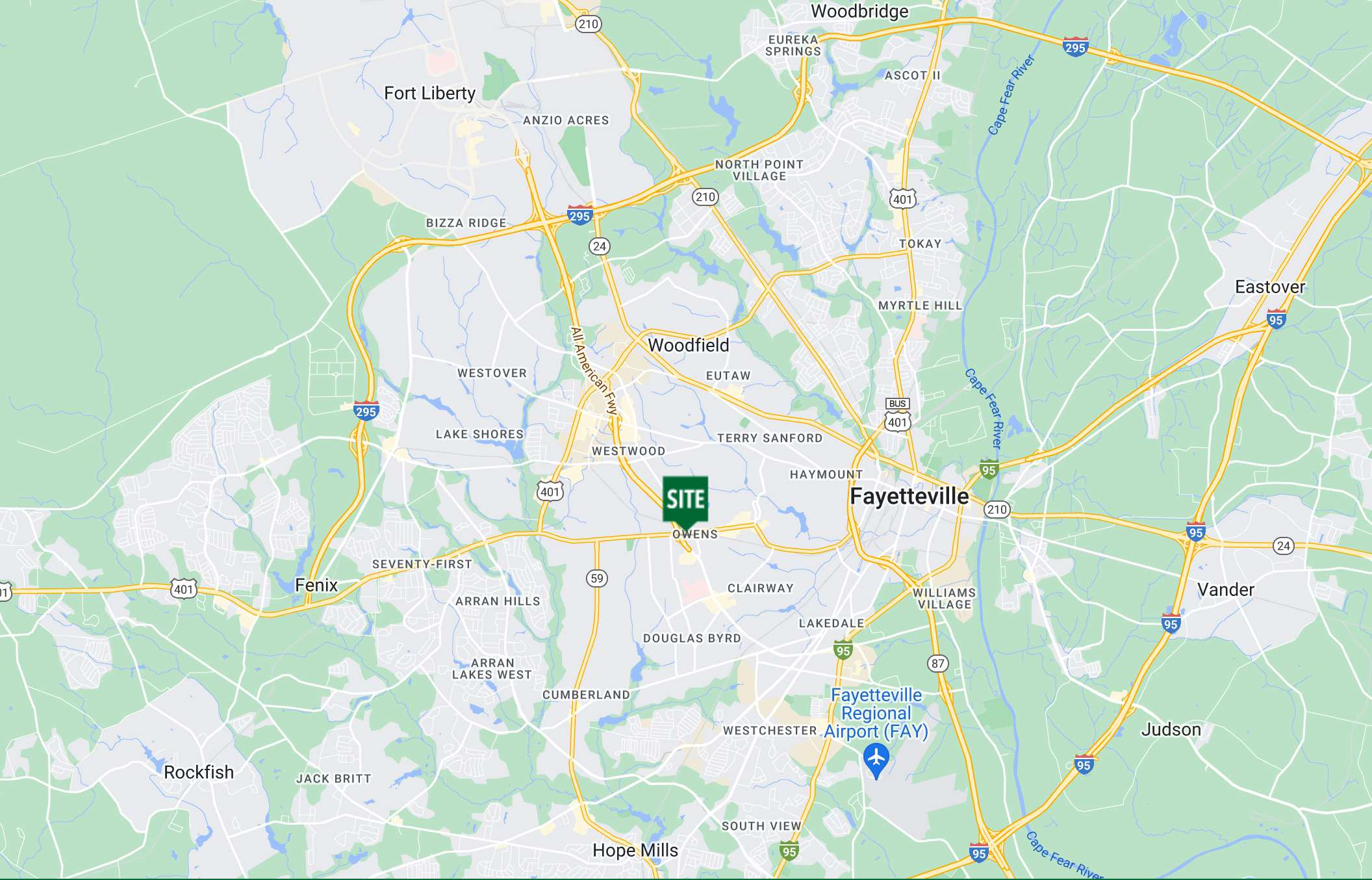
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Maxar Technologies



for more information

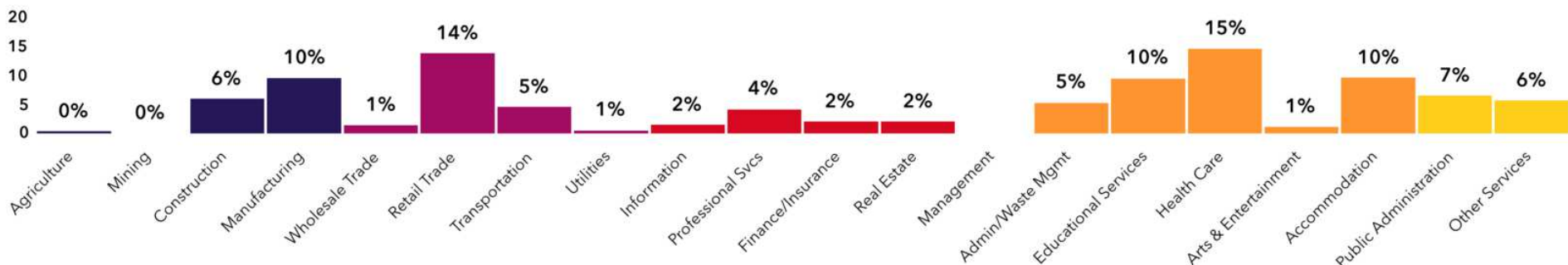
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59,332
Total Population



Population

92,359
Daytime Population



\$55,170
Median HH Income



Income

\$35,457
Per Capita Income



26,165
Total Households



Housing

29,010
Total Housing Units



\$202,406
Median Home Value



Homes

50.3%
Home Ownership



38.2
Median Age



People

Old and Newcomers
Tapestry Segment



Demographics

3406 Raeford Road, Fayetteville, North Carolina, 28303



8%

No HS Diploma



26%

HS Graduate



34%

Some College



32%

Degree or Higher

for more information

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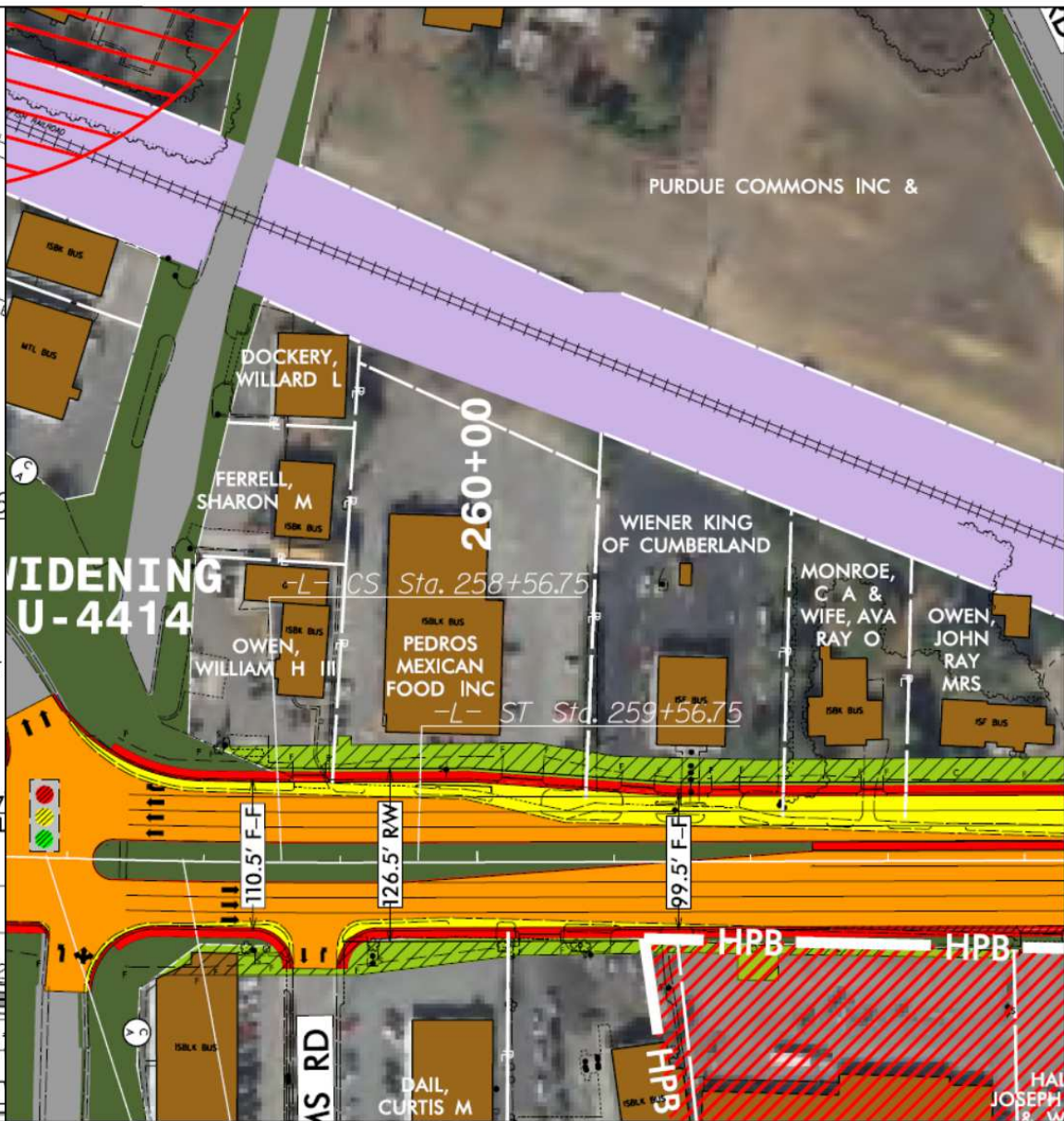
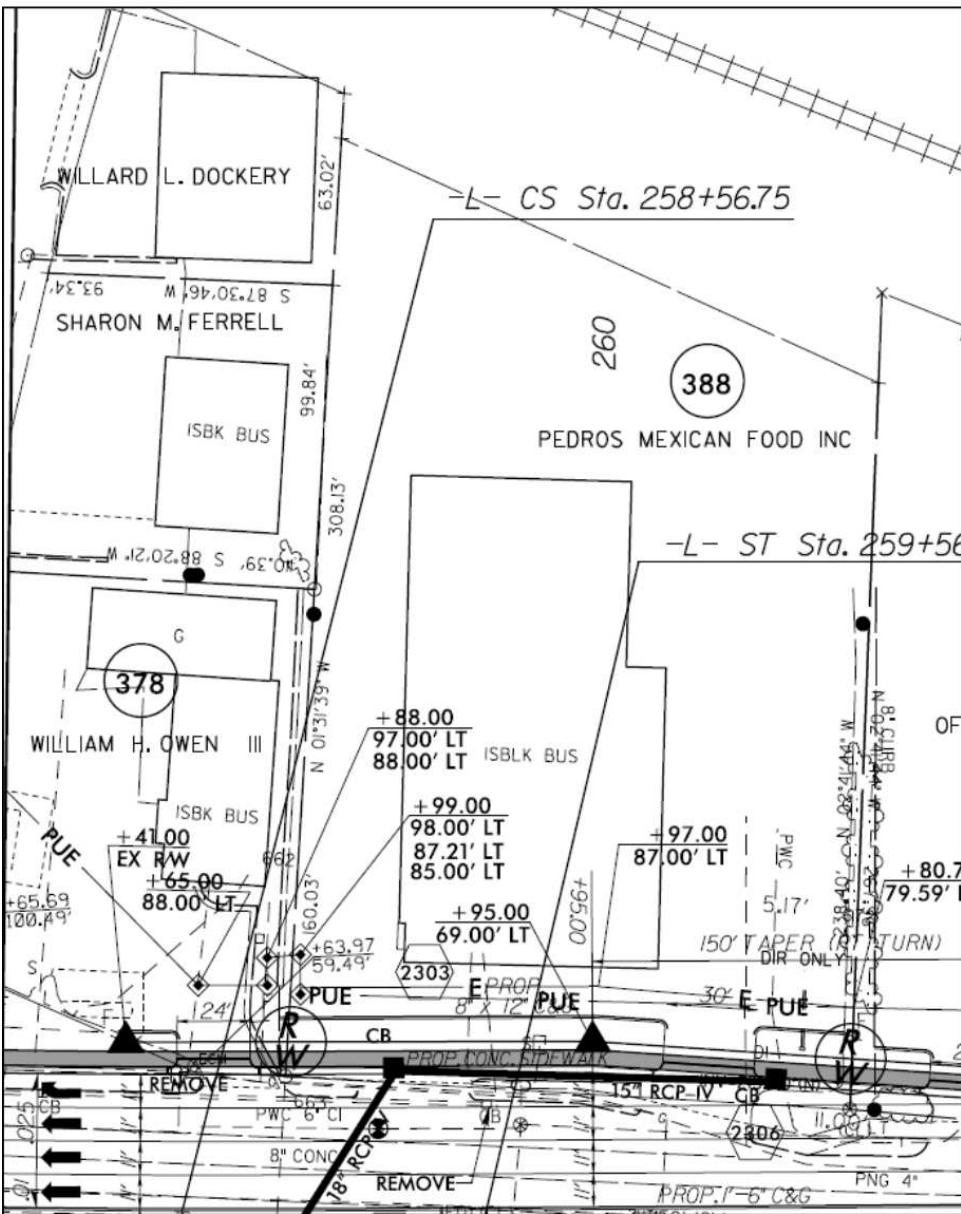
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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Disclosure: NCDOT U4405 Widening and Median Project



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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