

LAND FOR SALE

1234

Ramsey
Street

Fayetteville, NC 28301



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist
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NEIL GRANT

Principal / Broker
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REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$350,000
Lot Size:	2.22 Acres
Traffic:	40K Daily
Zoning:	CC

property description

Located along a high-traffic corridor with 40,000 vehicles passing daily, this 2.22-acre commercial parcel offers exceptional exposure and accessibility. The site shares an entrance and access with Dollar General, ensuring a steady flow of consumers and seamless ingress and egress. An existing stormwater pond is in place, and city water and sewer are already at the site simplifying development and reducing upfront costs. Zoned CC Commercial, the property allows for a variety of retail, office, or service-based uses. Directly across from the Cumberland County Department of Social Services, the site benefits from a constant influx of visitors and employees, as well as close proximity to Fayetteville State University with 7,000+ Students further enhancing its commercial potential.

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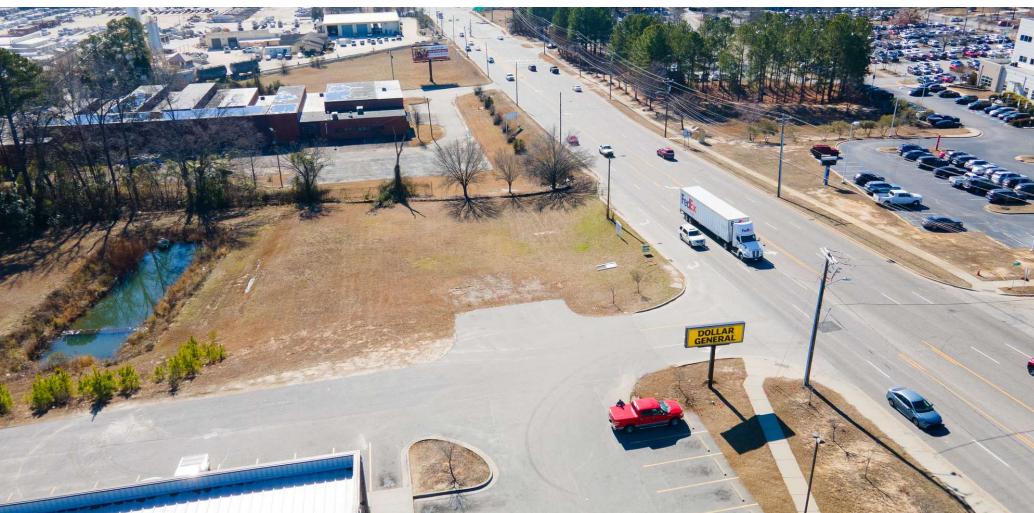


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150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

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ADDITIONAL PHOTOS



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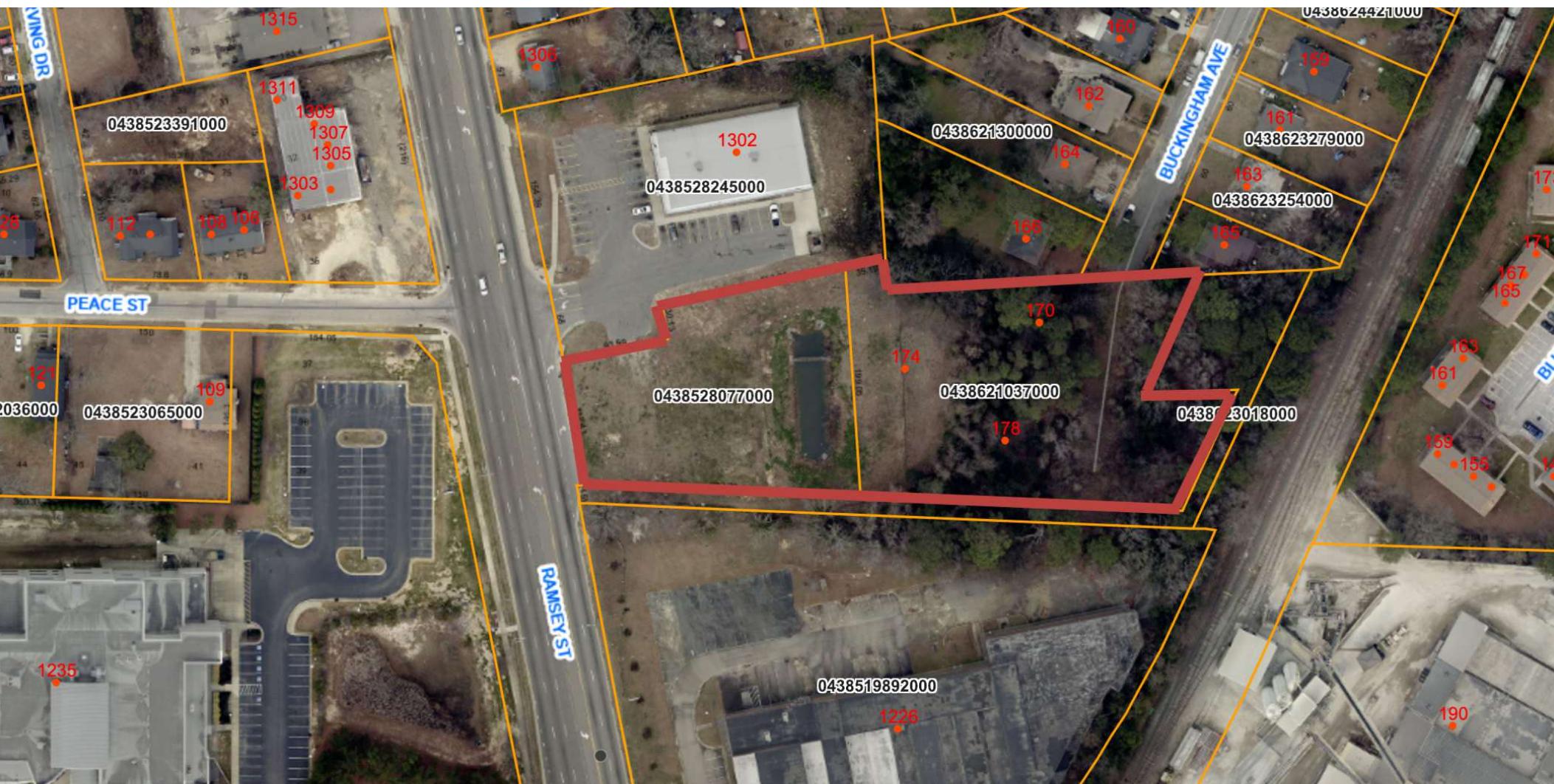
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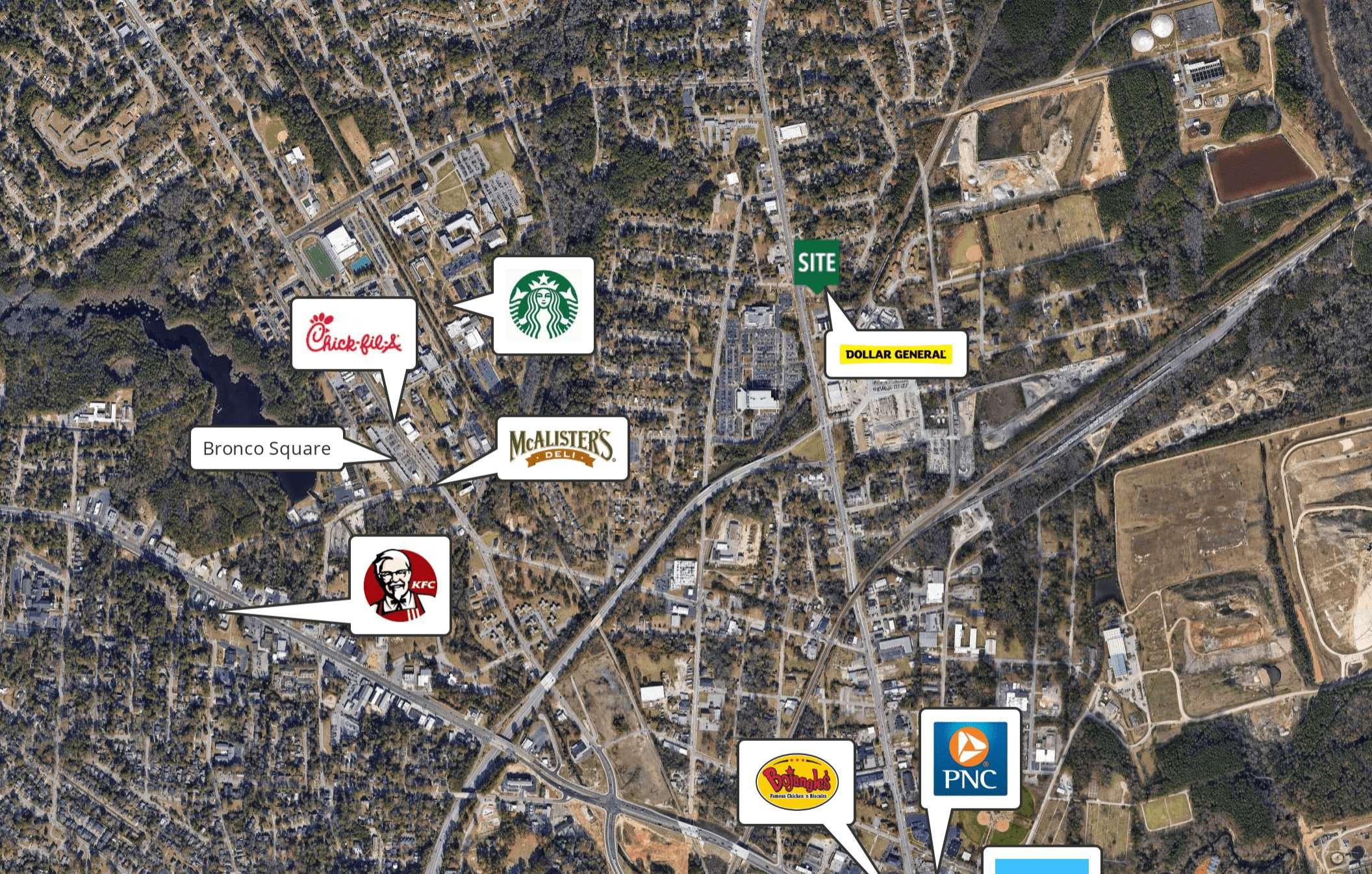
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,408	39,601	91,539
2024 Estimate	5,300	39,211	91,268
2020 Census	4,698	36,917	89,278
Growth 2024 - 2029	2.04%	0.99%	0.30%
Growth 2020 - 2024	12.81%	6.21%	2.23%
2024 Population by Hispanic Origin	373	3,078	8,615
2024 Population	5,300	39,211	91,268
White	649 12.25%	13,001 33.16%	34,187 37.46%
Black	4,100 77.36%	20,982 53.51%	42,297 46.34%
Am. Indian & Alaskan	48 0.91%	383 0.98%	996 1.09%
Asian	23 0.43%	487 1.24%	2,072 2.27%
Hawaiian & Pacific Island	10 0.19%	82 0.21%	247 0.27%
Other	470 8.87%	4,275 10.90%	11,469 12.57%
U.S. Armed Forces	90	1,404	3,700
Households			
2029 Projection	2,008	16,800	39,237
2024 Estimate	1,966	16,635	39,129
2020 Census	1,736	15,686	38,374
Growth 2024 - 2029	2.14%	0.99%	0.28%
Growth 2020 - 2024	13.25%	6.05%	1.97%
Owner Occupied	624 31.74%	7,394 44.45%	17,965 45.91%
Renter Occupied	1,341 68.21%	9,241 55.55%	21,164 54.09%
2024 Households by HH Income	1,966	16,634	39,130
Income: <\$25,000	1,057 53.76%	5,600 33.67%	11,840 30.26%
Income: \$25,000 - \$50,000	454 23.09%	3,884 23.35%	9,174 23.44%
Income: \$50,000 - \$75,000	248 12.61%	2,721 16.36%	6,834 17.46%
Income: \$75,000 - \$100,000	109 5.54%	1,838 11.05%	4,517 11.54%
Income: \$100,000 - \$125,000	74 3.76%	1,168 7.02%	2,980 7.62%
Income: \$125,000 - \$150,000	7 0.36%	458 2.75%	1,304 3.33%
Income: \$150,000 - \$200,000	10 0.51%	382 2.30%	1,126 2.88%
Income: \$200,000+	7 0.36%	583 3.50%	1,355 3.46%
2024 Avg Household Income	\$34,213	\$59,159	\$62,344
2024 Med Household Income	\$23,237	\$40,311	\$44,572

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