

# LAND FOR SALE

## 0 PONDEROSA ROAD

Cameron, NC 28326



### PROPERTY DESCRIPTION

Over 311 acres of land for sale in fast-growing Harnett County, North Carolina. This property is located within a half-hour drive of Sanford, Lillington, and Fayetteville/Fort Bragg. Fort Bragg is one of the largest military installations in the world.

### PROPERTY HIGHLIGHTS

- ±311.6 acres
- Zoned RA-20R Residential (±273.08 acres) and Conservation (±39.66 acres)
- Future land use Agricultural & Rural Residential
- 6" Harnett County water main on Ponderosa Road
- PIN 9566-05-0741

### OFFERING SUMMARY

**Sale Price:** \$1,650,000 (\$5,295/acre)

**Lot Size:** 311.6 Acres



Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501  
C: 919.576.2501

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

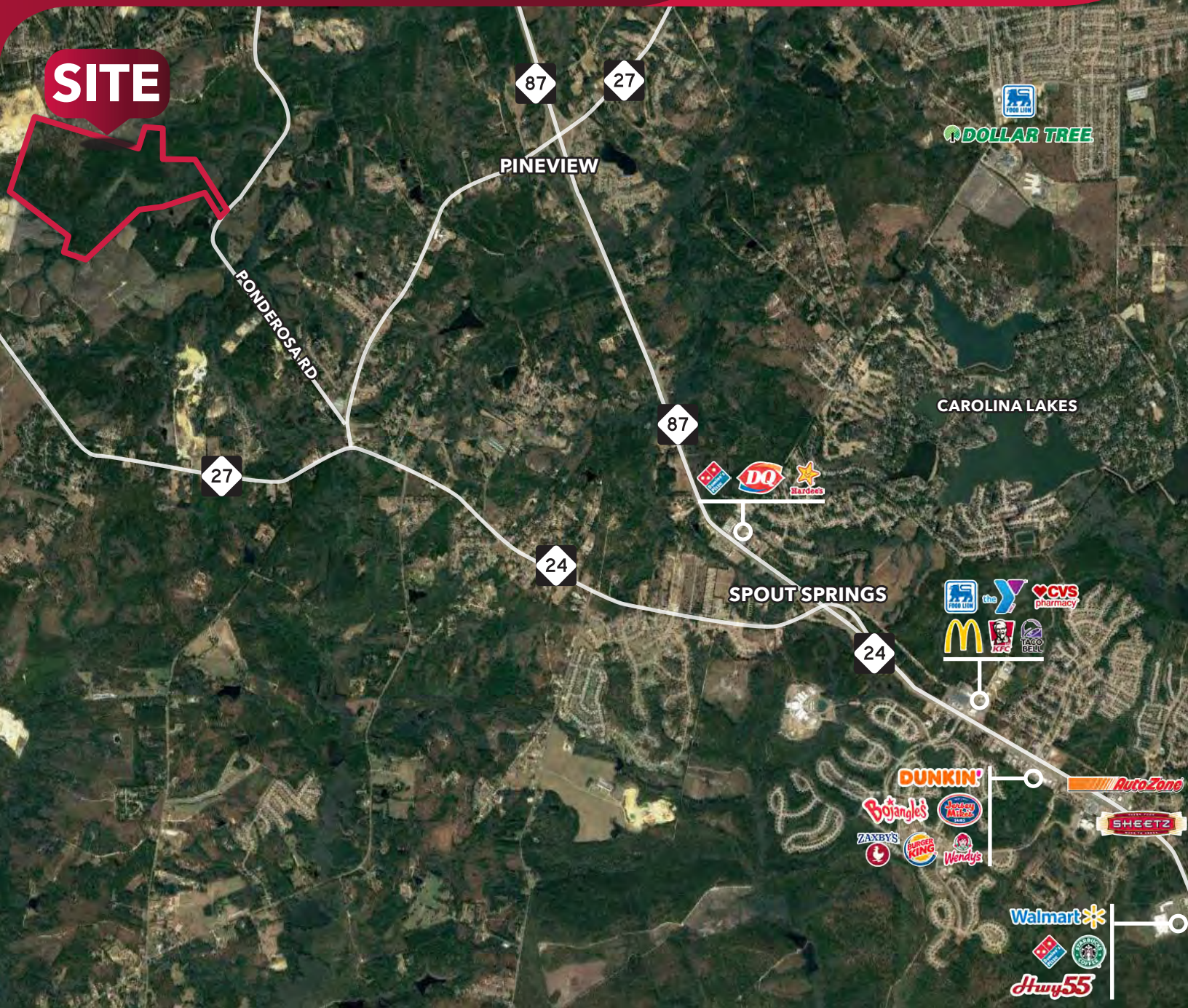


# LAND FOR SALE 0 PONDEROSA ROAD

Cameron, NC 28326



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501  
C: 919.576.2501

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



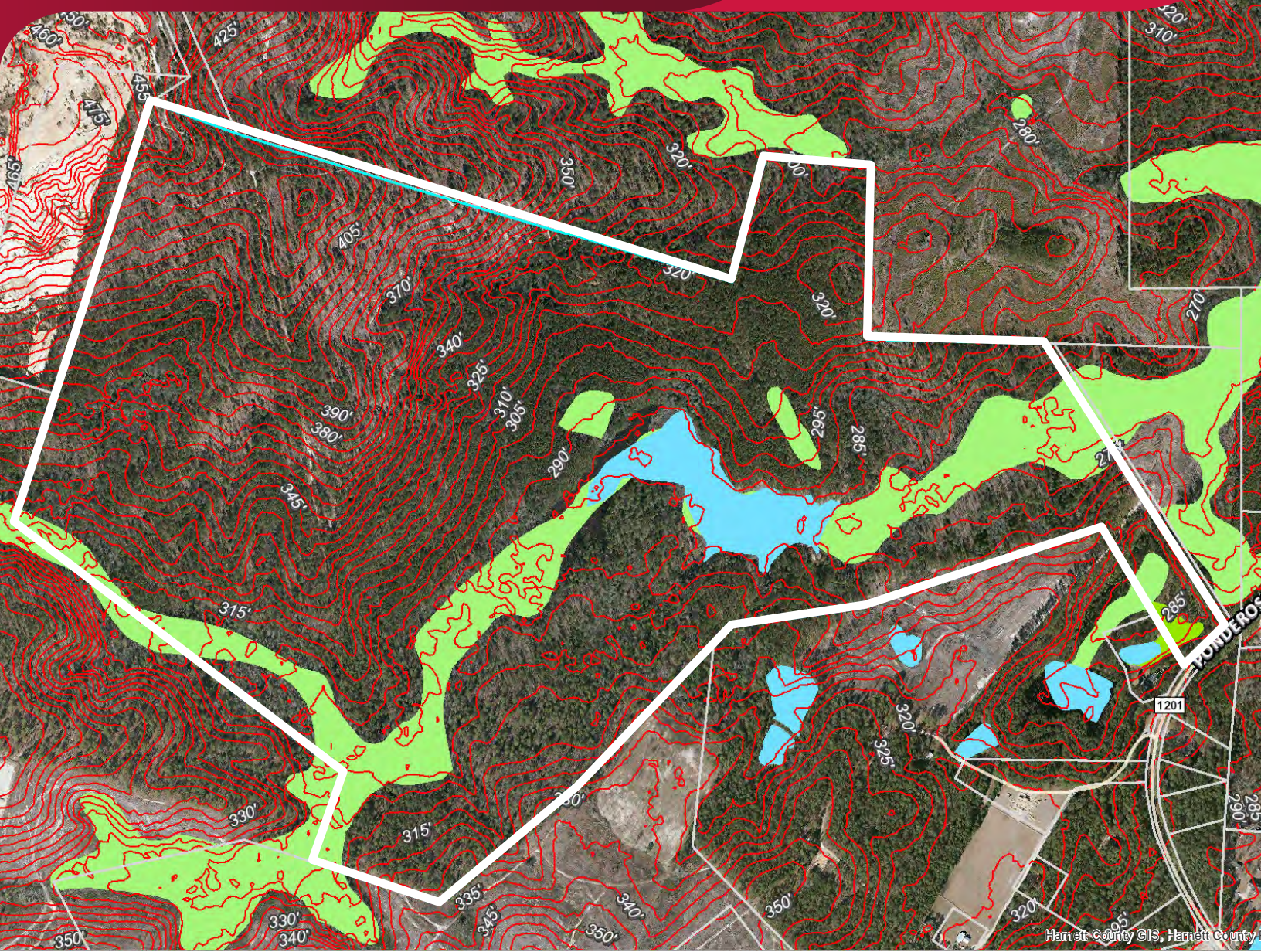
# LAND FOR SALE 0 PONDEROSA ROAD

Cameron, NC 28326



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501  
C: 919.576.2501

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

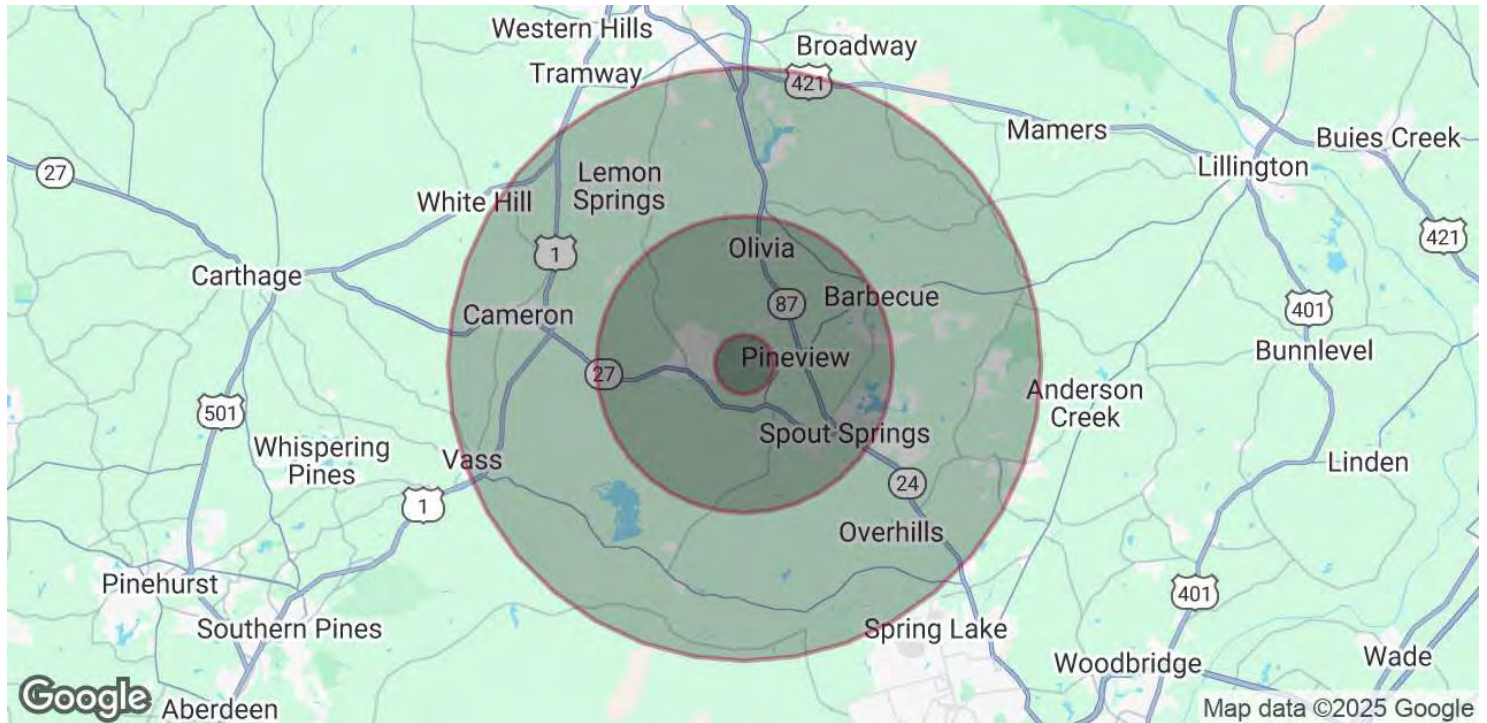


# LAND FOR SALE 0 PONDEROSA ROAD

Cameron, NC 28326



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	513	13,314	53,596
Average Age	34.6	31.5	34.3
Average Age (Male)	26.9	27.7	32.8
Average Age (Female)	37.5	32.9	35.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	186	4,532	19,169
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$51,488	\$51,838	\$54,203
Average House Value		\$141,328	\$163,676

\* Demographic data derived from 2020 ACS - US Census

Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501  
C: 919.576.2501

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.