

LAND FOR SALE

13649 NC-  
210

Spring Lake, NC 28390

**WILL SUBDIVIDE!  
WATER & SEWER ACCESS!**

**30.1 Acres**  
**Zoned Commercial**

**DOLLAR  
GENERAL®**

**2500+ DAILY TRAFFIC**

**13,500 DAILY TRAFFIC**

*for more information*

COREY CROEGAERT

Commercial Broker and Investment Specialist

O: 910.987.2579

C: 910.987.2579

corey.c@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



# WILL SUBDIVIDE - WATER & SEWER ACCESS!

**30.1 Acres**  
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**DOLLAR GENERAL**

**2500+ DAILY TRAFFIC**

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## PROPERTY OVERVIEW

<b>Sale Price:</b>	\$899,000
<b>Lot Size:</b>	30.1 Acres
<b>Zoning:</b>	Highway Commercial
<b>Price / Acre:</b>	\$29,867
<b>Daily Traffic Count:</b>	13,500+

## property description

This 30.1-acre tract offers a rare redevelopment opportunity in one of the region's fastest-growing corridors. Willing to Subdivide and Positioned along NC-210, the site benefits from strong visibility with 13,500+ vehicles per day on NC-210 and an additional 2,500+ vehicles per day along Shady Grove Lane. The property features high-value corner access, enhancing ingress/egress and overall site usability. It is also located directly adjacent to Dollar General, drawing consistent daily traffic and contributing to the site's commercial viability.

With close proximity to Ray Road, the property provides seamless access to surrounding residential communities, established commercial activity, and major commuter routes. Zoned Highway Commercial (HC), the tract supports a wide range of commercial uses, while nearby development trends also make it well-positioned for retail commercial, industrial or residential concepts.

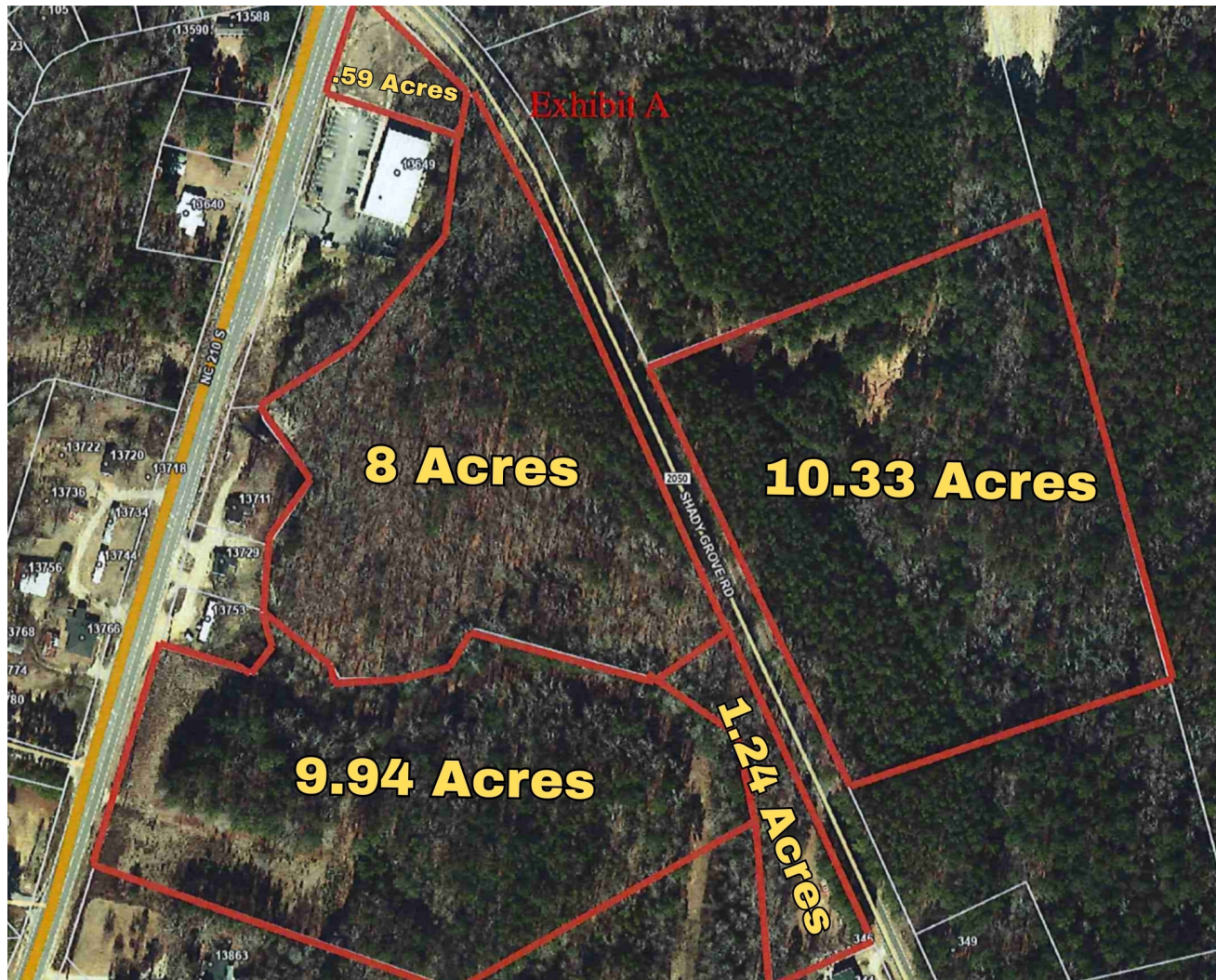
Public water and sewer utilities are available, significantly reducing upfront infrastructure costs and further streamlining development timelines.

With its acreage, corner access, utility availability, and strategic location beside a strong retail anchor, this property presents exceptional potential for retail, service-based commercial, multifamily, townhome, or mixed-use redevelopment. A highly flexible site offering endless opportunities in a rapidly expanding corridor.



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PARCEL BREAKDOWN



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ADDITIONAL PHOTOS



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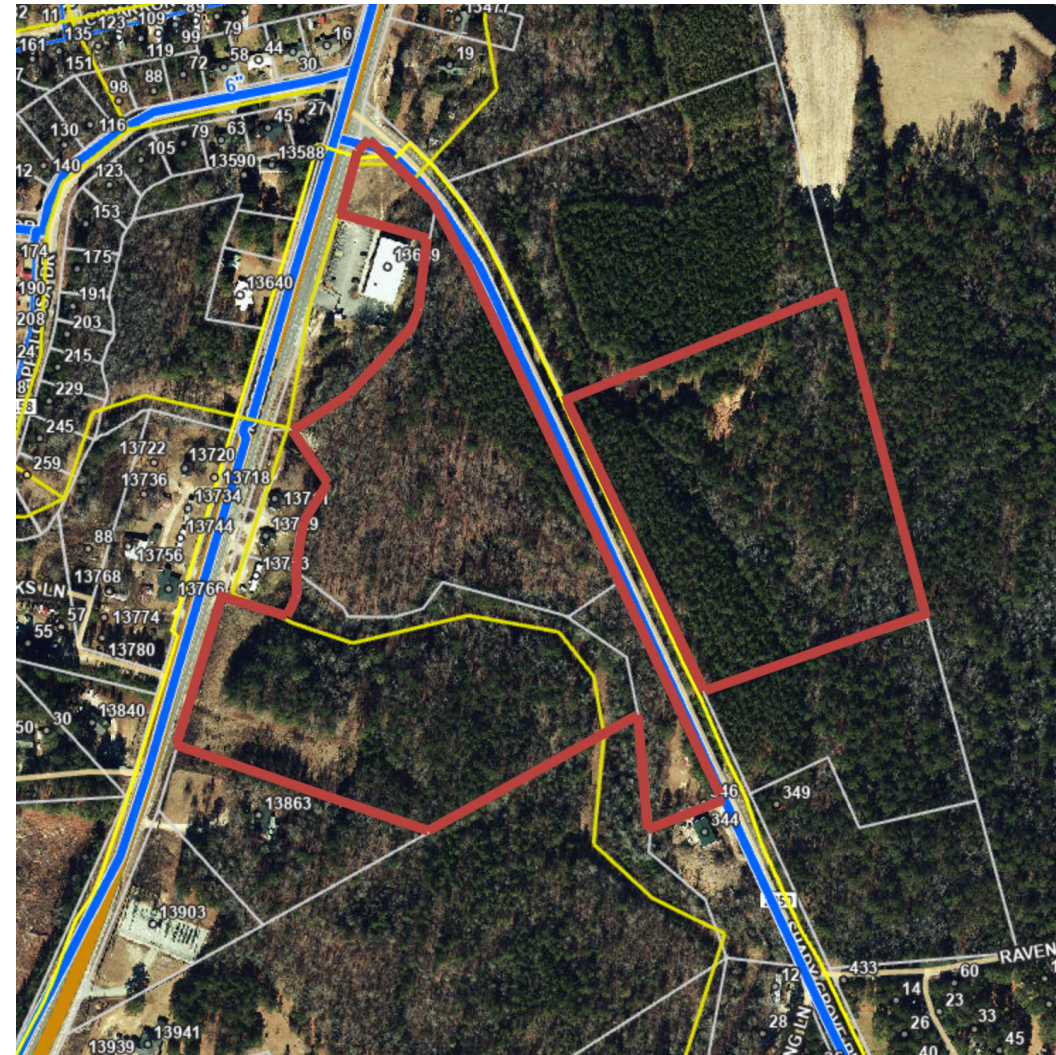
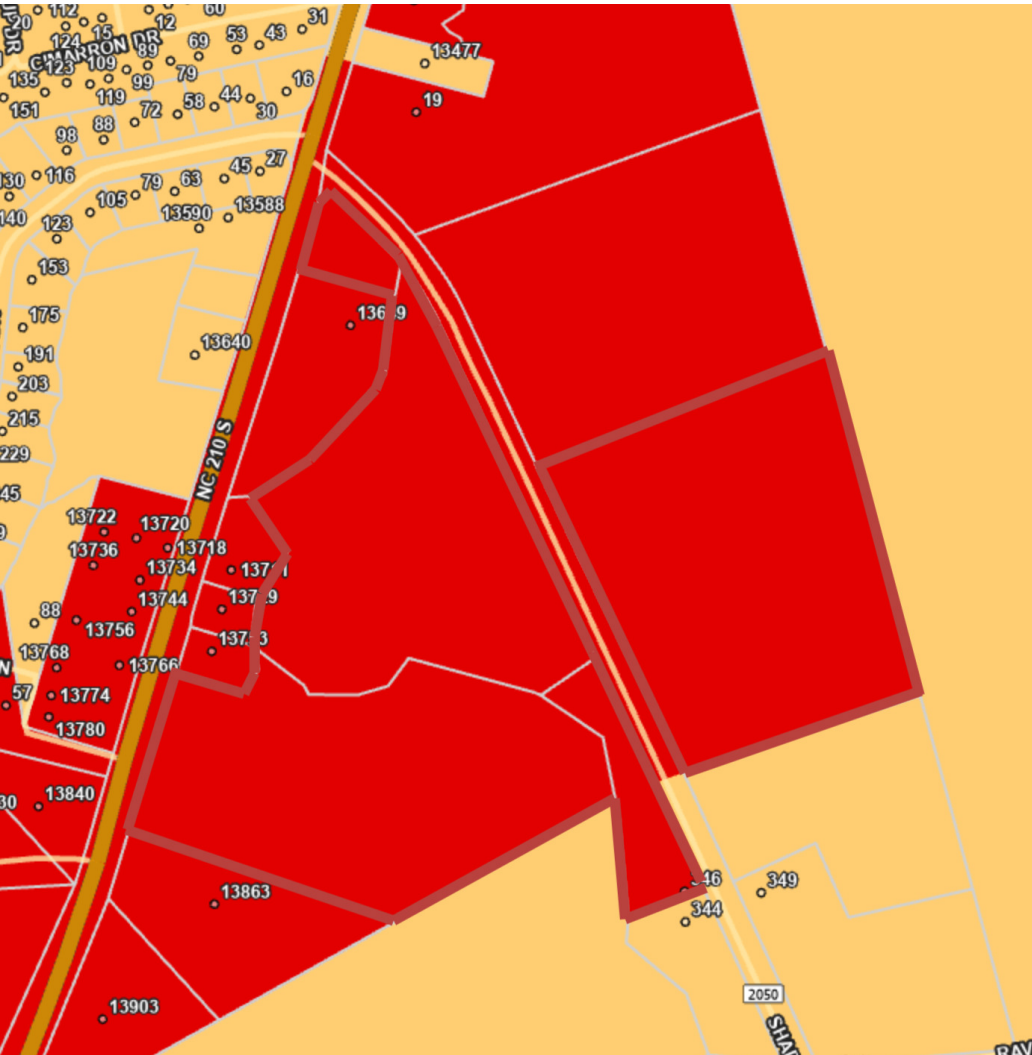
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ZONING / UTILITIES



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	1,485	13,996	31,965
2024 Estimate	1,340	12,816	29,952
2020 Census	1,172	11,279	27,202
Growth 2024 - 2029	10.82%	9.21%	6.72%
Growth 2020 - 2024	14.33%	13.63%	10.11%
<b>2024 Population by Hispanic Origin</b>	166	1,713	4,152
<b>2024 Population</b>	1,340	12,816	29,952
White	778 58.06%	6,718 52.42%	14,750 49.25%
Black	345 25.75%	3,825 29.85%	9,625 32.13%
Am. Indian & Alaskan	19 1.42%	151 1.18%	324 1.08%
Asian	16 1.19%	254 1.98%	625 2.09%
Hawaiian & Pacific Island	23 1.72%	193 1.51%	319 1.07%
Other	159 11.87%	1,675 13.07%	4,309 14.39%
U.S. Armed Forces	103	1,170	2,671
<b>Households</b>			
2029 Projection	541	5,080	12,077
2024 Estimate	487	4,656	11,353
2020 Census	423	4,101	10,375
Growth 2024 - 2029	11.09%	9.11%	6.38%
Growth 2020 - 2024	15.13%	13.53%	9.43%
Owner Occupied	294 60.37%	2,497 53.63%	6,033 53.14%
Renter Occupied	193 39.63%	2,159 46.37%	5,320 46.86%
<b>2024 Households by HH Income</b>	486	4,654	11,351
Income: <\$25,000	99 20.37%	824 17.71%	2,163 19.06%
Income: \$25,000 - \$50,000	132 27.16%	1,095 23.53%	2,817 24.82%
Income: \$50,000 - \$75,000	80 16.46%	895 19.23%	2,127 18.74%
Income: \$75,000 - \$100,000	96 19.75%	905 19.45%	1,942 17.11%
Income: \$100,000 - \$125,000	30 6.17%	317 6.81%	660 5.81%
Income: \$125,000 - \$150,000	17 3.50%	220 4.73%	548 4.83%
Income: \$150,000 - \$200,000	17 3.50%	225 4.83%	572 5.04%
Income: \$200,000+	15 3.09%	173 3.72%	522 4.60%
<b>2024 Avg Household Income</b>	\$68,082	\$74,728	\$74,704
<b>2024 Med Household Income</b>	\$53,871	\$63,064	\$59,260



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12/8/2025

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Maxar Technologies