

LAND FOR SALE

2.9 AC Development Site Near Hospital

3001 Village Dr, Fayetteville, NC 28304



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

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patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$3,995,000
Lot Size:	2.9 Acres
Zoning:	CC (HSPD)
Traffic Count:	16,000
Frontage:	552'

property description

This 2.9-acre land parcel located along Village Drive in Fayetteville, NC, is an exceptional opportunity for development and available for purchase for \$4,368,000. Previously the site of a restaurant, the property now features an open paved parking lot with two convenient driveway access points on Village Drive. Zoned CC (Community Commercial), the parcel offers a wide range of commercial development possibilities. Its prime positioning and readiness for new construction make it a valuable asset for investors and developers alike.

The property is in an exceptional location close to the growing 733-bed Cape Fear Valley Medical Center, which is about to launch a residency program in association with Methodist University. Situated approximately 10 minutes south of Fort Liberty's primary gates at the All American Freeway, the location offers convenient regional accessibility being close to many major roadways, surrounded by Fayetteville's primary office submarket, and having a strong demographic with 57,720 residents with an average household income of \$81,595 within a three-mile radius. The traffic count along Village Dr is 16,000 and 40,000 on Owen Dr.



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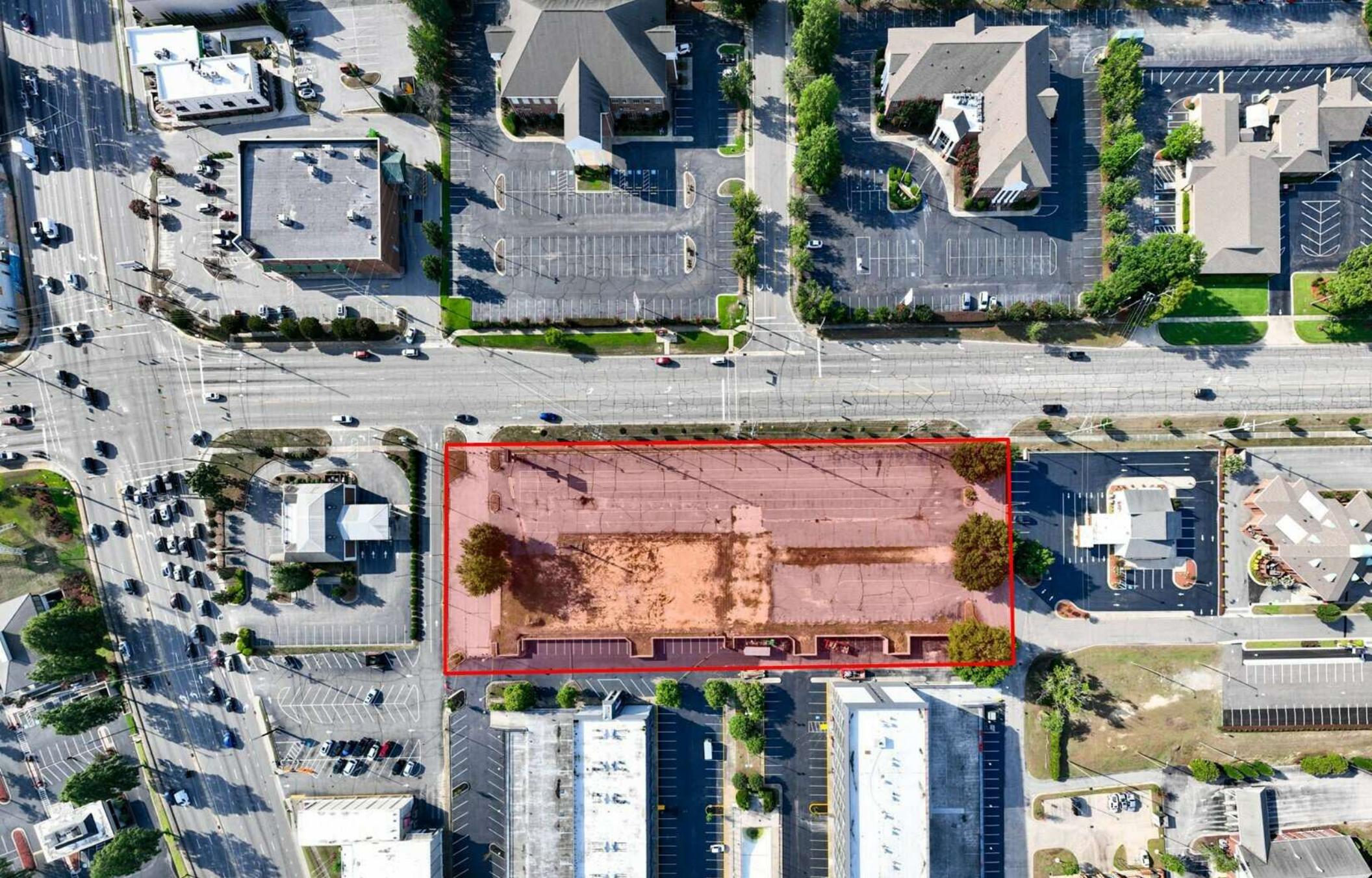
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150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



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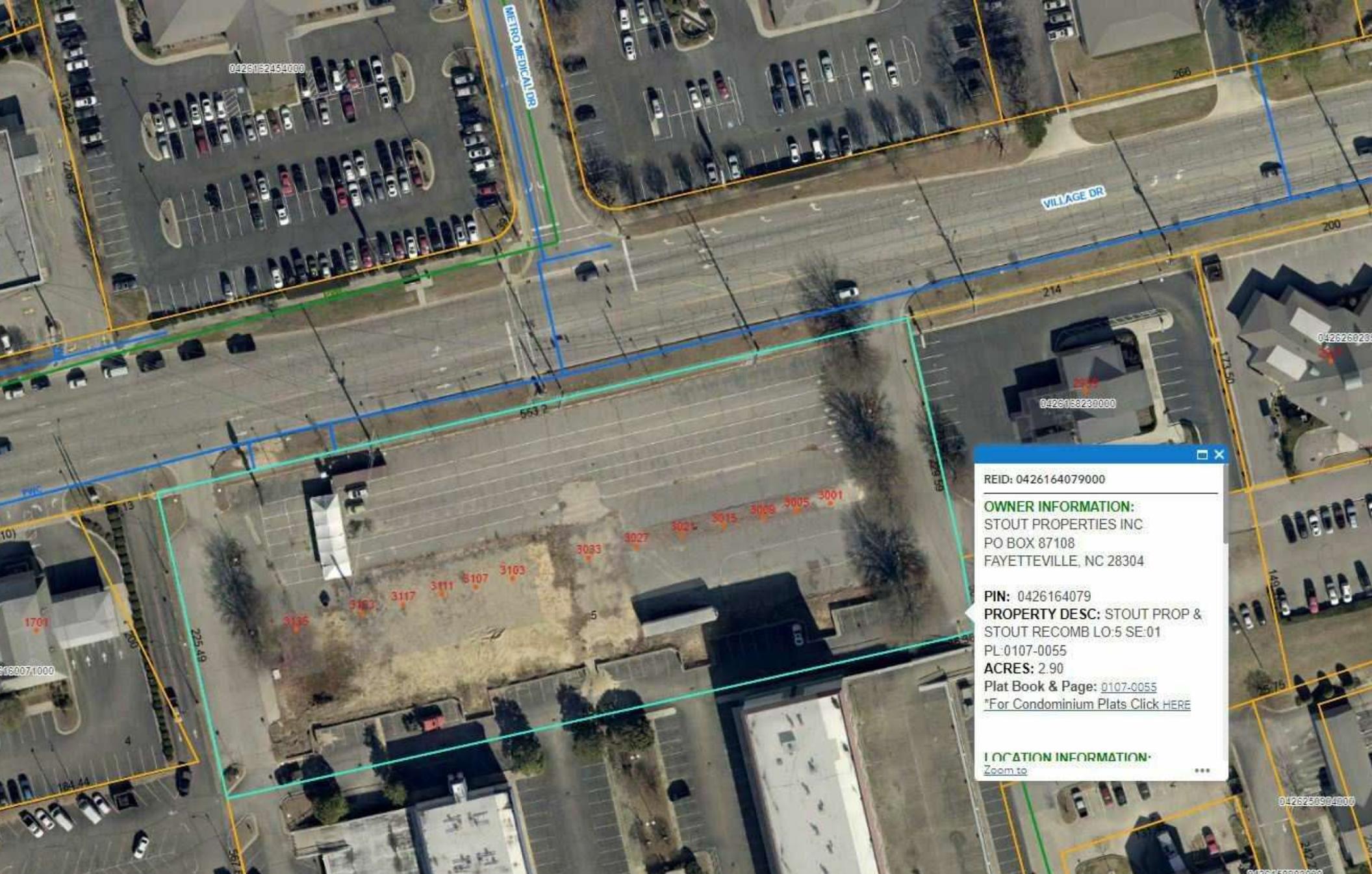


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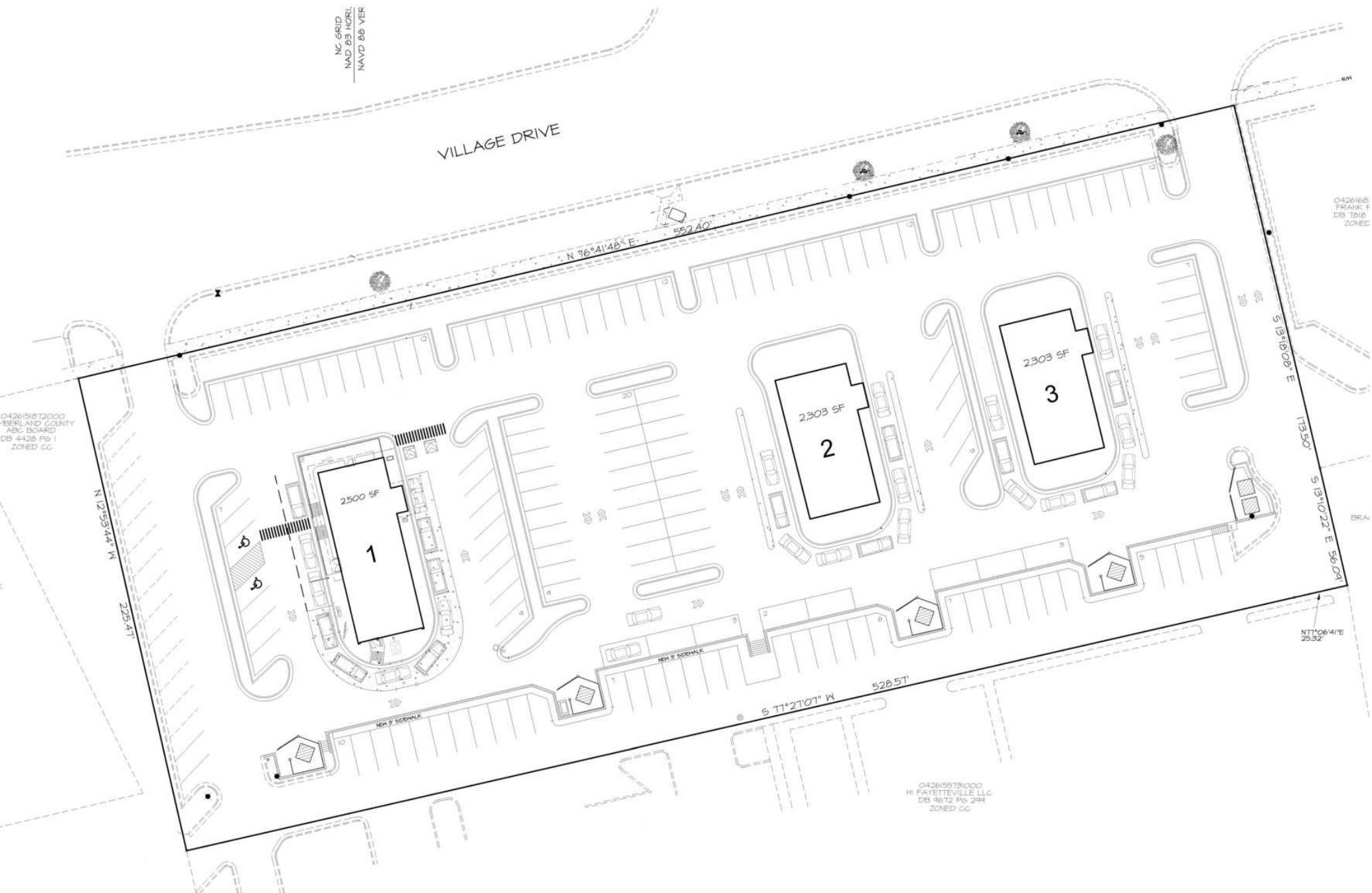
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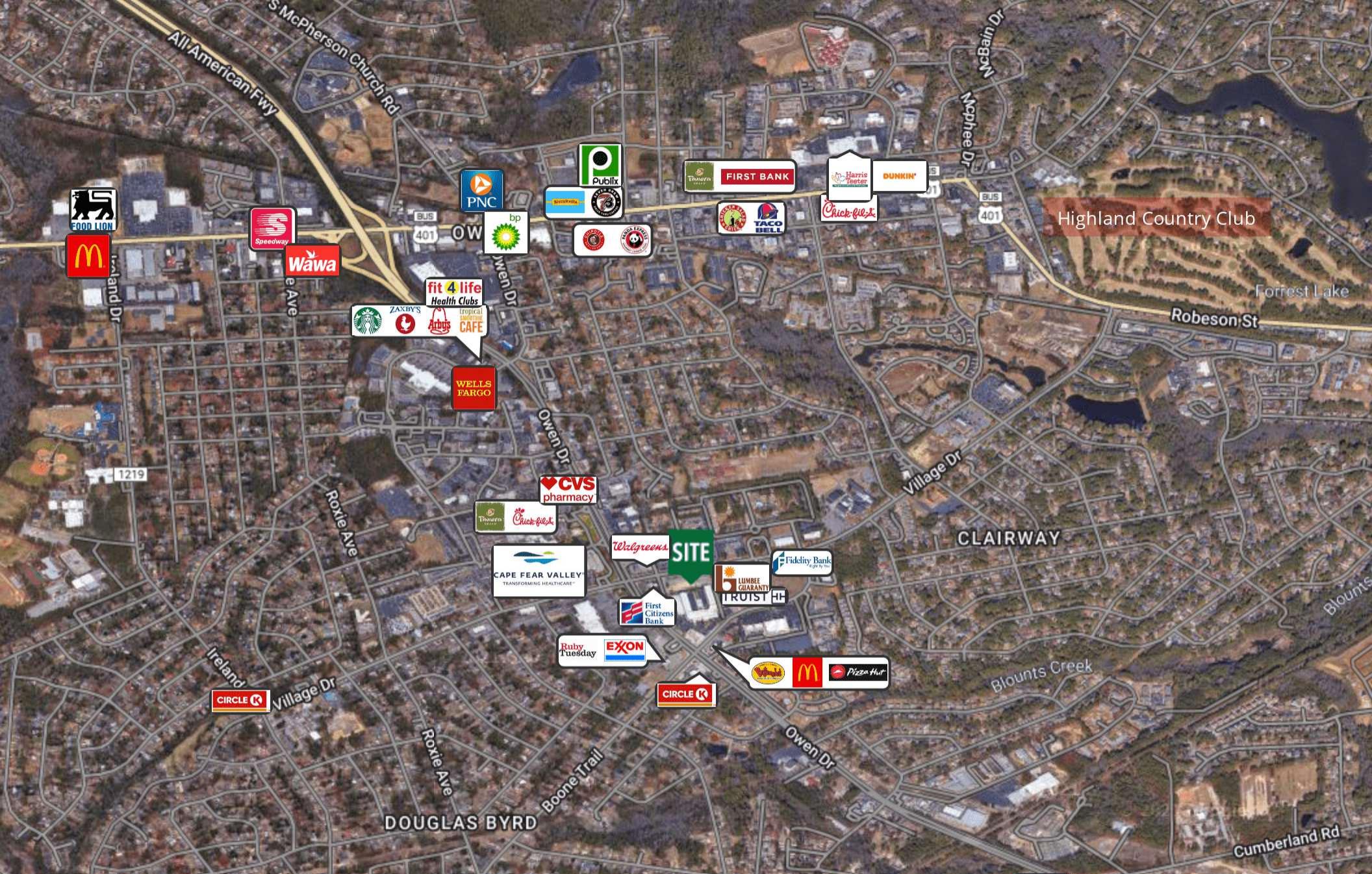
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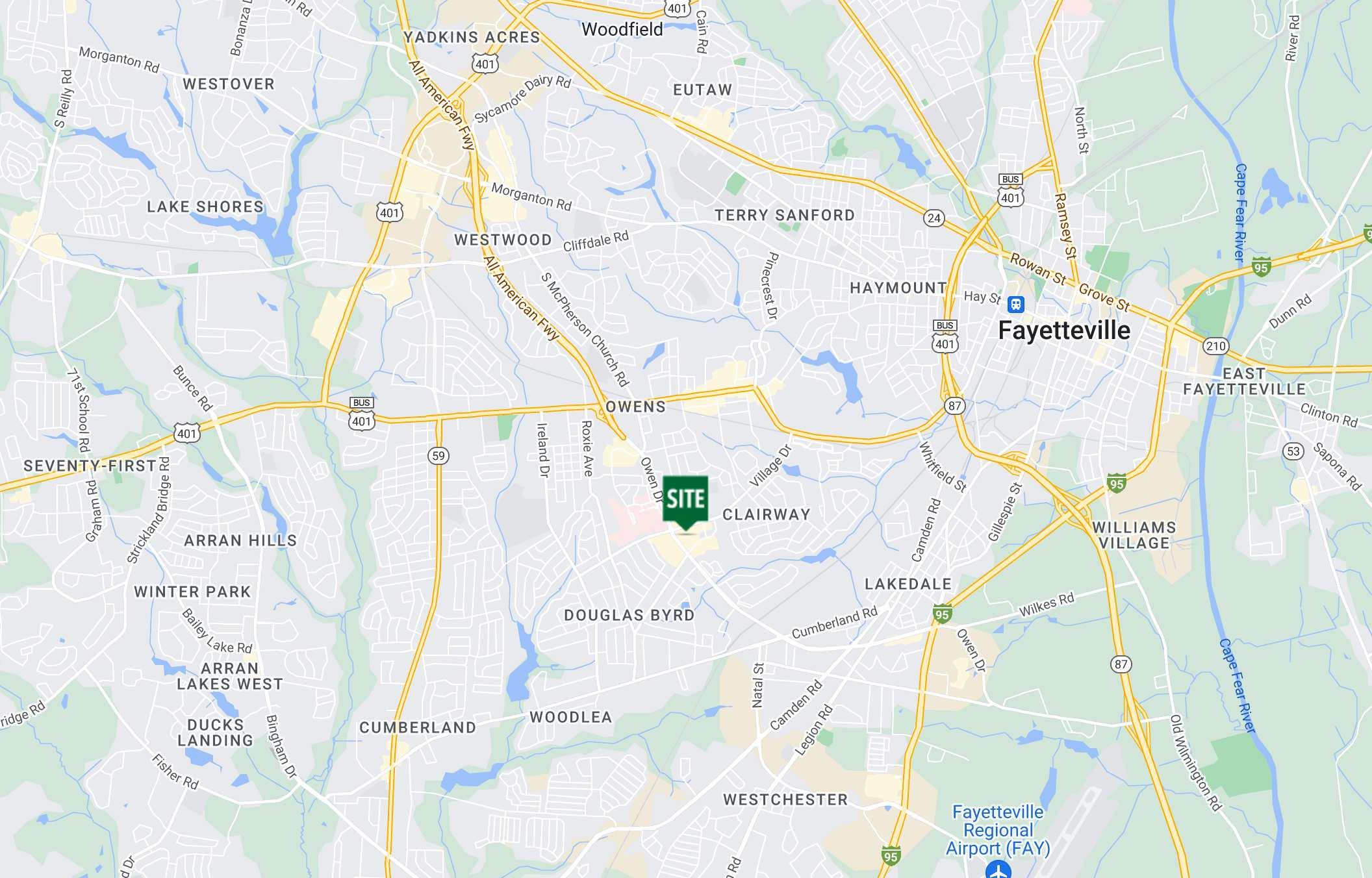
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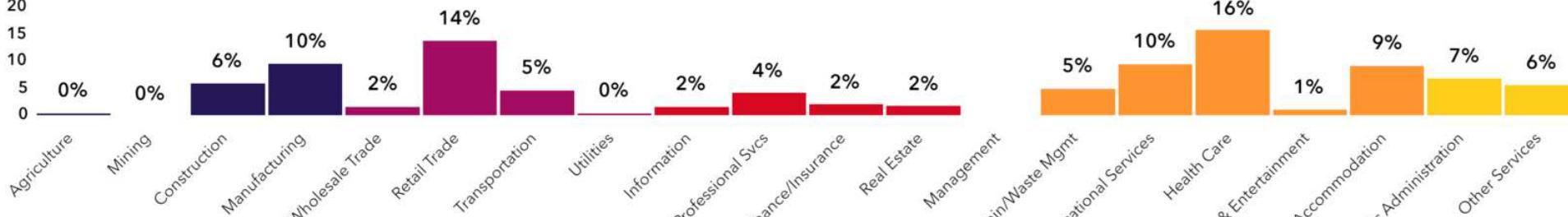
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57,720
Total Population



Population

\$56,841
Median HH Income



24,605
Total Households



Housing

\$193,986
Median Home Value



Homes

38.4
Median Age



People

85,338
Daytime Population



\$34,979
Per Capita Income



27,171
Total Housing Units



54.1%
Home Ownership



Old and Newcomers
Tapestry Segment

Demographics

**3033 Village Drive, Fayetteville, North Carolina,
28304**



9%

No HS Diploma



26%

HS Graduate



33%

Some College



32%

Degree or Higher

for more information

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



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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