

LAND FOR SALE

6006

Raeford Rd

Fayetteville, NC 28304



for more information

RICHARD L. FOX III, ESQ.

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	15.61 Acres
Price / Acre:	-
Year Built:	1975
Zoning:	LI/MR5/SF-10
Market:	Fayetteville
Submarket:	Southwest

PROPERTY OVERVIEW

Grant-Murray Real Estate is pleased to present the exclusive offering of a prime 15.61-acre redevelopment assemblage (or turnkey automotive/salvage facility) located along the sought-after Raeford Road retail corridor in the Fayetteville Southwest Submarket. Featuring impressive acreage, high traffic count and visibility, dual-street accessibility, and exceptional location, this site offers a rare opportunity for investors, developers, and operators alike.

The 15.61-acre redevelopment assemblage consists of 10 parcels and features a traffic count exceeding 45,000 VPD. Current zoning consists of Light Industrial (LI – 6.89 acres), Single Family (SF 10 – 4.02 acres), and Multi-Family (MR5 – 4.70 acres). A significant portion of the property located within the 100-year flood zone has already been filled and elevated above base flood elevation by the owner to accommodate future development. The assemblage also features 191 ft. of road frontage on Raeford Rd. and 435 ft of road frontage on Louise St., providing dual-street access. Ideal uses range from a retail center, multi-family residential, mixed-use commercial, self-storage, or light industrial flex space.

The auto repair/salvage facility operates on approximately 7 acres of the 15.61 acres and consists of approximately 13,000SF total with 20+ bays spread across four buildings. Approximately 5 acres are used strictly for salvage vehicles. The automotive/salvage operation will not be subdivided from the overall 15.61-acre tract.

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LOCATION OVERVIEW

The property offers a highly visible commercial location along one of Fayetteville's primary retail and commuter corridors and benefits from strong exposure, convenient access, and proximity to an established mix of national retailers, restaurants, service businesses, and residential communities. The location also provides excellent connectivity to greater Fayetteville, with convenient access to major transportation routes and nearby commercial centers. With strong visibility, an established commercial setting, and access to a substantial customer base, the property presents an exceptional location for commercial users seeking a prominent presence in the Fayetteville market.

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ADDITIONAL PHOTOS



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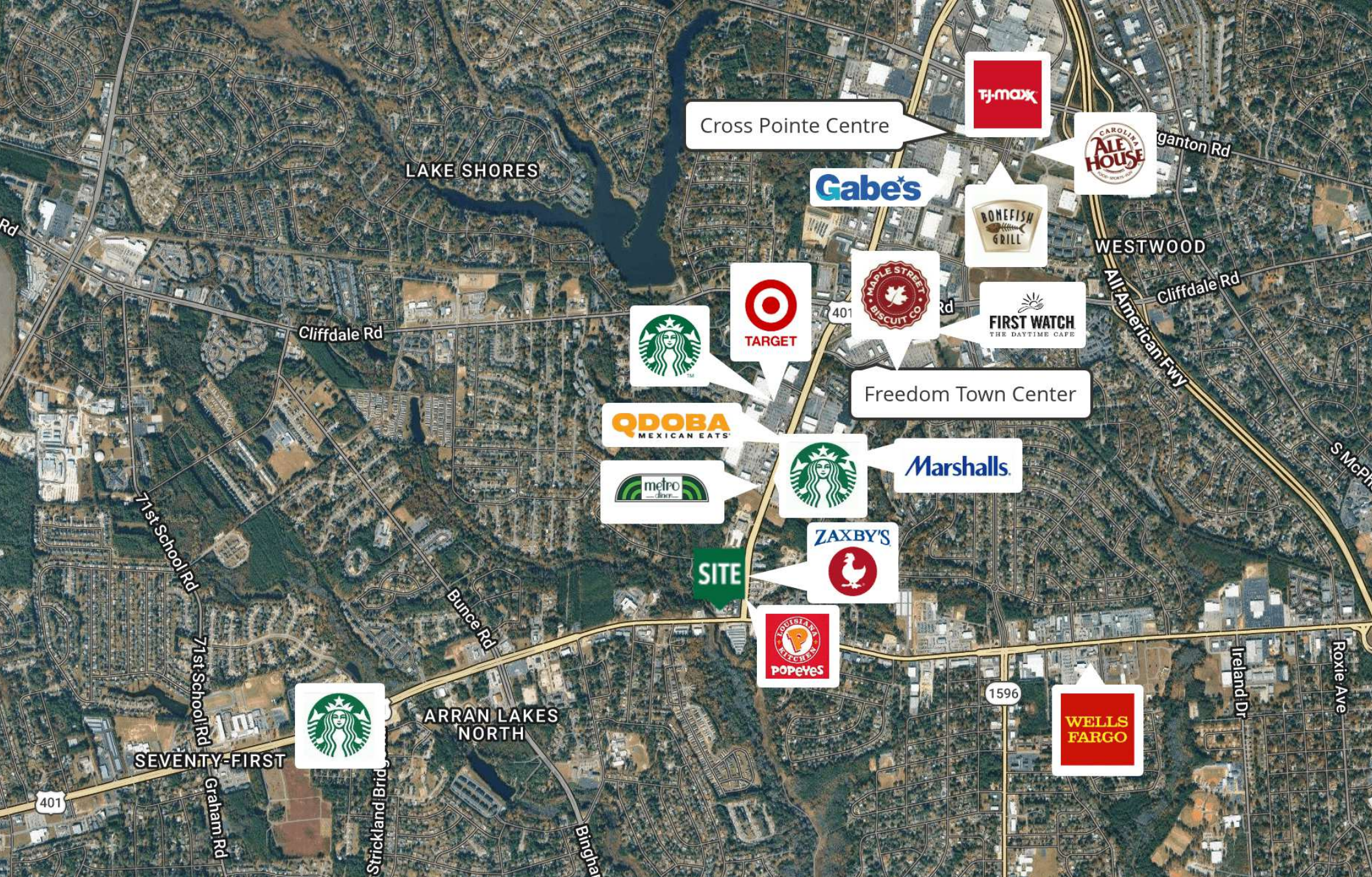
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	546	2,199	8,679
Average Age	31.1	30.7	30.8
Average Age (Male)	30.5	30.1	29.9
Average Age (Female)	30.2	29.9	30.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	228	928	3,797
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$54,108	\$53,842	\$56,195
Average House Value	\$114,201	\$110,783	\$118,913

2023 American Community Survey (ACS)



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