

LAND FOR SALE

Development Opportunity

Ramsey St, Fayetteville, NC 28311



for more information

PATRICK MURRAY, CCIM, SIOR

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Sale Price:	\$1,995,000
Lot Size:	24.49 Acres
Zoning:	CP/ MP/ R-10
Submarket:	North Fayetteville
Traffic Count:	17,500

property description

Comprising 24.49 acres across three parcels, this undeveloped tract offers a rare opportunity for scalable development along Fayetteville's high-traffic Ramsey Street corridor. Zoned CP, MP, and R10, the site supports a diverse range of development paths, with a natural inclination toward high-density multifamily or mixed-use residential. The property features extensive frontage along Ramsey Street (US 401), offering strong visibility and access. Utilities have not yet been tapped but are located nearby, streamlining future infrastructure planning. Its adjacency to Long Hill Elementary School and the sheer scale of the Goodyear Tire & Rubber plant—employing approximately 2,000 people—adds compelling built-in demand for residential and retail components.

Positioned just minutes from both I-95 and the NC-295 bypass, the site benefits from seamless regional connectivity to Fort Bragg, Fayetteville's urban core, and surrounding counties. Daily conveniences, schools, major employers, and national retailers are all within close reach, with the Goodyear facility and Walmart Distribution Center enhancing the employment and retail density nearby. The area's population within a one-mile radius exceeds 3,300, with an average household income of \$96,581—surpassing the countywide average and indicating a strong consumer base. With high renter ratios and a significant share of

Greystone Farms

182 Households

\$140k Avg HH Income

\$428k Ave Home Value

Long Hill

Elementary School

24.49 Acres



GOODYEAR

Greystone Farms
182 Households
\$140k Avg HH Income
\$428k Ave Home Value

24.49 Acres

Ramsey St | 17,500 AADT

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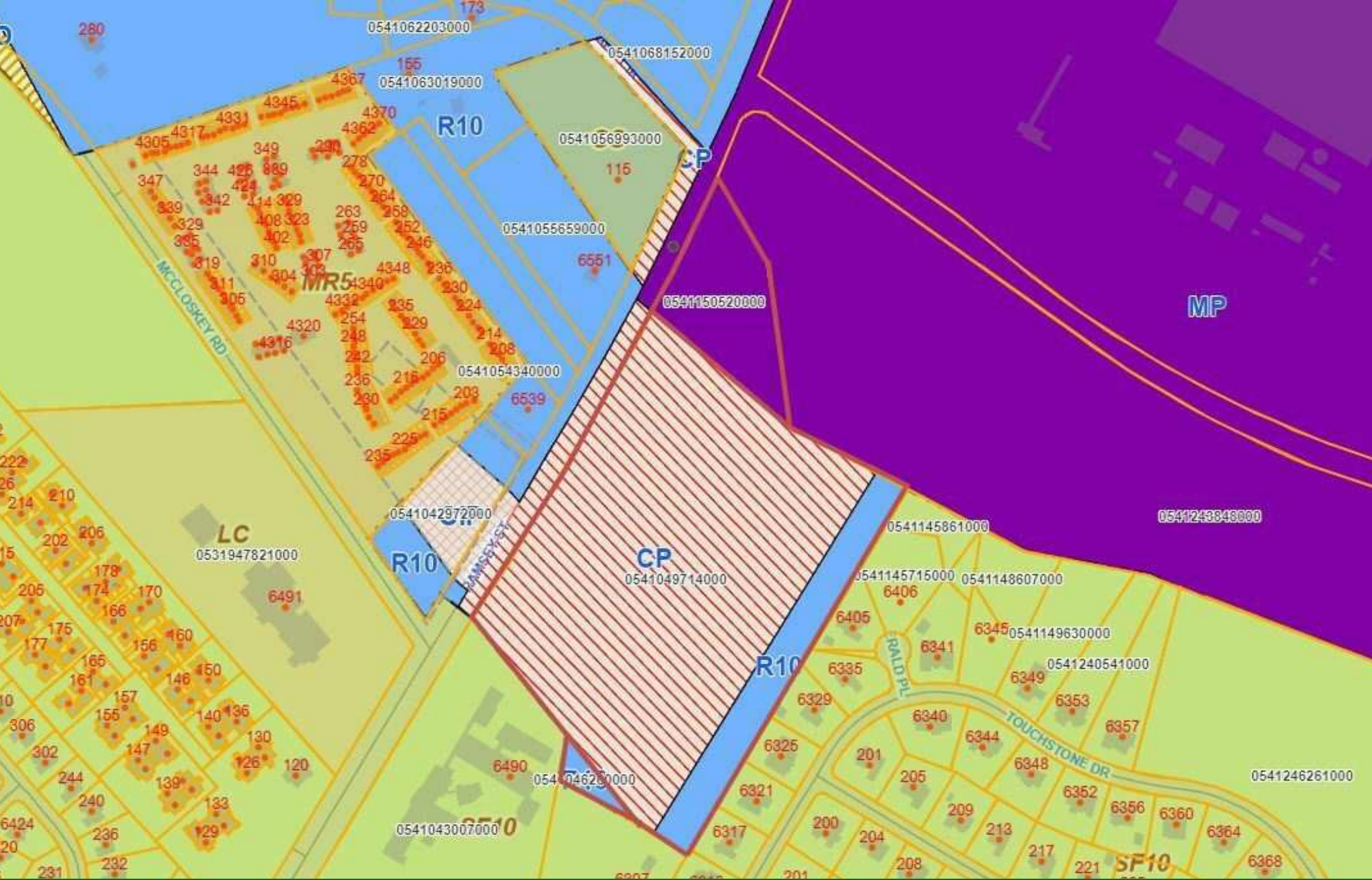
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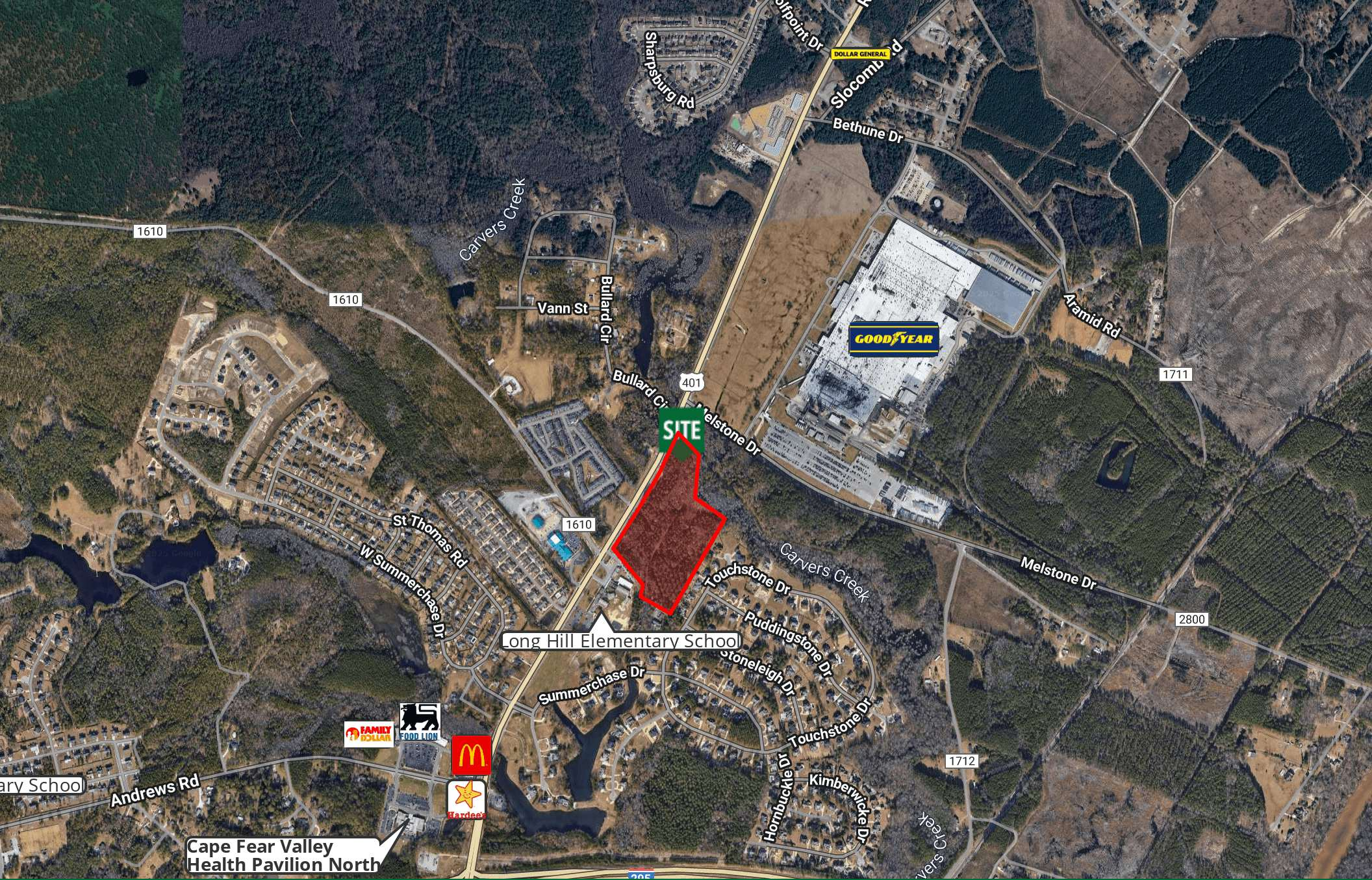
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SITE

Long Hill Elementary School

Cape Fear Valley Health Pavilion North

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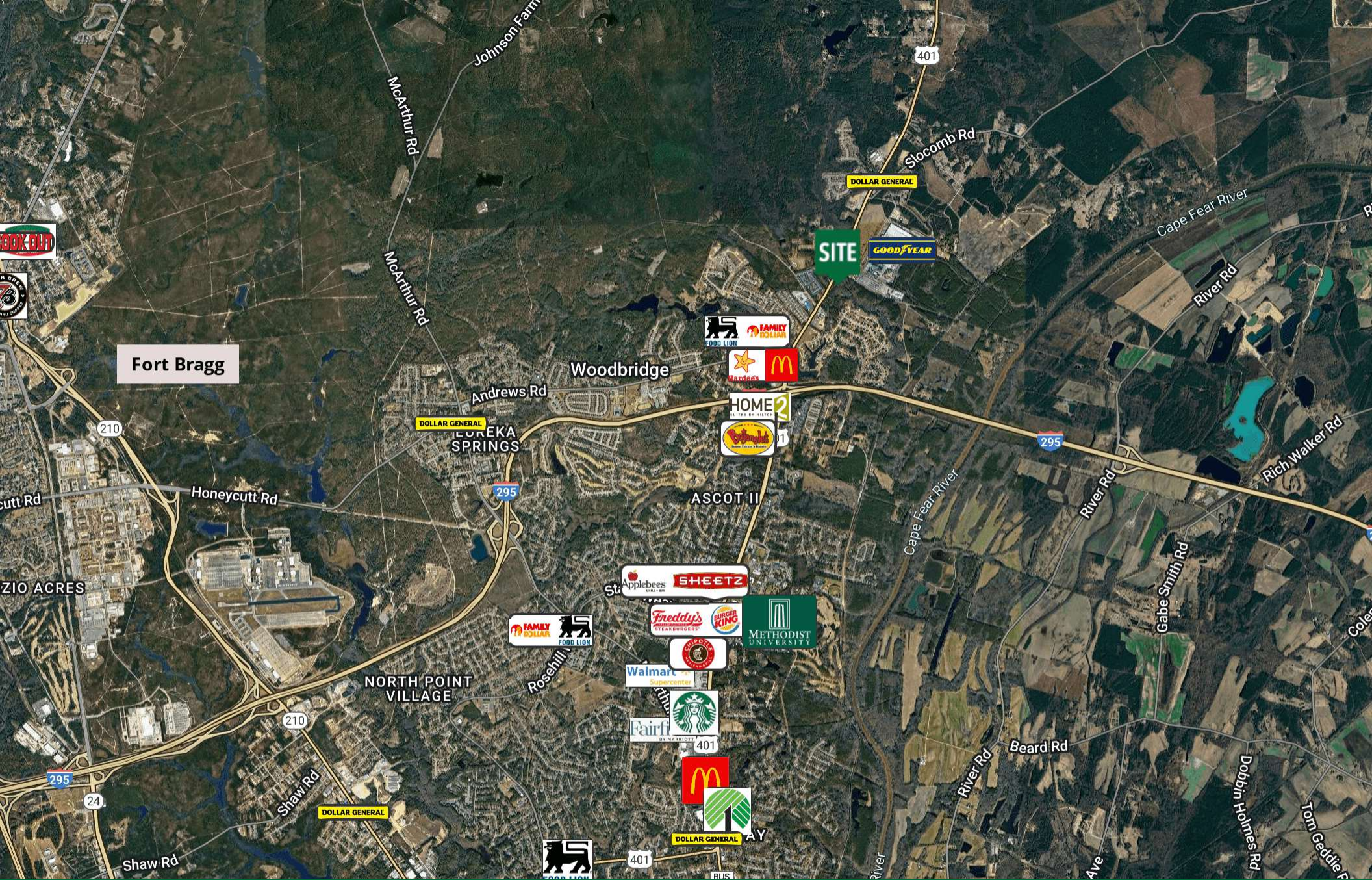
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Maxar Technologies



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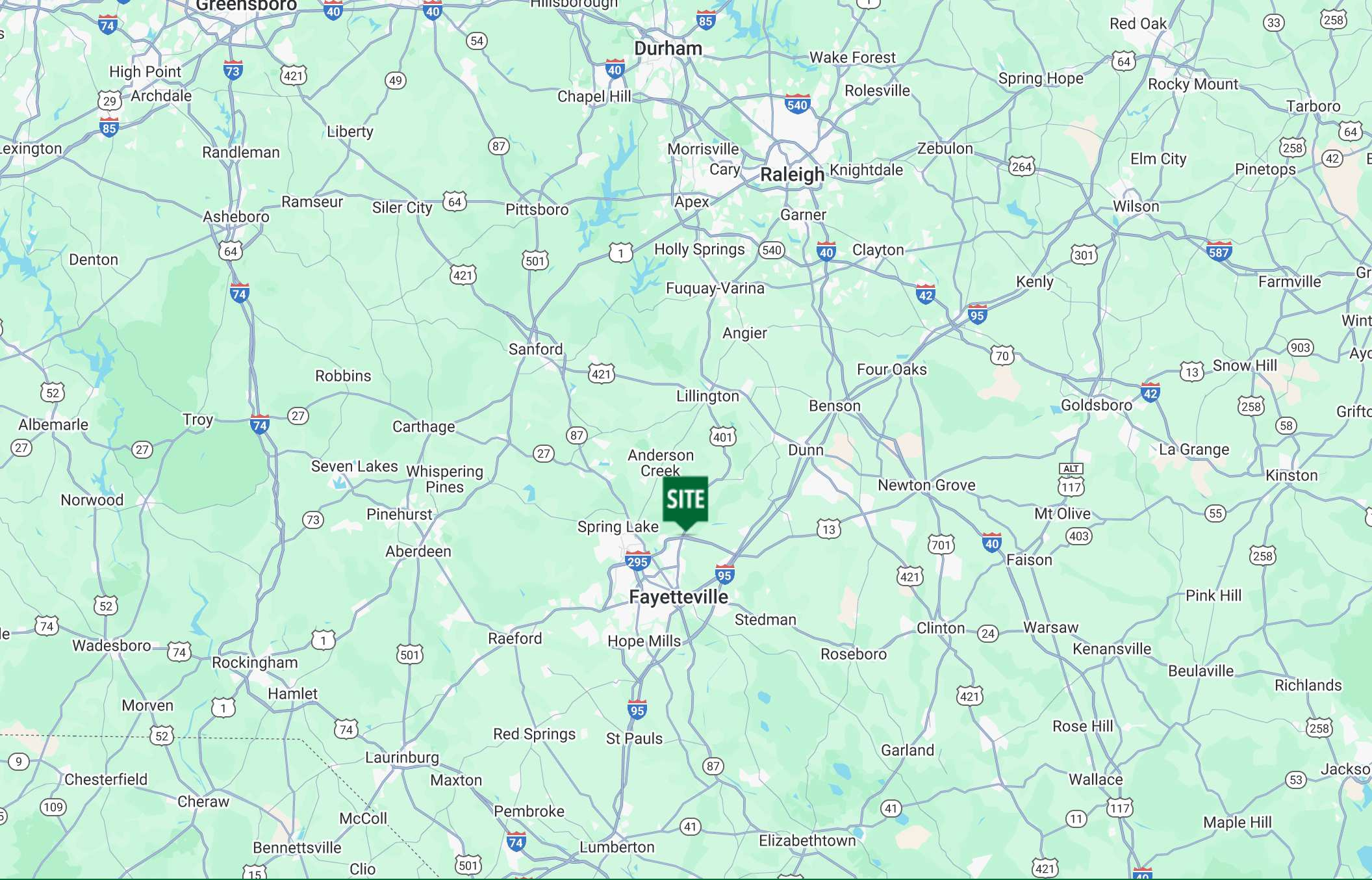
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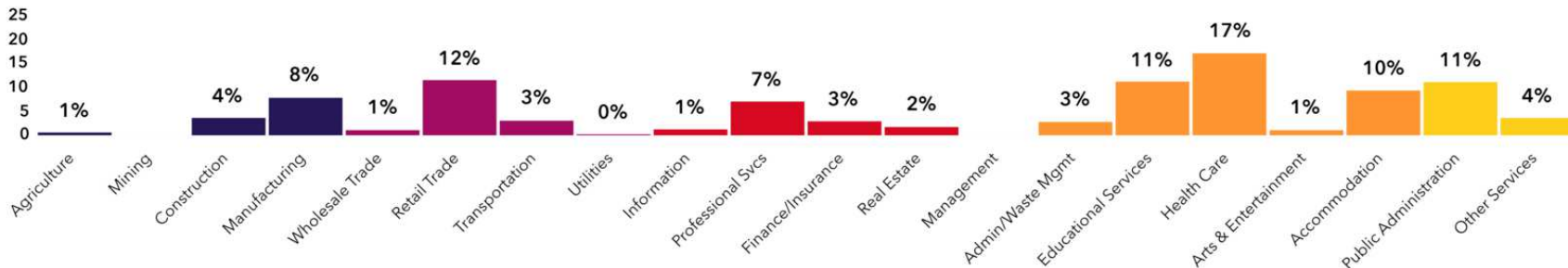
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19,375
Total Population



Population



16,737
Daytime Population

\$78,922
Median HH Income



Income



\$41,803
Per Capita Income

7,980
Total Households



Housing



8,522
Total Housing Units

\$309,262
Median Home Value



Homes



54.0%
Home Ownership

35.2
Median Age



People



Tapestry Segment

Demographics

6516-6530 Ramsey St, Fayetteville, North Carolina, 28311



3%
No HS Diploma



19%
HS Graduate



33%
Some College



45%
Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025)

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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