

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312

+/- 2.02 Acres

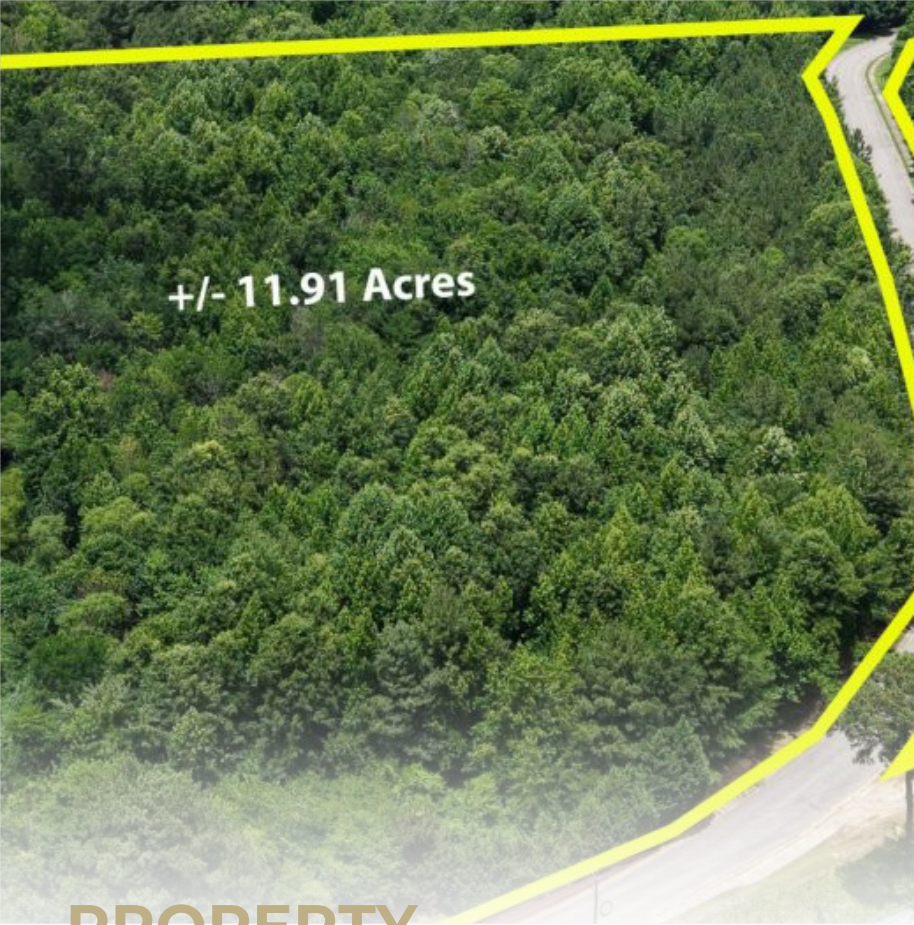
+/- 11.91 Acres

+/- 5.51 Acres

CENTURY 21
Triangle Group

Michelle Waite
Century 21 - Triangle Group
919-230-1525
License: 357092
remichellewaite@gmail.com

MJ Bartlett
Century 21 - Triangle Group
910-890-0353
License: 239352
mjbartlett.realtor@gmail.com



+/- 11.91 Acres



+/- 5.51 Acres

PROPERTY INFORMATION

\$175,000-\$449,000

PROPERTY ADDRESS

**1827 River Rd
Fayetteville, NC 28312**

LAND SIZE

2.12 - 11.91 Acres

RIVER RD FAYETTEVILLE

**1827 River Rd
Fayetteville, NC 28312**

CENTURY 21
Triangle Group

PROPERTY OVERVIEW

Three commercially zoned parcels available in north Fayetteville, Cumberland County — offered individually or together to suit a range of investment and development strategies. Ranging from 2.12 to 11.90 acres, the portfolio provides options for developers, owner-users, and investors alike, from a compact retail or auto/shop pad to large-scale multifamily, storage, or mixed-use development. All three parcels are CC-zoned, already annexed into Fayetteville city limits, and situated on River Rd/Birchmere Rd in growing north Fayetteville near Fort Bragg — the only CC-zoned property for miles on this corridor.

The parcels sit within the existing River Glen subdivision, currently built out with 149 single family homes. The next two phases — 189 lots — are on offer now, part of a total planned build-out of 422 lots, positioning these commercial sites to serve a growing, built-in residential base.



RIVER RD FAYETTEVILLE

LINES ARE APPROXIMATE

1827 River Rd, Fayetteville, NC 28312

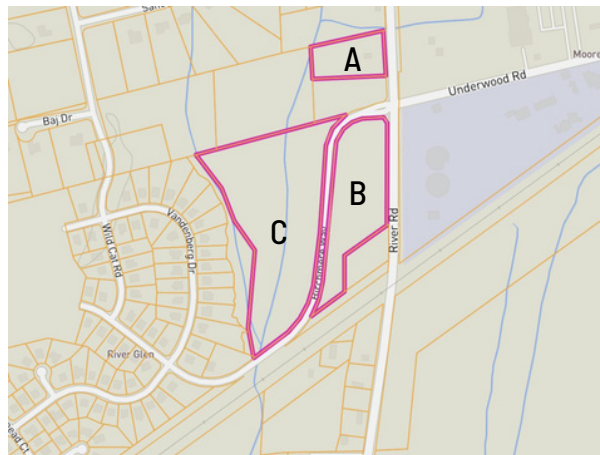
CENTURY 21
Triangle Group

PROPERTY DETAILS

- Only CC-zoned property for miles on River Rd
- Located within the River Glen subdivision — next two phases (189 lots) on offer now, 422 lots at full build-out
- Already annexed into Fayetteville city limits
- Direct proximity and easy access to I-295, I-95, and Fort Bragg
- 10 minutes to downtown Fayetteville

Parcel Comparison

ID	Price	Acreage	Road Frontage	Potential Uses / Topography
A	\$175,000	+/- 2.12	~250ft River Rd Frontage	Residential/Multifamily, Storage, Auto/Shop Space / Level topography
B	\$285,000	+/- 5.51	~595ft River Rd Frontage	Multifamily/townhomes, Storage, Senior Living, Gas/Convenience / Level topography
C	\$449,000	+/- 11.91	~1,525ft Birchmere Rd frontage	Multifamily/townhomes, Storage, Senior Living / Drainages and 100-yr flood zone at rear of property



All parcels zoned commercial. Acreage approximate per county records; buyers should verify by survey. Parcels are being sold separately.

PROPERTY
PHOTOS



RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312

CENTURY 21
Triangle Group

PROPERTY
PHOTOS

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312



LINES ARE APPROXIMATE

CENTURY 21
Triangle Group

PROPERTY
PHOTOS



RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312

CENTURY 21
Triangle Group

PROPERTY
PHOTOS

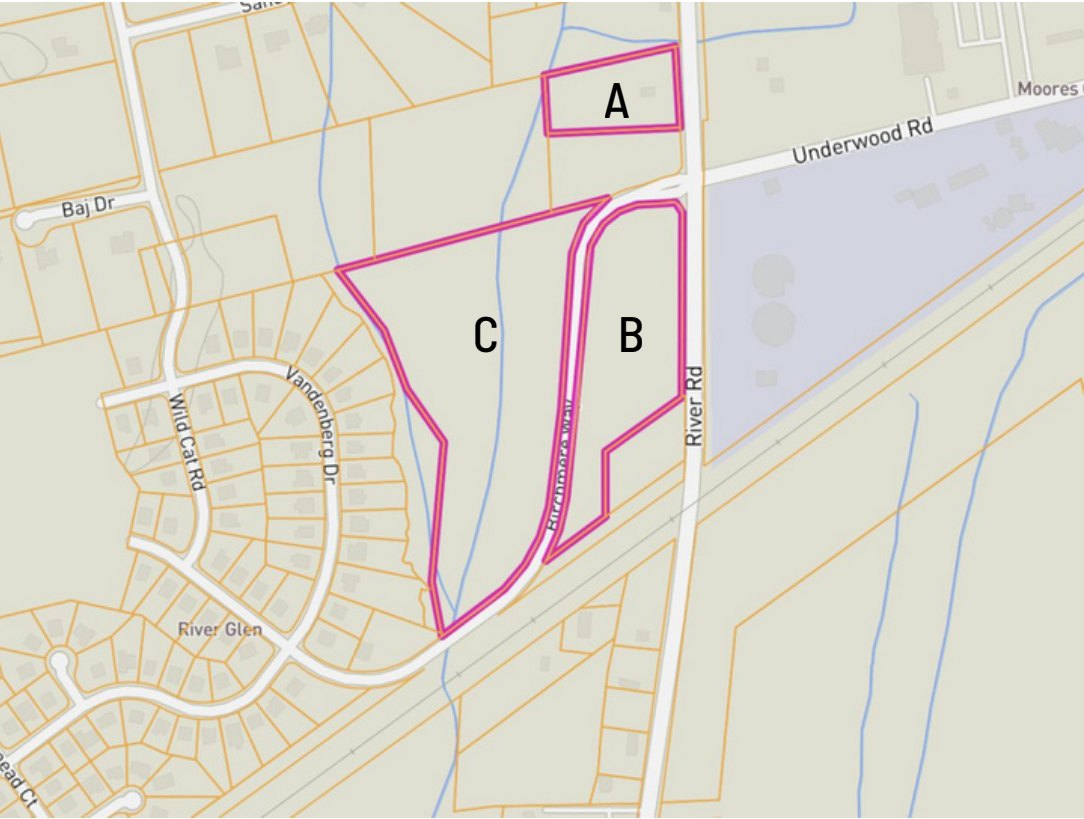
RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312



CENTURY 21
Triangle Group

PROPERTY
PHOTOS

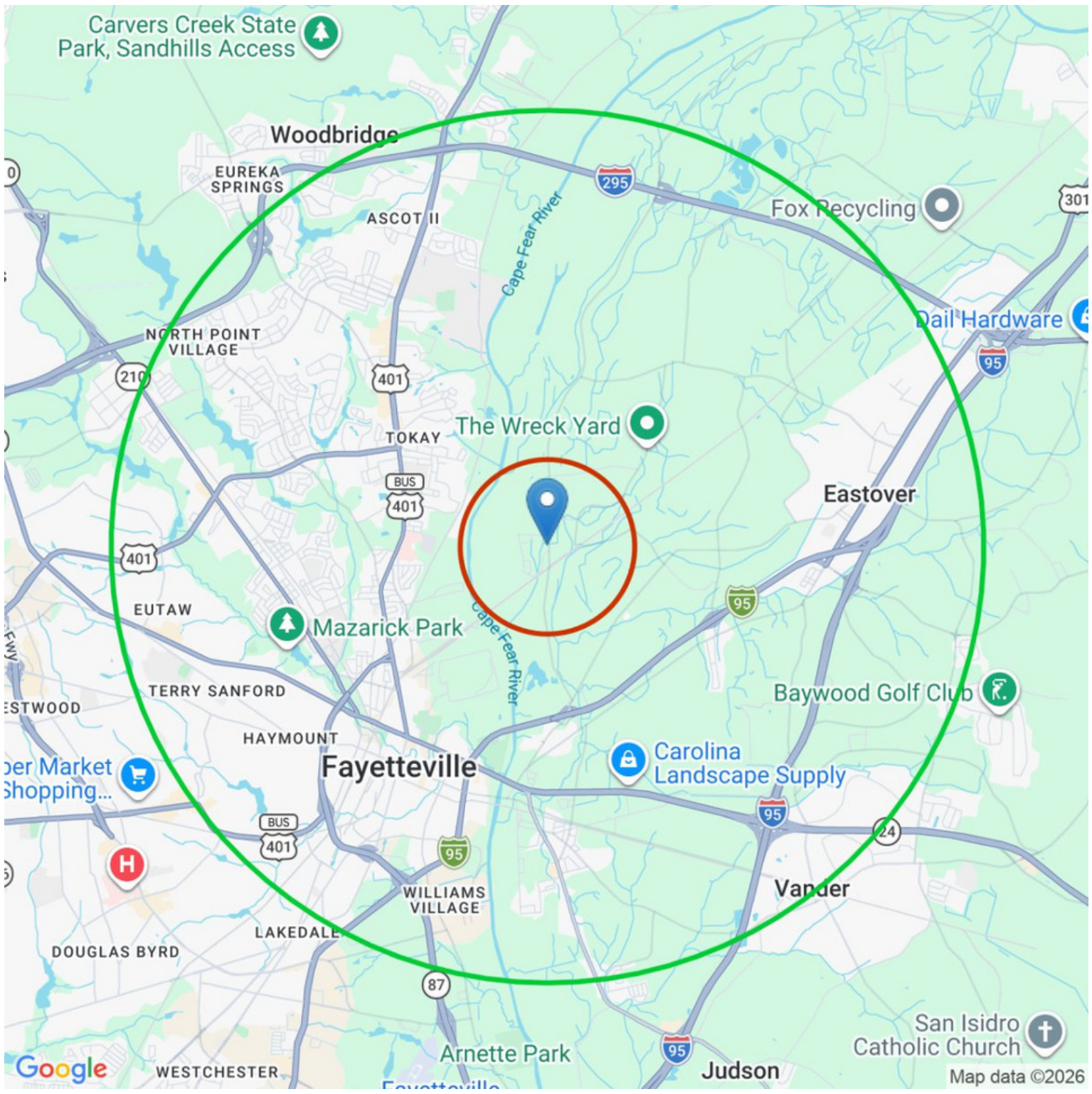


RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC 28312

CENTURY 21
Triangle Group

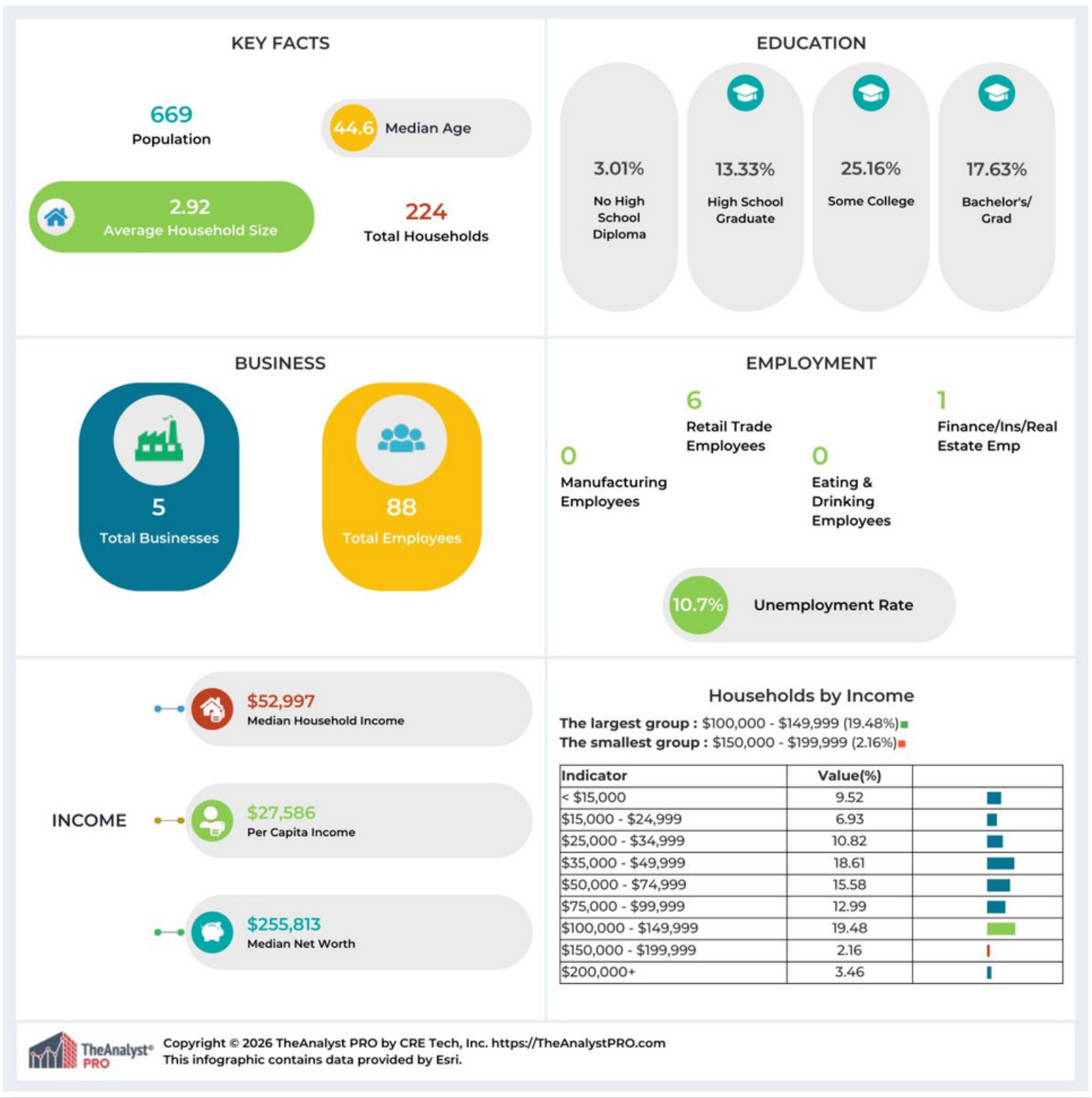
LOCATION/STUDY AREA MAP (RINGS: 1, 5 MILE RADIUS)



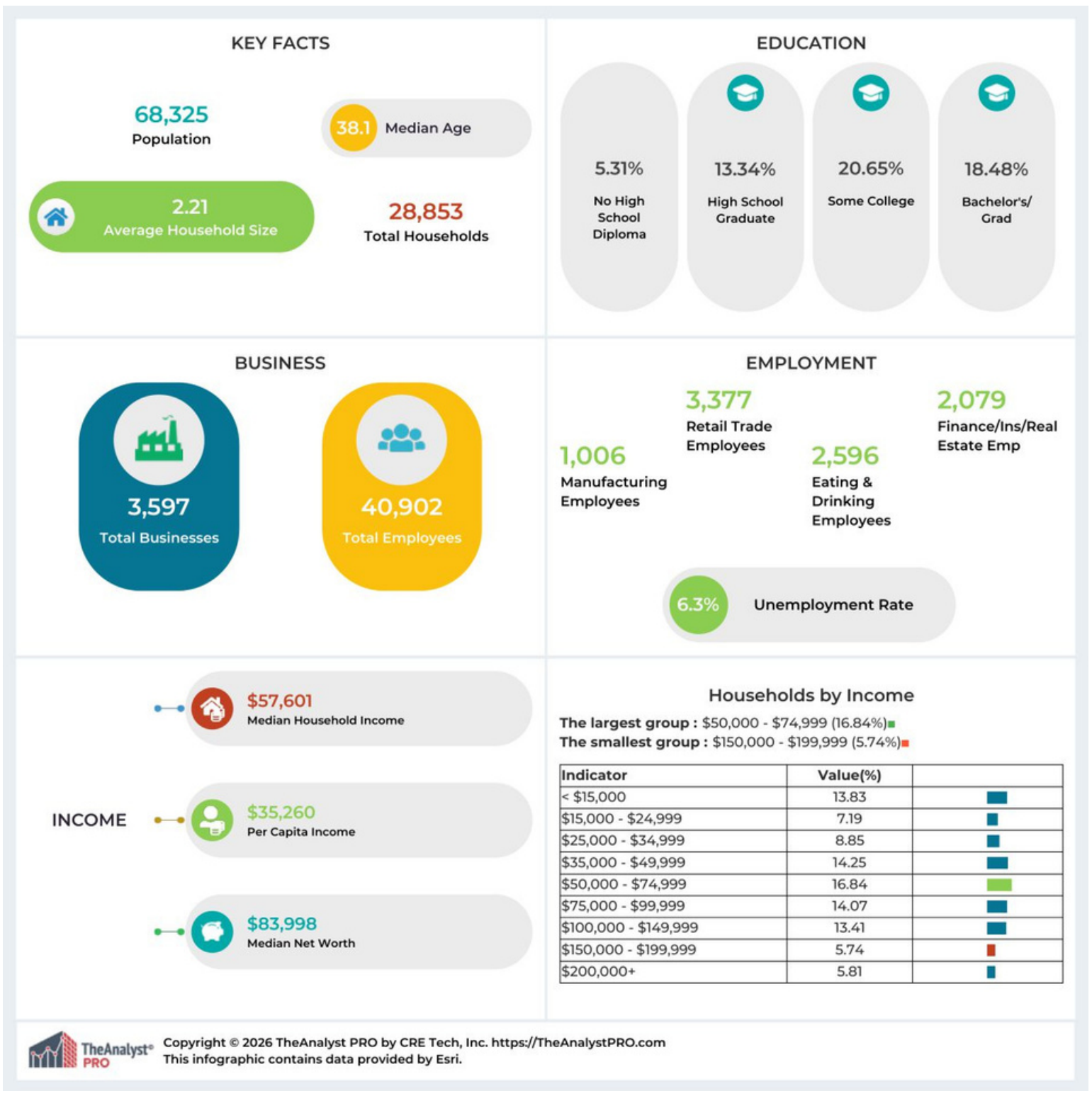
RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

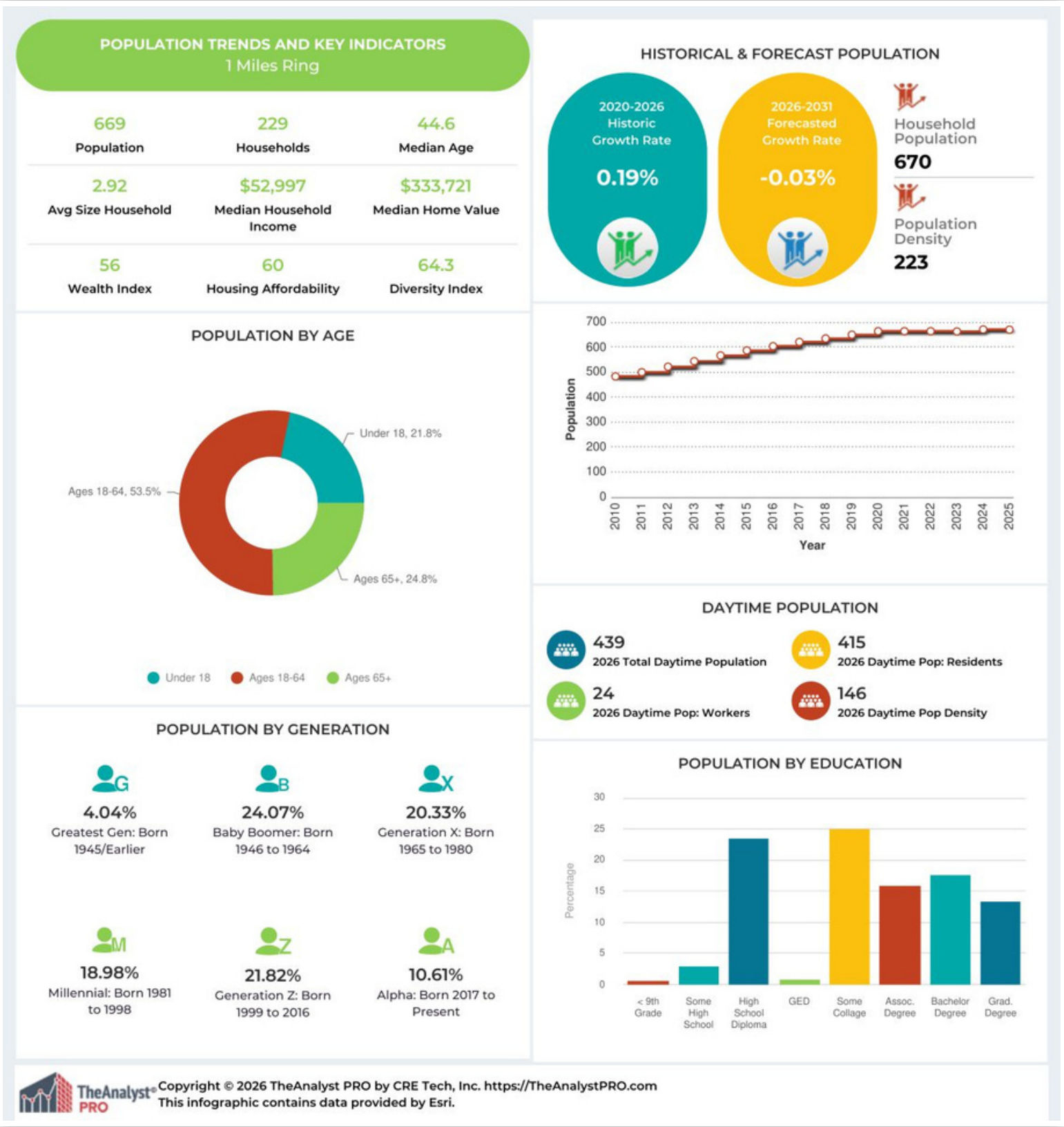
INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



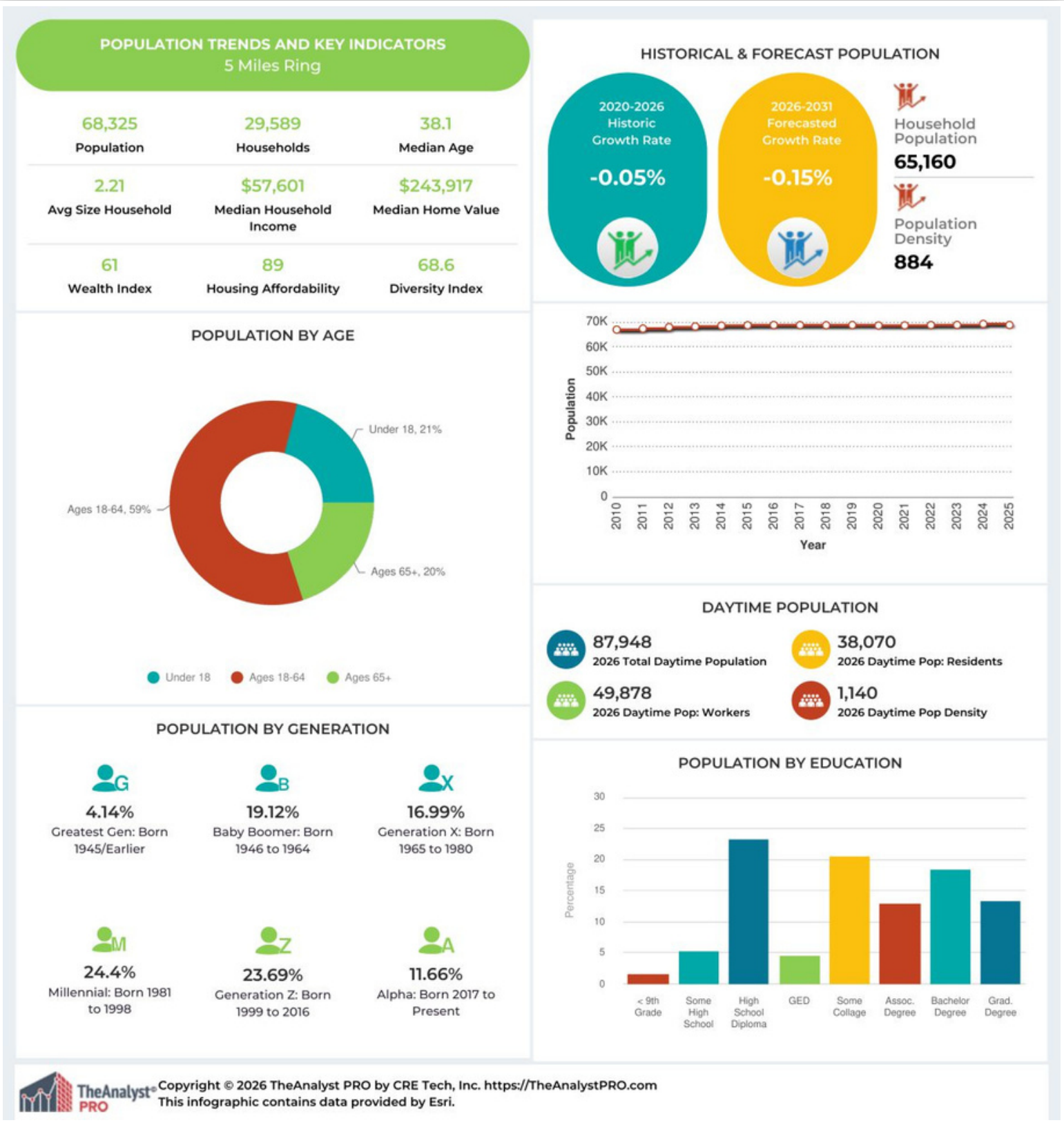
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



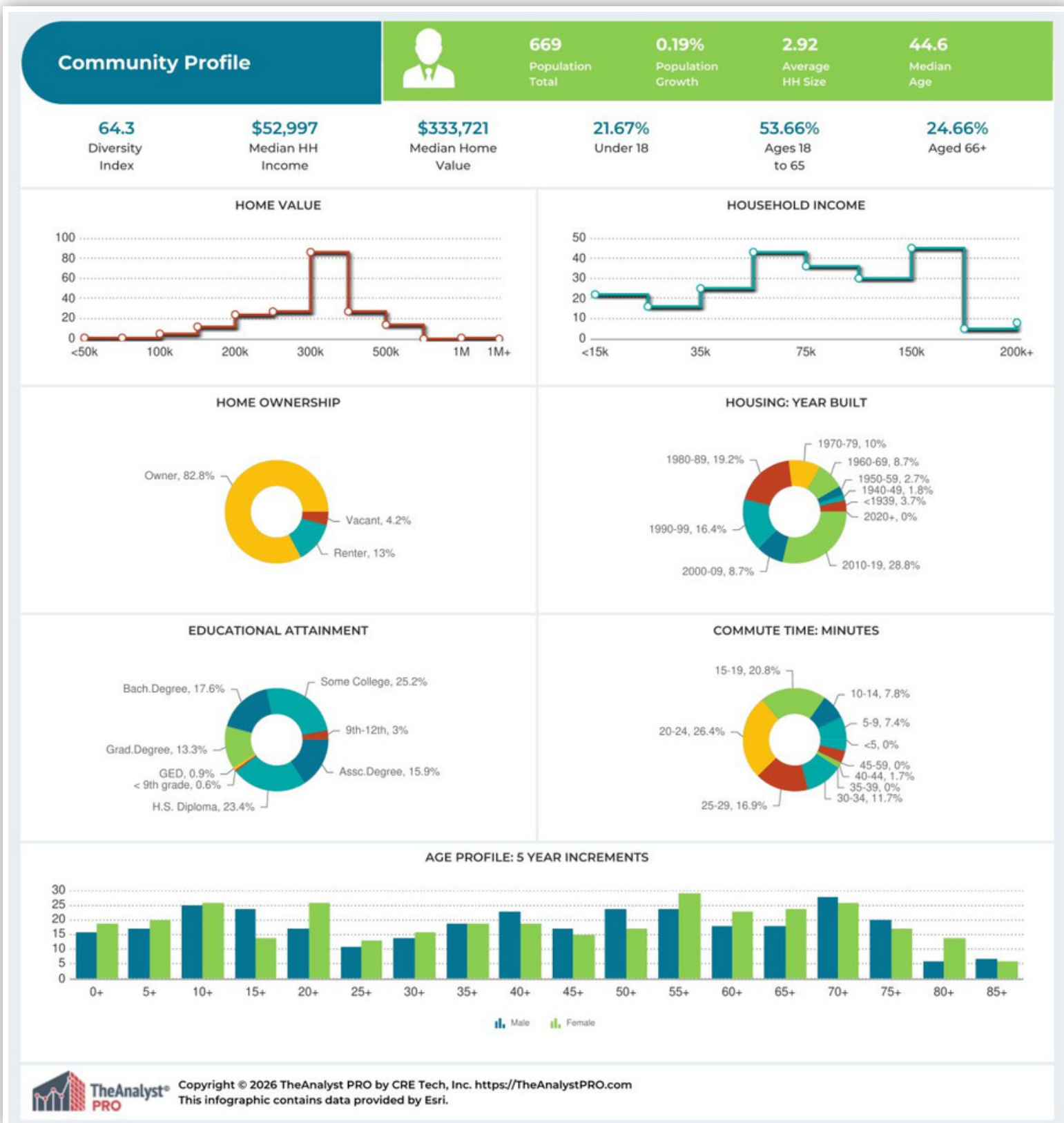
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

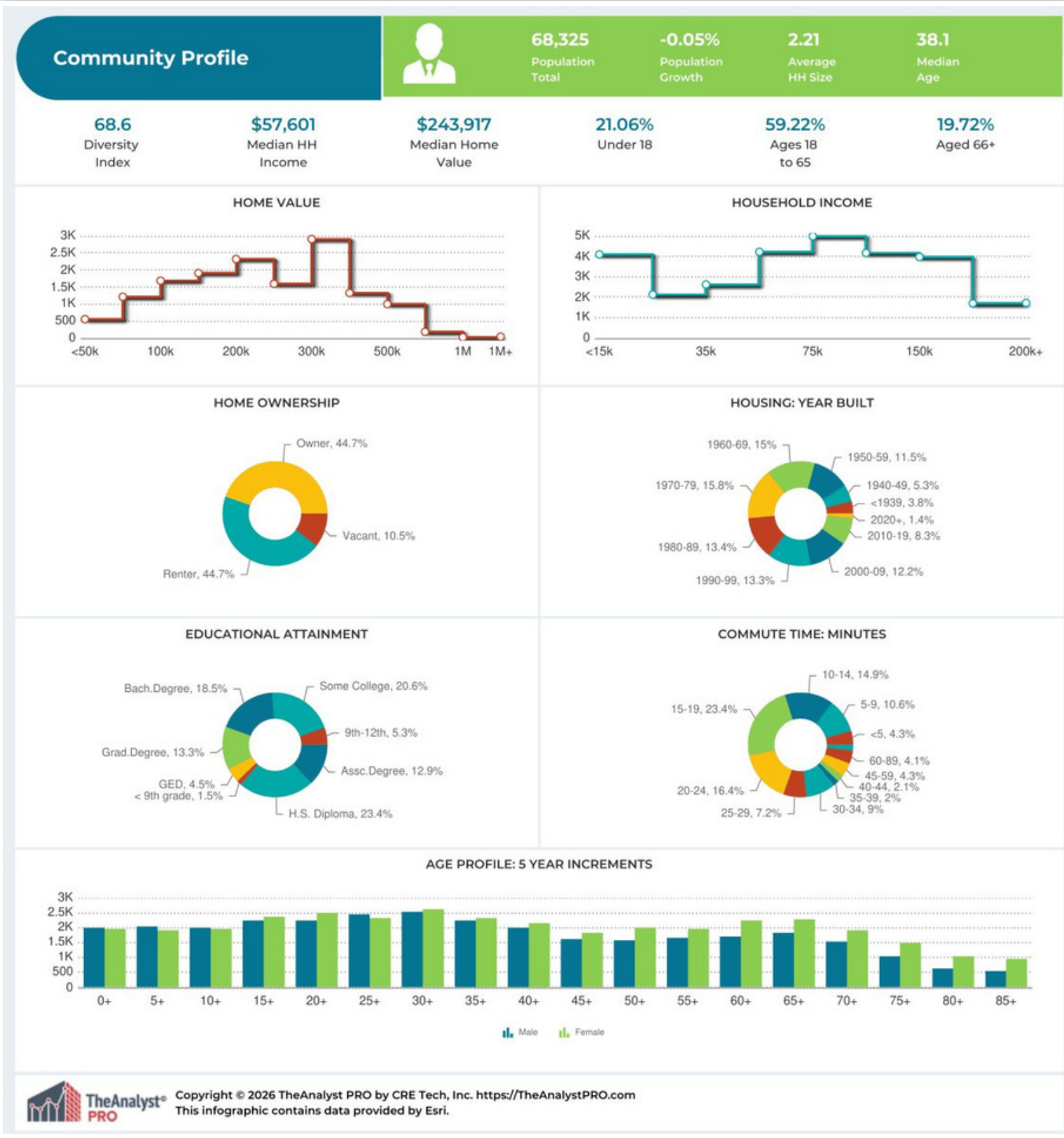


RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

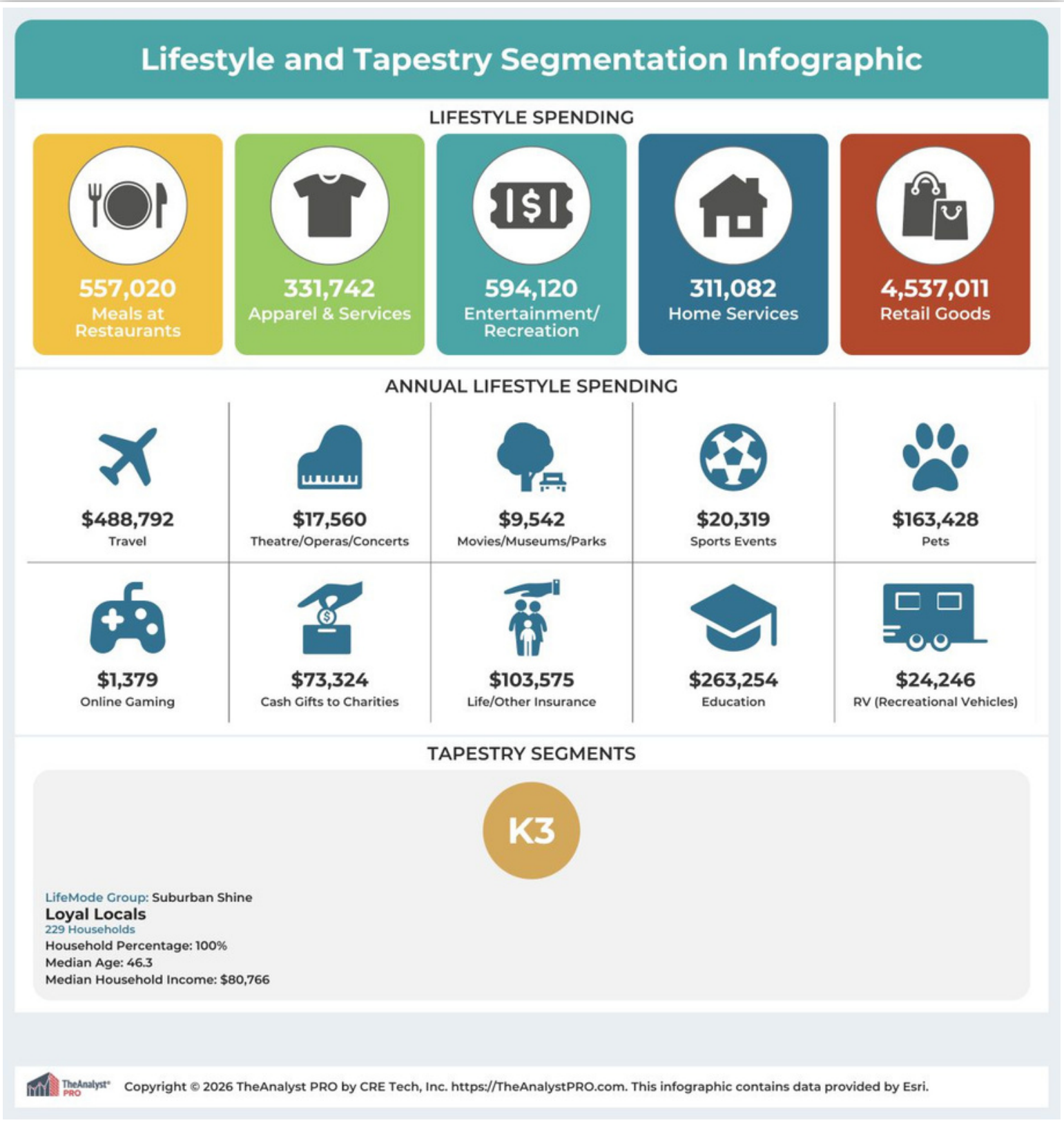
INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

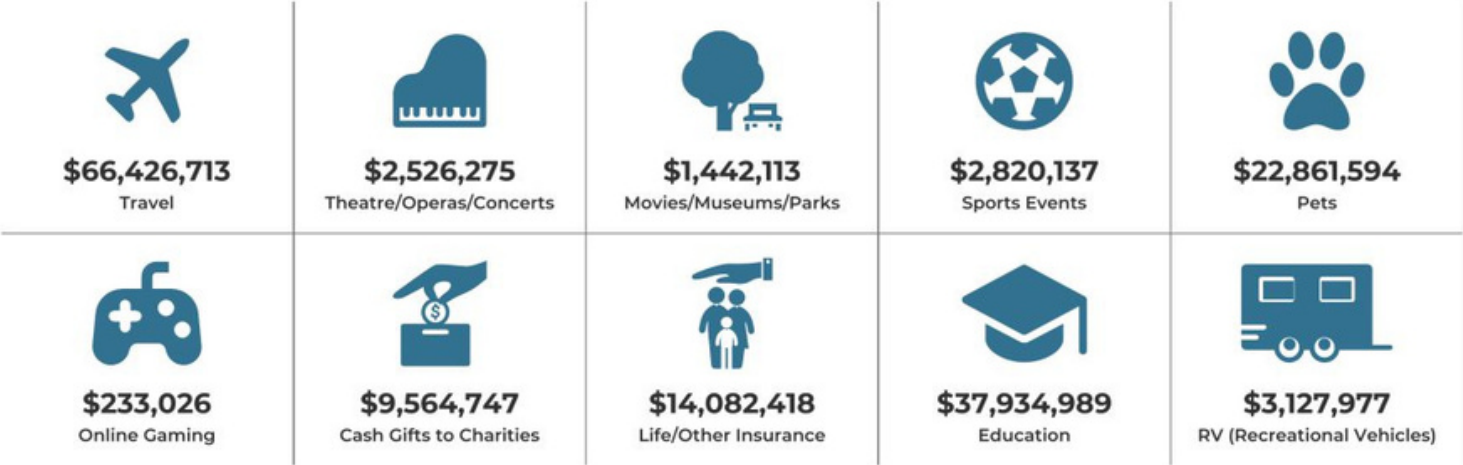


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2026 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

[Segment 1A \(Top Tier\)](#)

[Segment 1B \(Professional Pride\)](#)

[Segment 1C \(Boomburbs\)](#)

[Segment 1D \(Savvy Suburbanites\)](#)

[Segment 1E \(Exurbanites\)](#)

[Segment 2A \(Urban Chic\)](#)

[Segment 2B \(Pleasantville\)](#)

[Segment 2C \(Pacific Heights\)](#)

[Segment 2D \(Enterprising Professionals\)](#)

[Segment 3A \(Laptops and Lattes\)](#)

[Segment 3B \(Metro Renters\)](#)

[Segment 3C \(Trendsetters\)](#)

[Segment 4A \(Soccer Moms\)](#)

[Segment 4B \(Home Improvement\)](#)

[Segment 4C \(Middleburg\)](#)

[Segment 5A \(Comfortable Empty Nesters\)](#)

[Segment 5B \(In Style\)](#)

[Segment 5C \(Parks and Rec\)](#)

[Segment 5D \(Rustbelt Traditions\)](#)

[Segment 5E \(Midlife Constants\)](#)

[Segment 6A \(Green Acres\)](#)

[Segment 6B \(Salt of the Earth\)](#)

[Segment 6C \(The Great Outdoors\)](#)

[Segment 6D \(Prairie Living\)](#)

[Segment 6E \(Rural Resort Dwellers\)](#)

[Segment 6F \(Heartland Communities\)](#)

[Segment 7A \(Up and Coming Families\)](#)

[Segment 7B \(Urban Villages\)](#)

[Segment 7C \(American Dreamers\)](#)

[Segment 7D \(Barrios Urbanos\)](#)

[Segment 7E \(Valley Growers\)](#)

[Segment 7F \(Southwestern Families\)](#)

[Segment 8A \(City Lights\)](#)

[Segment 8B \(Emerald City\)](#)

[Segment 8C \(Bright Young Professionals\)](#)

[Segment 8D \(Downtown Melting Pot\)](#)

[Segment 8E \(Front Porches\)](#)

[Segment 8F \(Old and Newcomers\)](#)

[Segment 8G \(Hardscrabble Road\)](#)

[Segment 9A \(Silver & Gold\)](#)

[Segment 9B \(Golden Years\)](#)

[Segment 9C \(The Elders\)](#)

[Segment 9D \(Senior Escapes\)](#)

[Segment 9E \(Retirement Communities\)](#)

[Segment 9F \(Social Security Set\)](#)

[Segment 10A \(Southern Satellites\)](#)

[Segment 10B \(Rooted Rural\)](#)

[Segment 10C \(Diners & Miners\)](#)

[Segment 10D \(Down the Road\)](#)

[Segment 10E \(Rural Bypasses\)](#)

[Segment 11A \(City Strivers\)](#)

[Segment 11B \(Young and Restless\)](#)

[Segment 11C \(Metro Fusion\)](#)

[Segment 11D \(Set to Impress\)](#)

[Segment 11E \(City Commons\)](#)

[Segment 12A \(Family Foundations\)](#)

[Segment 12B \(Traditional Living\)](#)

[Segment 12C \(Small Town Simplicity\)](#)

[Segment 12D \(Modest Income Homes\)](#)

[Segment 13A \(International Marketplace\)](#)

[Segment 13B \(Las Casas\)](#)

[Segment 13C \(NeWest Residents\)](#)

[Segment 13D \(Fresh Ambitions\)](#)

[Segment 13E \(High Rise Renters\)](#)

[Segment 14A \(Military Proximity\)](#)

[Segment 14B \(College Towns\)](#)

[Segment 14C \(Dorms to Diplomas\)](#)

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	661	669	670
Total Households	224	229	232
Family Households	162	161	162
Average Household Size	2.95	2.92	2.89
Owner Occupied Housing Units	193	198	202
Renter Occupied Housing Units	31	31	30
Median Age	44.7	44.6	45.6

Trends 2026 - 2031	Area	State	National
Population	0.00%	0.90%	0.50%
Households	0.30%	1.20%	0.70%
Family Population	0.10%	1.10%	0.60%
Owner Occupied Housing Units	0.40%	1.30%	0.00%
Median Household Income	2.50%	3.10%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	36	5.5%	35	5.2%	37	5.5%
5-9	48	7.3%	36	5.4%	36	5.4%
10-14	42	6.3%	51	7.6%	37	5.5%
15-19	46	7.0%	38	5.7%	47	7.0%
20-24	24	3.6%	43	6.4%	32	4.8%
25-29	29	4.4%	24	3.6%	45	6.7%
30-34	36	5.5%	31	4.6%	25	3.7%
35-39	39	5.9%	38	5.7%	32	4.8%
40-44	33	5.0%	42	6.3%	40	6.0%
45-49	41	6.2%	32	4.8%	43	6.4%
50-54	51	7.7%	41	6.1%	33	4.9%
55-59	44	6.7%	53	7.9%	40	6.0%
60-64	48	7.3%	40	6.0%	51	7.6%
65-69	57	8.6%	41	6.1%	38	5.7%
70-74	40	6.0%	54	8.1%	39	5.8%
75-79	23	3.5%	37	5.5%	48	7.2%
80-84	12	1.8%	20	3.0%	30	4.5%
Age 85+	13	2.0%	13	1.9%	19	2.8%

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	19	8.2%	19	8.2%
\$10,000-14,999	3	1.3%	2	0.9%
\$15,000-19,999	5	2.2%	4	1.7%
\$20,000-24,999	11	4.8%	9	3.9%
\$25,000-29,999	13	5.6%	11	4.7%
\$30,000-34,999	13	5.6%	10	4.3%
\$35,000-39,999	17	7.4%	15	6.5%
\$40,000-44,999	22	9.5%	20	8.6%
\$45,000-49,999	5	2.2%	4	1.7%
\$50,000-59,999	22	9.5%	22	9.5%
\$60,000-74,999	14	6.1%	14	6.0%
\$75,000-99,999	30	13.0%	31	13.4%
\$100,000-124,999	36	15.6%	41	17.7%
\$125,000-149,999	9	3.9%	11	4.7%
\$150,000-199,999	5	2.2%	7	3.0%
\$200,000-249,999	3	1.3%	5	2.2%
\$250,000-299,999	1	0.4%	2	0.9%
\$300,000-399,999	2	0.9%	3	1.3%
\$400,000-499,999	0	0.0%	0	0.0%
\$500,000+	1	0.4%	2	0.9%
Median Household Income	\$52,997	-	\$60,000	-
Average Household Income	\$70,256	-	\$80,389	-
Per Capita Income	\$27,586	-	\$31,654	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	385	58.3%	368	55.0%	358	53.4%
Black Alone	197	29.8%	213	31.8%	219	32.7%
American Indian	11	1.7%	12	1.8%	13	1.9%
Asian Alone	10	1.5%	10	1.5%	11	1.6%
Pacific Islander	1	0.1%	1	0.1%	1	0.1%
Some Other Race	13	2.0%	15	2.2%	16	2.4%
Two or More Races	44	6.7%	50	7.5%	54	8.1%
Hispanic (Any Race)	40	6.0%	46	6.9%	49	7.3%

RIVER RD FAYETTEVILLE

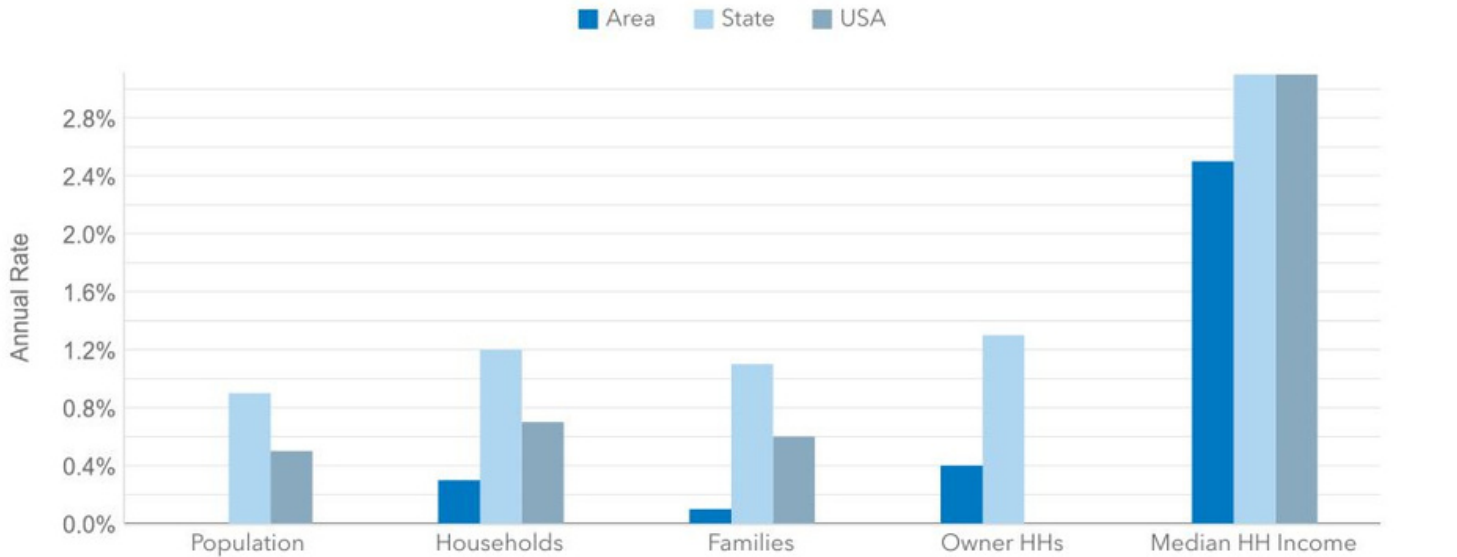
1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

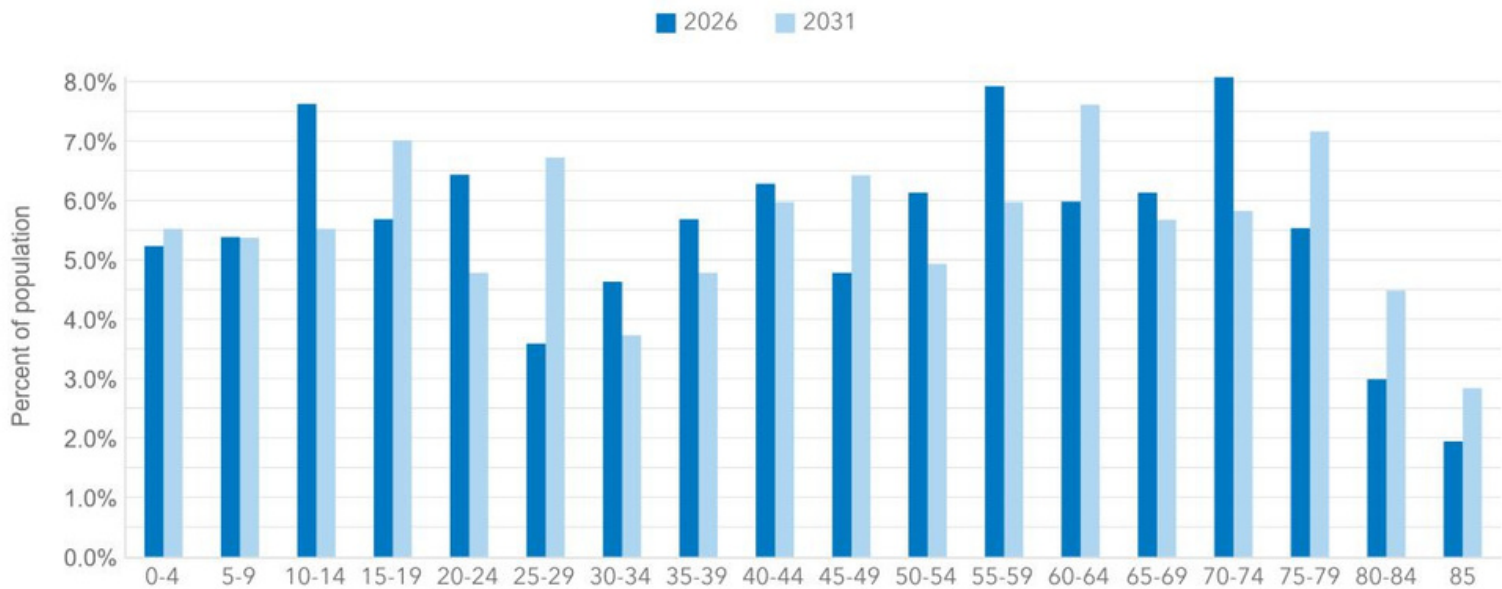
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



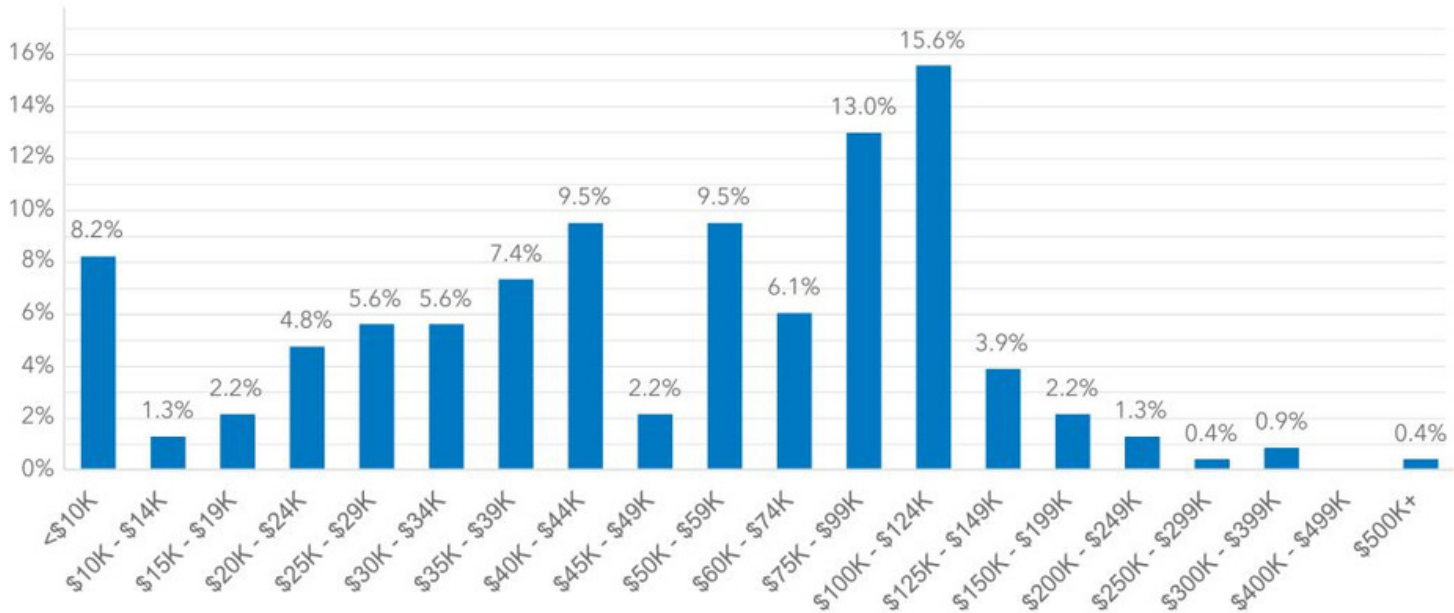
RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

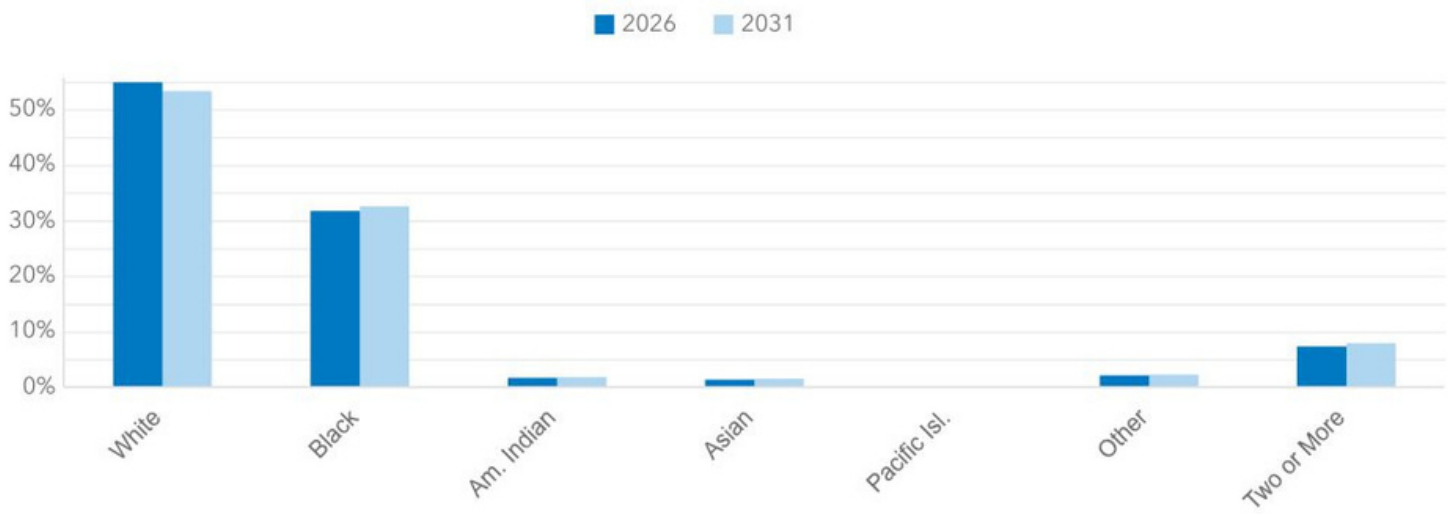
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Households by Income for 2026



Population by Race



RIVER RD FAYETTEVILLE
1827 River Rd, Fayetteville, NC, 28312

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2026	2031
Total Population	68,555	68,325	68,165
Total Households	28,853	29,589	29,927
Family Households	16,970	16,830	16,886
Average Household Size	2.28	2.21	2.18
Owner Occupied Housing Units	13,936	14,795	15,303
Renter Occupied Housing Units	14,917	14,794	14,624
Median Age	37.1	38.1	39.6

Trends 2026 - 2031	Area	State	National
Population	0.00%	0.90%	0.50%
Households	0.20%	1.20%	0.70%
Family Population	0.10%	1.10%	0.60%
Owner Occupied Housing Units	0.70%	1.30%	0.00%
Median Household Income	2.60%	3.10%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,146	6.0%	3,971	5.8%	3,869	5.7%
5-9	4,195	6.1%	3,994	5.8%	3,754	5.5%
10-14	4,199	6.1%	3,970	5.8%	3,817	5.6%
15-19	4,404	6.4%	4,629	6.8%	4,407	6.5%
20-24	5,600	8.2%	4,789	7.0%	5,202	7.6%
25-29	5,275	7.7%	4,767	7.0%	3,990	5.8%
30-34	4,720	6.9%	5,189	7.6%	4,474	6.6%
35-39	4,169	6.1%	4,604	6.7%	4,956	7.3%
40-44	3,586	5.2%	4,170	6.1%	4,534	6.7%
45-49	3,658	5.3%	3,501	5.1%	4,103	6.0%
50-54	3,902	5.7%	3,612	5.3%	3,479	5.1%
55-59	4,476	6.5%	3,675	5.4%	3,466	5.1%
60-64	4,451	6.5%	3,978	5.8%	3,493	5.1%
65-69	3,902	5.7%	4,145	6.1%	3,825	5.6%
70-74	2,996	4.4%	3,505	5.1%	3,712	5.5%
75-79	2,034	3.0%	2,574	3.8%	3,027	4.4%
80-84	1,417	2.1%	1,719	2.5%	2,227	3.3%
Age 85+	1,425	2.1%	1,533	2.2%	1,829	2.7%

RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	2,723	9.2%	2,530	8.4%
\$10,000-14,999	1,370	4.6%	1,243	4.2%
\$15,000-19,999	1,046	3.5%	844	2.8%
\$20,000-24,999	1,082	3.7%	934	3.1%
\$25,000-29,999	1,305	4.4%	1,116	3.7%
\$30,000-34,999	1,314	4.4%	1,117	3.7%
\$35,000-39,999	1,247	4.2%	1,131	3.8%
\$40,000-44,999	1,628	5.5%	1,476	4.9%
\$45,000-49,999	1,342	4.5%	1,252	4.2%
\$50,000-59,999	2,203	7.5%	2,160	7.2%
\$60,000-74,999	2,779	9.4%	2,807	9.4%
\$75,000-99,999	4,162	14.1%	4,319	14.4%
\$100,000-124,999	2,388	8.1%	2,637	8.8%
\$125,000-149,999	1,580	5.3%	1,871	6.3%
\$150,000-199,999	1,699	5.7%	2,169	7.3%
\$200,000-249,999	681	2.3%	957	3.2%
\$250,000-299,999	360	1.2%	476	1.6%
\$300,000-399,999	209	0.7%	303	1.0%
\$400,000-499,999	80	0.3%	65	0.2%
\$500,000+	390	1.3%	519	1.7%
Median Household Income	\$57,601	-	\$65,461	-
Average Household Income	\$80,026	-	\$91,412	-
Per Capita Income	\$35,260	-	\$40,767	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,351	37.0%	23,770	34.8%	22,989	33.7%
Black Alone	33,266	48.5%	33,837	49.5%	34,019	49.9%
American Indian	944	1.4%	998	1.5%	1,008	1.5%
Asian Alone	1,205	1.8%	1,238	1.8%	1,330	1.9%
Pacific Islander	178	0.3%	164	0.2%	175	0.3%
Some Other Race	2,153	3.1%	2,390	3.5%	2,443	3.6%
Two or More Races	5,458	8.0%	5,927	8.7%	6,200	9.1%
Hispanic (Any Race)	5,537	8.1%	6,157	9.0%	6,381	9.4%

RIVER RD FAYETTEVILLE

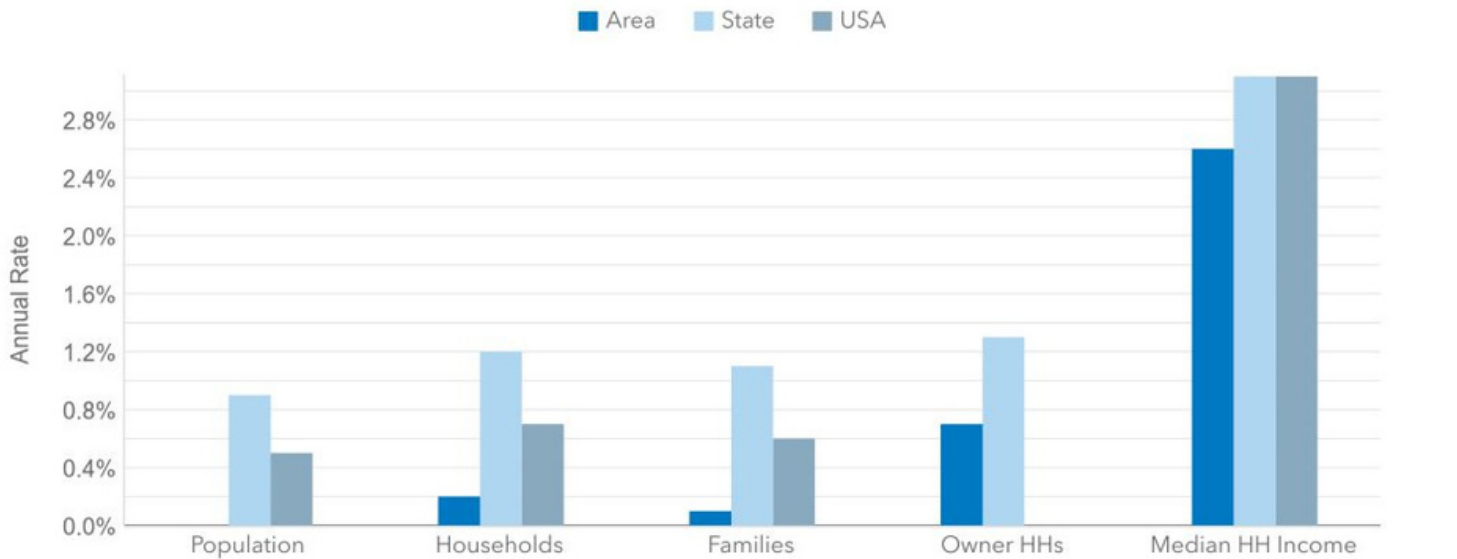
1827 River Rd, Fayetteville, NC, 28312

CENTURY 21
Triangle Group

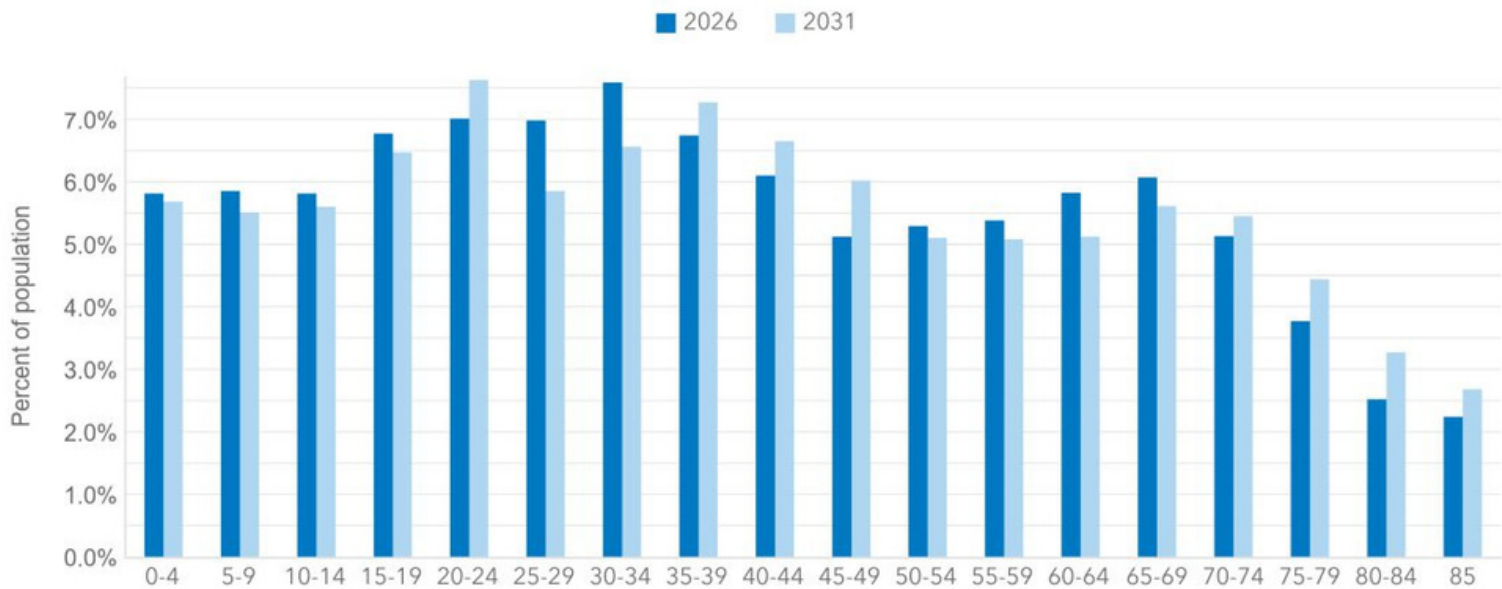
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2026 - 2031 Annual Rate



Population by Age



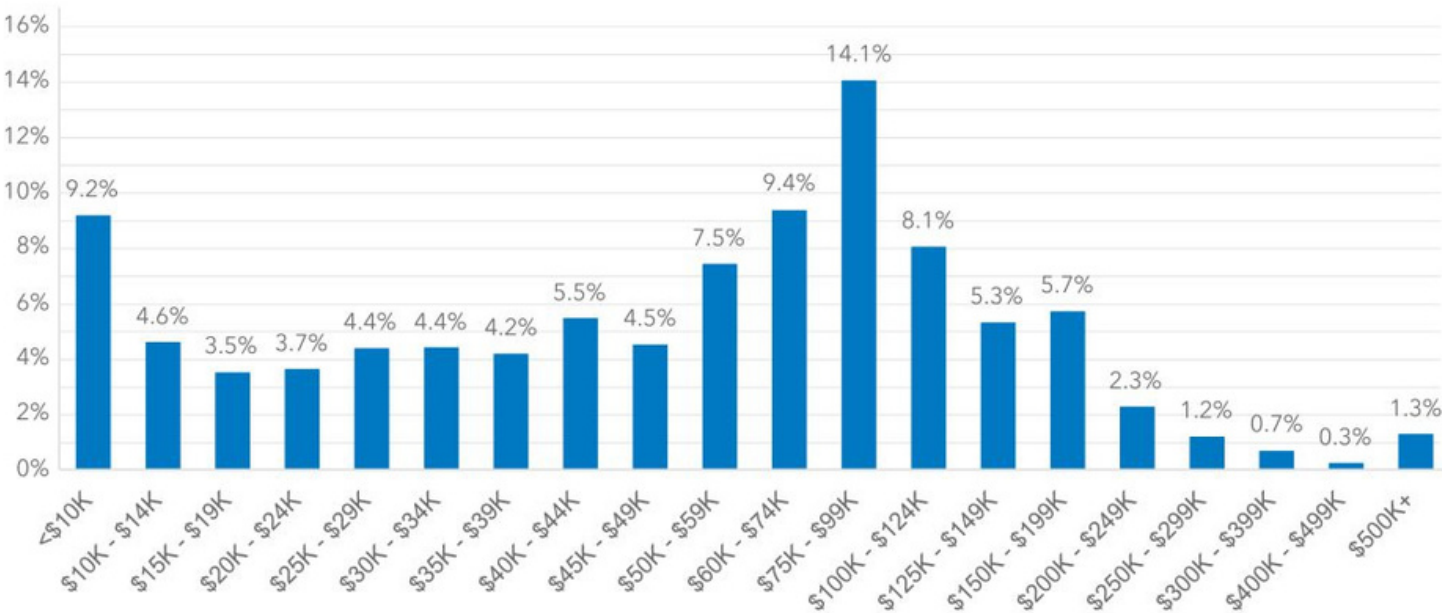
RIVER RD FAYETTEVILLE

1827 River Rd, Fayetteville, NC, 28312

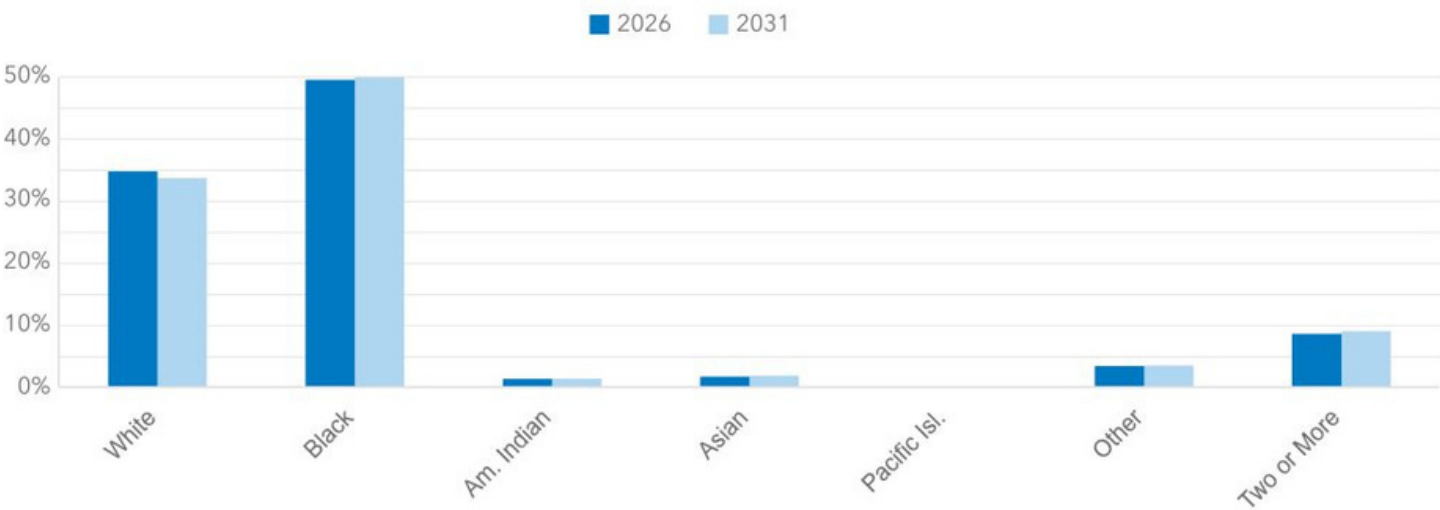
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Households by Income for 2026

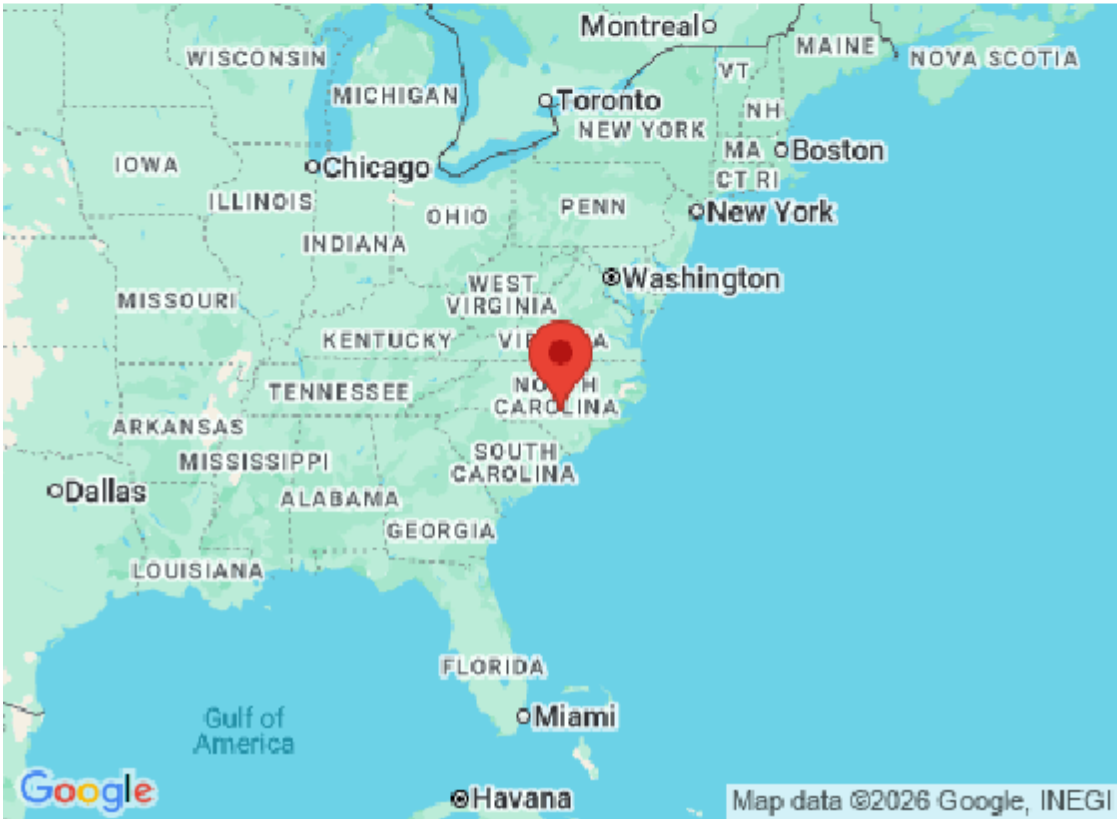
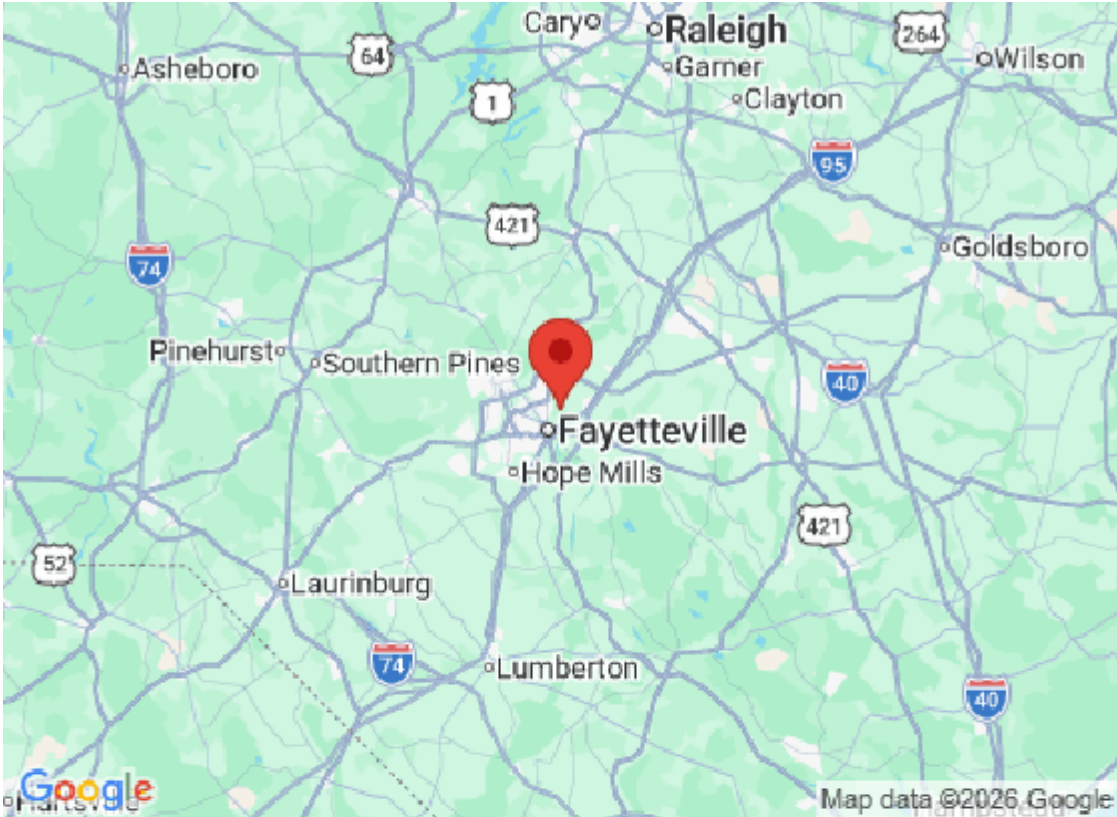


Population by Race



RIVER RD FAYETTEVILLE
1827 River Rd, Fayetteville, NC, 28312

AREA LOCATION MAP



RIVER RD FAYETTEVILLE

1827 RIVER RD, FAYETTEVILLE, NC, 28312

CONTACT

+/- 11.91 Acres

+/- 2.02 Acres

+/- 5.51 Acres



Michelle Waite

Phone: 919-230-1525

Email: remichellewaite@gmail.com

License: 357092



MJ Bartlett

Phone: 910-890-0353

Email: mjbartlett.realtor@gmail.com

License: 239352

RIVER RD
FAYETTEVILLE

1827 River Rd
Fayetteville, NC 28312

CENTURY 21.
Triangle Group



1407 N Judd Pkwy NE,
Fuquay-Varina, NC 27526