

CENTURY 21
Triangle Group



RIVER RD FAYETTEVILLE

**1827 River Rd
Fayetteville, NC 28312**

SALE

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.

\$175-\$449k

**Land Size:
2.12 - 11.91 Acres**

919-230-1525

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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 ftontage	Multifamily/townhomes, Storage, Senior Living / Drainages and 100-yr flood zone at rear of property

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