

FORMER FIRE DEPT PROPERTY FOR SALE

2140 Wade-Stedman Road

Stedman, NC 28391



for more information

KEVIN CARROLL

Broker

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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:	\$475,000
Building Size:	5,428 SF
Lot Size:	±1.62 Acres
Zoning:	C2(P) 1.42ac / RR .20ac

Property Description

The former Bethany Fire Department offers a well-equipped, infrastructure-ready facility designed to support contractors, utility providers, municipal users, and equipment-intensive service operations. Situated on 1.62 acres with approximately 300 feet of frontage along Wade Stedman Road, the property features a 5,428-square-foot conditioned masonry building with three offices, a reception area, meeting room, lounge, 400 square feet of open upstairs space, and staff amenities including two ADA-accessible restrooms, two showers, and a utility room with washer/dryer hookups. Operational capabilities include heated apparatus bays, electronic overhead doors, and a 90-foot pull-through bay that accommodates large service vehicles, trailers, and fleet equipment. Three wired storage buildings, including one with three-phase power, along with two water wells, upgraded septic, fiber internet, a 30 kW backup generator conveys, commercial kitchen facilities, keyless entry, security cameras, exterior lighting, a marquee, and flagpole create an efficient, move-in-ready environment. A recent appraisal has been completed, and the property is offered below appraised value, providing an attractive opportunity for owner-users and investors.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Former Fire Dept
Market	Bethany
Pin #	0497-18-2055
# of Bay Doors	3 (10" x 10") (27" x 10") (14" x 11")
Electrical	3 Phase

Located in eastern Cumberland County, the property provides convenient access to Fayetteville, Interstate 95, and the growing residential communities surrounding Maxwell Road, allowing service businesses to efficiently reach customers throughout both urban and rural markets. Wade Stedman Road offers straightforward access for employees, clients, and fleet vehicles while connecting to key transportation corridors that support daily operations across the region. Continued residential growth in the Stedman area is increasing demand for contractors, utility providers, and field-service businesses, making this location well suited for companies seeking to expand their service footprint. With rezoning to C2(P) underway, the property offers additional flexibility for future commercial use while supporting a wide range of owner-user opportunities. Facilities with this combination of operational infrastructure, accessibility, development momentum, and below-appraisal pricing are increasingly difficult to find in today's market.



- 5,428 SF conditioned masonry facility
- 1.62 acres with 300' road frontage
- 90-foot pull-through apparatus bay
- Heated bays with electronic overhead doors
- Three wired storage buildings
- Offered below recent appraised value
- Fiber internet, wells, and upgraded septic
- Rezoning to C2(P) underway

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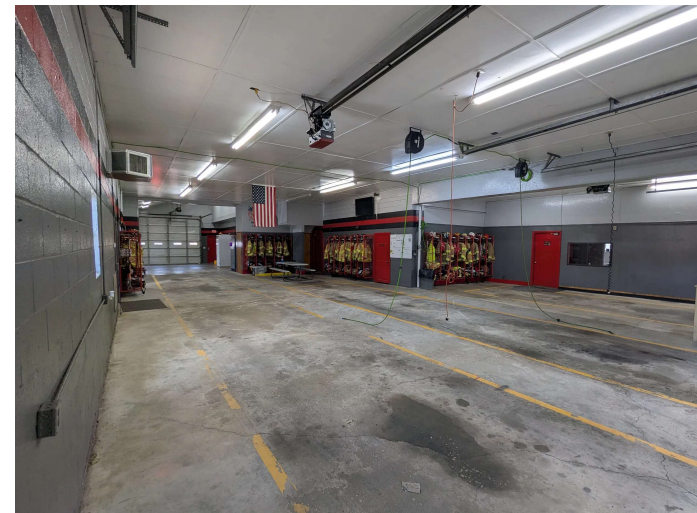
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ADDITIONAL PHOTOS



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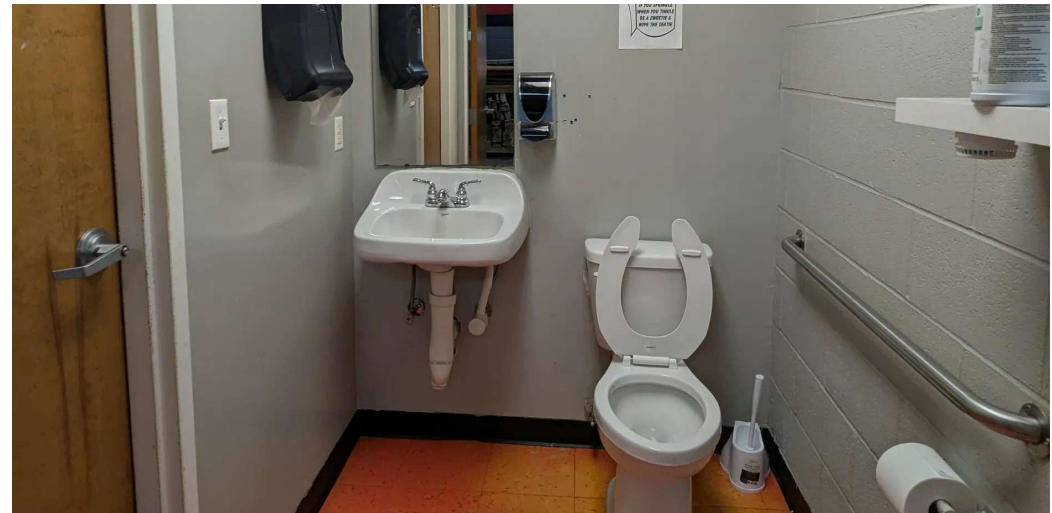


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LOCATION MAP



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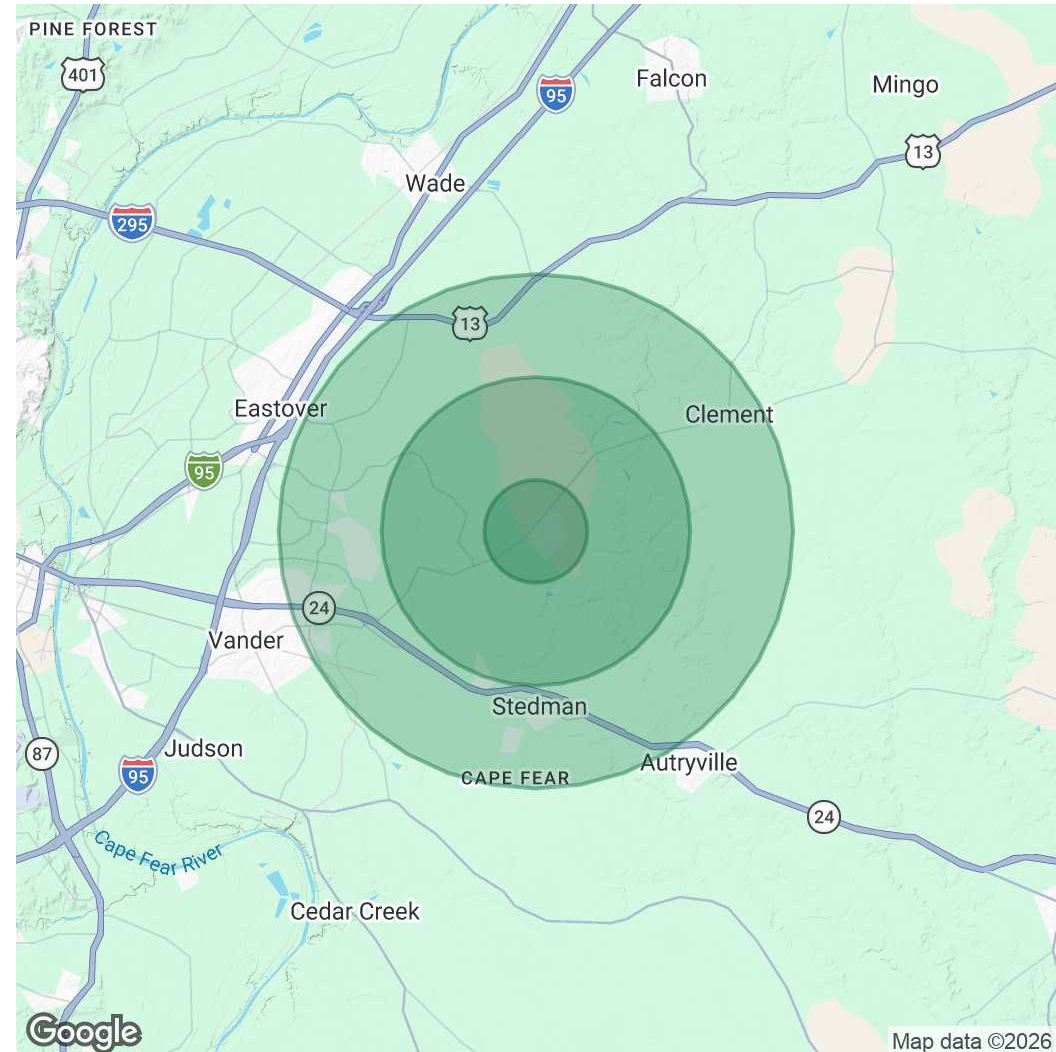
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	377	3,694	11,497
Average Age	37.3	40.7	41.7
Average Age (Male)	30.7	34.8	38.0
Average Age (Female)	40.8	43.9	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	145	1,381	4,176
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,850	\$89,847	\$93,802
Average House Value	\$134,240	\$194,299	\$210,737

2023 American Community Survey (ACS)



Map data ©2026

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