



2.08 Acres Commercial Land

Offering Price: \$1,300,000.00

5231, 5235 & 5241 Raeford Rd, Fayetteville, NC

An exceptional commercial development opportunity is now available in Fayetteville, North Carolina. This offering features a prime 2.08-acre commercial corner lot situated at the high-visibility intersection of Raeford Road and Durant Drive. Located directly across from the prominent LaFayette Ford dealership, this property benefits from significant daily traffic counts and excellent visual exposure.



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PROPERTY SPECIFICATIONS



- Purchase Price: \$1,300,000
- Total Acreage: 2.08 Acres
- Property Type: Land
- Property Sub-Type:
Commercial Land
- Assessor's Parcel Number
(APN / PIN): 0407908184000
- Legal Description: Raeford Rd
and Durant Drive survey Lot 1
PI: 0149-0077
- Current Owner of Record:
Majestic Mobility, LLC



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INVESTMENT CONTACT & DUE DILIGENCE



- Due diligence materials, including existing surveys and preliminary site data, are available upon request.
- Cooperative brokerage is welcomed. Please direct all inquiries, property tours, and formal offers through the listing agent.
- **Zoning Verification Status:**
Verification of specific utility hookups and site-specific UDO tables is currently pending with the City of Fayetteville Planning & Zoning Department Contact Sabrina McLoyd at 910-433-1385.



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LOCATION & MARKET HIGHLIGHTS



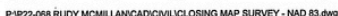
LINES ARE APPROXIMATE

- **Corner Lot Advantage:** Situated at the intersection of Raeford Road and Durant Drive, ensuring multiple points of potential ingress/egress and maximum street frontage.
- **High-Traffic Commercial Corridor:** Positioned directly across from LaFayette Ford, anchoring the property within an established, high-volume retail and automotive hub.
- **Strong Demographics:** Fayetteville serves as a resilient economic center, driven by the presence of Fort Liberty (formerly Fort Bragg), a diversified healthcare sector, and steady population growth.
- **Favorable Development Topography:** The parcel offers flat, highly usable acreage well-suited for immediate site planning, clearing, and construction.



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ZONING & DEVELOPMENT STANDARDS

The property falls under the jurisdiction of the City of Fayetteville Planning & Zoning Department. The official zoning designation is CC – Community Commercial. According to the municipal Unified Development Ordinance (UDO), the CC district is designed to accommodate a wide variety of commercial activities serving broader community needs. of (Location) Jurisdiction

Permitted Uses

Under Municipal Code the flexible CC zoning classification permits a diverse array of potential development uses, including but not limited to:

Retail & Consumer Services: Neighborhood retail centers, specialty shops, and commercial service facilities.

Food & Beverage: Restaurants, drive-thrus, and eating establishments. **Office & Medical:** Professional business offices, medical clinics, and healthcare facilities. **Vehicle Sales & Services:** Light vehicle sales, rental agencies, and automotive service facilities.

Storage & Lodging: Self-service storage facilities and visitor accommodations (hotels/motels).

Community & Institutional: Day care centers, conference and training centers, governmental facilities, and institutional uses.

Note: For exact development standards, setbacks, and floor-area ratios, please refer to the City of Fayetteville Unified Development Ordinance under Fayetteville Municipal Code Use Standards.

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ABOUT FAYETTEVILLE



Fayetteville, North Carolina is the county seat of Cumberland County and ranks as the sixth-largest city in the state, with a population of approximately 208,500 residents. Located in the south-central Sandhills region along the Cape Fear River, it is famously recognized as a decorated **"All-America City"**. The community is deeply intertwined with the military, serving as the home to Fort Bragg, which is one of the largest military installations by population in the world.

- Major Employers: Beyond the military, key employers include Cape Fear Valley Health (over 7,000 jobs), Cumberland County Schools, and major manufacturing operations like Goodyear Tire & Rubber Company.
- Diverse Businesses: A 2022 study revealed that Fayetteville had the highest percentage of Black-owned businesses in the nation at 11.2%, outranking major hubs like Atlanta and Washington, D.C. It is also the birthplace of the national restaurant chain Golden Corral.



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DEMOGRAPHICS

Demographic Profile (1, 3, and 5-Mile Radii)

Demographic Metric

1-Mile Radius

3-Mile Radius

5-Mile Radius

Total Population

~8,400

~62,500

~142,000

Average HH Income

~\$64,500

~\$69,200

~\$72,800

Median HH Income

~\$51,200

~\$55,400

~\$58,400

Daytime Population

~6,800

~48,000

~135,000



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TRAFFIC COUNTS

The estimated Annual Average Daily Traffic (AADT) volume directly passing 5231 Raeford Rd in Fayetteville, NC is approximately 33,000 to 35,000 vehicles per day. This specific commercial corridor along U.S. 401 Business (Raeford Road) is one of the highest-traffic thoroughfares in the city.

Traffic Count Breakdown & Context

- **Primary Corridor Volume:** Nearby segments of Raeford Road, specifically between Hope Mills Road and Skibo Road (where this property sits), maintain a baseline historical traffic volume ranging from 30,000 to 50,000 vehicles per day depending on the specific block.
- **Immediate Property Access:** The 2.08-acre commercial parcel at this address sits at the signalized corner of Raeford Road and Durant Drive. Signalized intersections on this corridor generally pull the highest localized density counts.
- **Cross-Street & Nearby Estimates:** The immediate secondary cross-streets see localized drop-offs, with nearby alternate connectors dropping closer to a baseline of 17,500 AADT.



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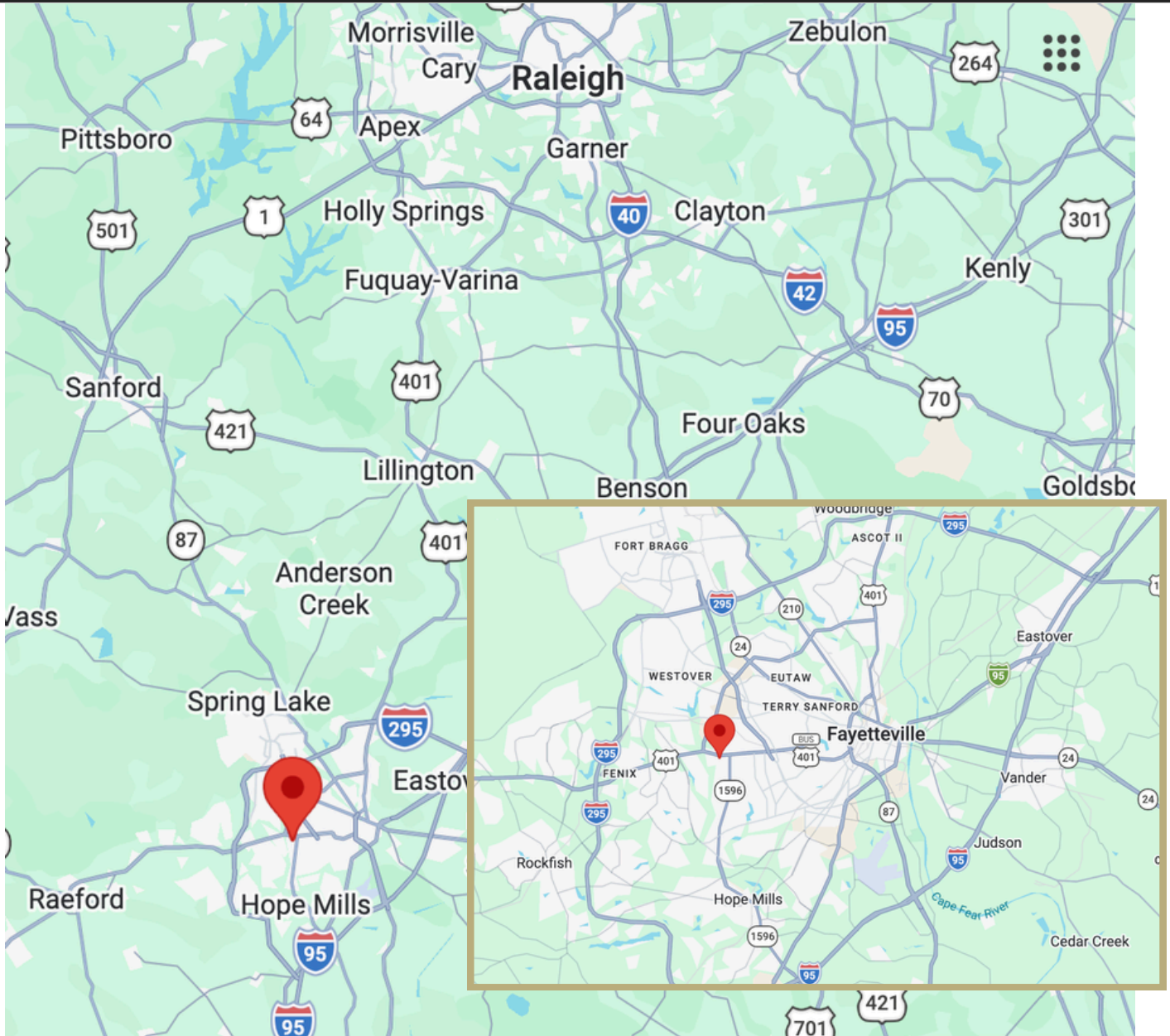
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LOCATION



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