

FAYETTEVILLE, NC

# BRAGG BLVD & SANTA FE DR

UP TO 2 ACRES AVAILABLE FOR GROUND LEASE OR BTS



PROJECT  
DETAILS

AVAILABLE LAND

Up to 2 Acres

TRAFFIC COUNTS

18,000 ADT on Bragg Blvd  
11,500 ADT on Santa Fe Dr

PROPERTY HIGHLIGHTS

- High profile location at the corner of Santa Fe Dr & Bragg Blvd
- Multiple outparcel opportunities with excellent visibility
- High traffic counts with multiple points of ingress/egress
- Close proximity to All American Expressway, I-295 Loop, Fort Bragg, new Amazon fulfillment facility, etc.

SALE PRICE

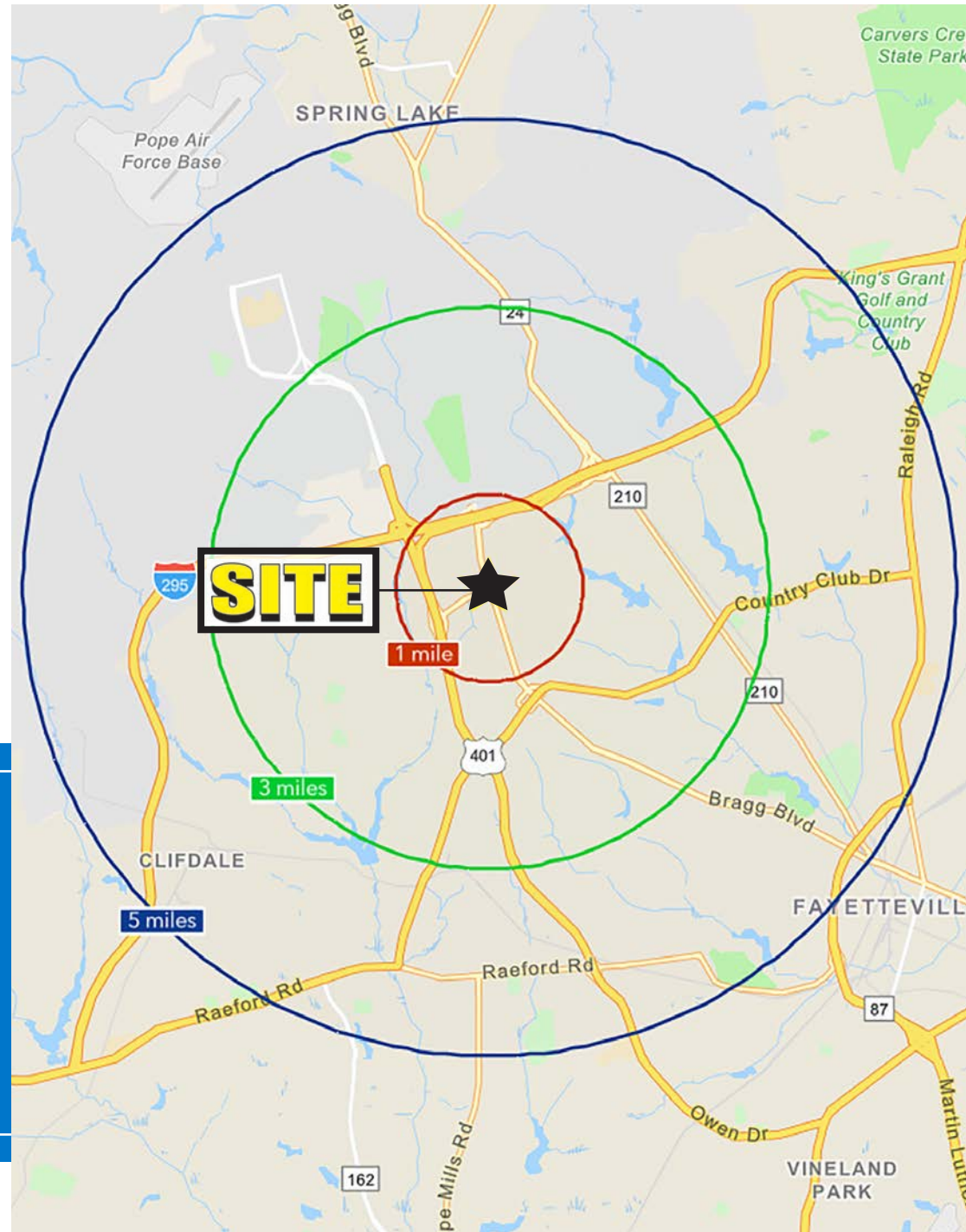
Call to discuss

COUNTY

Cumberland

MARKET

Fayetteville



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,524	17,535	53,844
TOTAL POPULATION	3,109	44,435	136,447
MEDIAN HH INCOME	\$53,998	\$52,706	\$53,542



AERIAL

**Fort Bragg**  
Population: +50k  
43,414 Active-Duty Soldiers  
251 Square Miles  
16,276 Civilian Employees



AERIAL



Anondale on  
Santa Fe  
400 MF Units

**SITE**

Bragg Blvd

18,000 ADT

Shaw Rd

5,400 ADT

FUTURE  
MURPHY  
USA

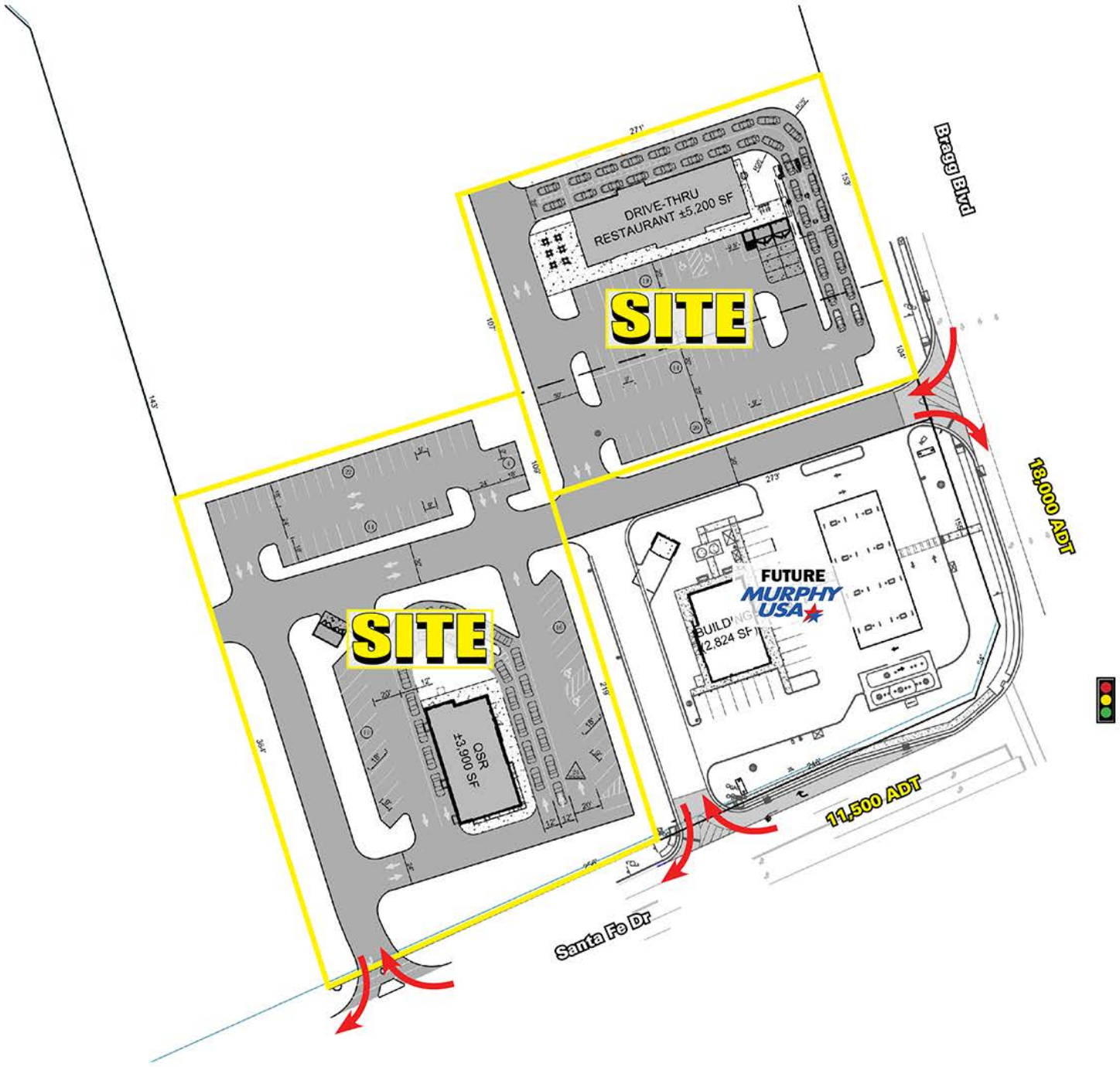
11,500 ADT

CIRCLE K

Santa Fe Dr

Bragg Blvd

SITE PLAN





NORTH CAROLINA

# FAYETTEVILLE

Nestled in the heart of southeastern North Carolina, the City of Fayetteville stands as a vibrant gem within the Sandhills region, proudly serving as the seat of Cumberland County. Its strategic location places it at the crossroads of the Tar Heel State, with Raleigh, the capital, 65 miles to the north, and the bustling metropolis of Charlotte 200 miles westward.

But there's more to this city than meets the eye. Historic sites, museums, local breweries, sporting events, and shopping havens are scattered throughout Fayetteville, waiting to be explored and cherished by those seeking a rich and diverse experience. As we embark on this guide, get ready to delve deeper into Fayetteville's history, culture, and top attractions, where we'll help you unlock the secrets and wonders of this remarkable city.



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ALBANY

ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

THREE MORROCROFT CENTRE  
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