

LAND FOR SALE

8.43 AC DEVELOPMENT SITE IN SPOUT SPRINGS AREA

2780 Hwy-24, Cameron, NC 28326



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617 x202

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

PROPERTY OVERVIEW

Sale Price:	\$675,000
Lot Size:	8.43 Acres
Zoning:	COMM
Price / Acre:	\$80,071
Submarket:	Spout Springs

Property Description

NOW AVAILABLE FOR DEVELOPMENT 8.43 ACRES WITH OVER 670' OF FRONTAGE ALONG HWY 24 AT THE INTERCHANGE OF HWY 87 JUST NORTH OF THE SPOUT SPRINGS AREA OF HARNETT COUNTY. THE SITE IS ZONED COMM WHICH IS A BROAD COMMERCIAL DISTRICT THAT ALLOWS FOR USES SUCH AS A GAS STATION/CONVENIENCE STORE, RETAIL, OFFICE, RESTAURANTS, AND MORE. PUBLIC WATER LINES ARE AT THE PROPERTY LINE AND PUBLIC SEWER IS ON THE OPPOSITE SIDE OF HWY 87 APPROXIMATELY 700' FROM THE PROPERTY LINE.

THE PROPERTY IS LOCATED AT THE INTERCHANGE OF HWY 87 AND HWY 24 IN THE SPOUT SPRINGS AREA (CAMERON NC) WHICH HAS BECOME A MAJOR RETAIL NODE FOR SOUTHWESTERN HARNETT COUNTY BECAUSE OF ITS RAPID RESIDENTIAL GROWTH AND CLOSE PROXIMITY TO FORT LIBERTY. ALONG HWY 24 IN FRONT OF THE PROPERTY, DAILY TRAFFIC COUNTS ARE OVER 5,000 PER DAY AND ALONG HWY 87 ARE NEARLY 29,000 DAILY. WITHIN A THREE-MILE RADIUS OF THE SITE, THERE ARE 22,683 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$109,299.





Harnett County GIS

for more information

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County Boundary County Water Mains Major Roads

- 2 - 5 NC
- 6 - 36 Parcels
- Road Centerlines

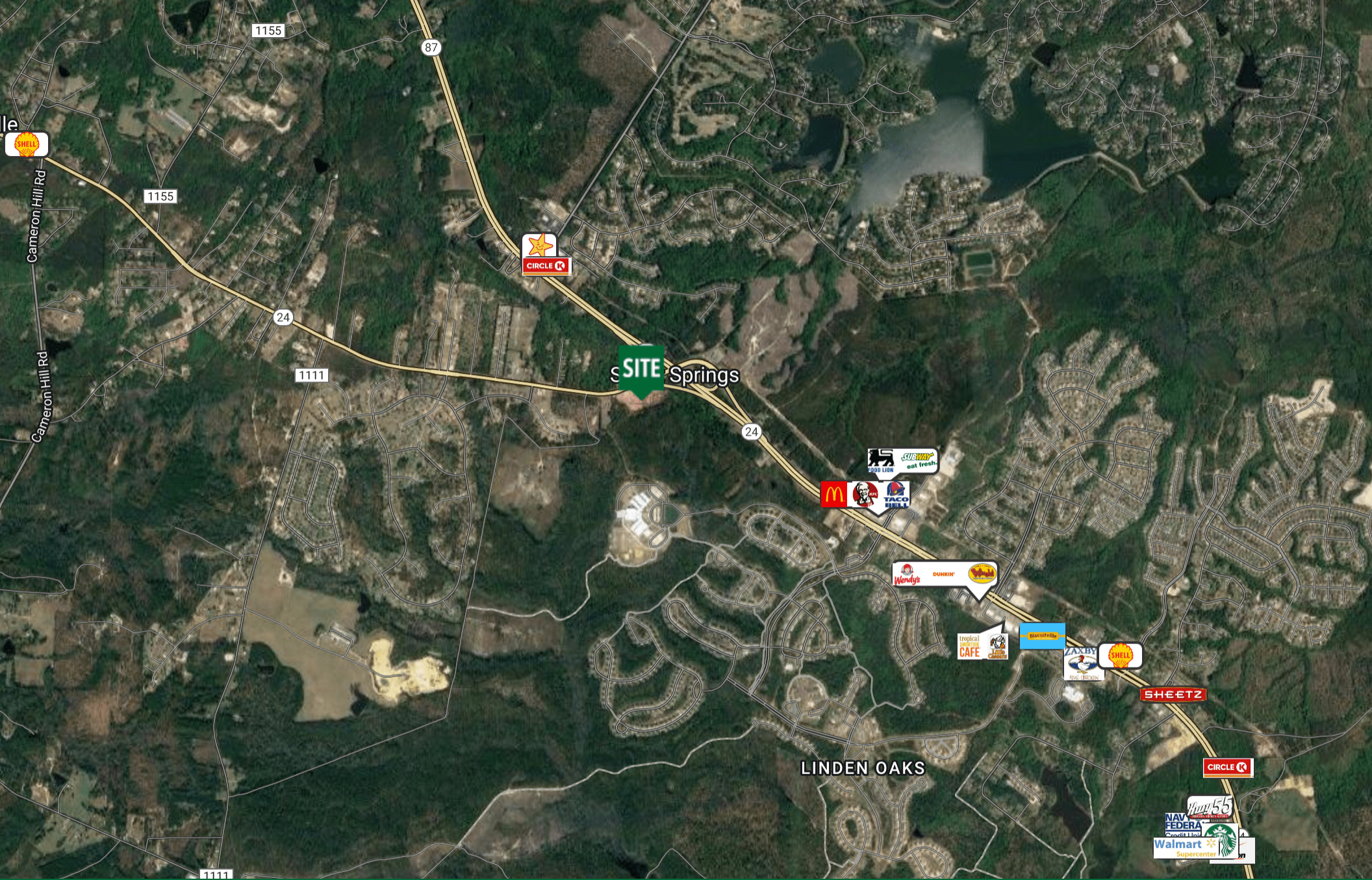


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Harnett County GIS/E-911 Addressing
 January 29, 2024

660 Feet



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for more information
 East
 Buckingham
 Hamlet
 Old Hundred
 Laurel Hill

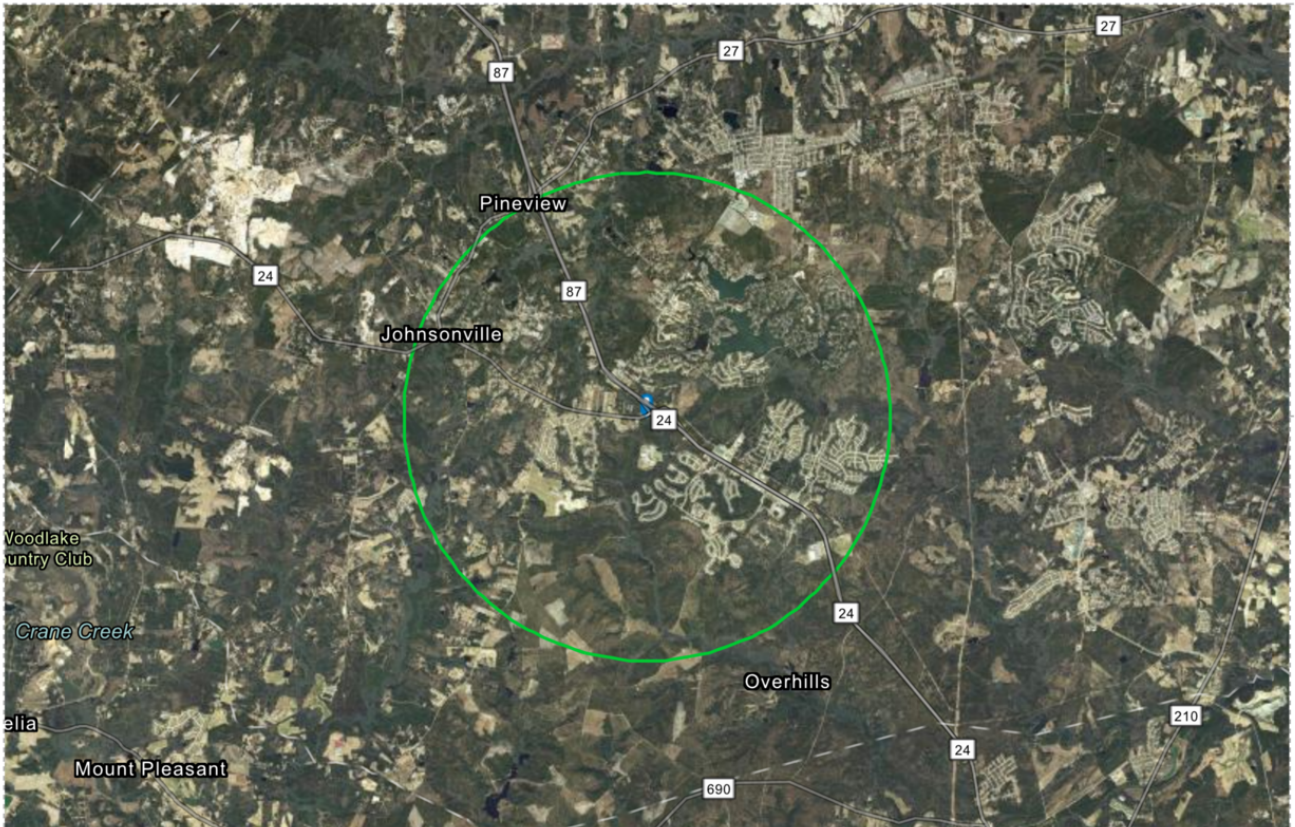
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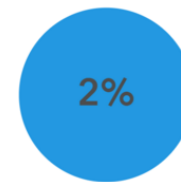
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Map
 data
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EDUCATION



No High School Diploma



16%

High School Graduate



36%

Bachelors/Grad/Prof Degree

EMPLOYMENT



69%

White Collar



21%

Blue Collar



10%

Services



Unemployment Rate

KEY FACTS



22,683

Total Population



6,860

Total Households



\$85,456

Median Household Income



Median Age

BUSINESS



212

Total Businesses



1,787

Total Employees

INCOME



\$66,497

Median Disposable Income



\$33,202

Per Capita Income



\$99,040

Median Net Worth

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

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January 31, 2024

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021