

COMMERCIAL LAND FOR SALE

0 BOOMERANG DRIVE, LUMBERTON, NC 28358



±2.433 AC

SCOTT HADLEY
Vice President, Principal
919.906.0524
shadley@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Strategically located just east of the intersection of Hwy. 211/Roberts Ave and Fayetteville Rd, with convenient access to both I-95 Exit 20 (Roberts Ave) and Exit 21 (Fayetteville Rd). NCDOT is currently reconfiguring the intersection of Roberts Ave and Fayetteville Rd, eliminating left turns onto Roberts Ave and redirecting traffic along Boomerang Dr. This improvement is expected to significantly increase traffic flow along Boomerang Dr and enhance visibility for future commercial users.

As part of the roadway improvements, Boomerang Dr will be widened and signalized at both Fayetteville Rd and Roberts Ave, further improving accessibility and traffic circulation. The property's flexible B-4 zoning accommodates a wide range of retail and commercial uses, making it well-positioned to capitalize on the area's growing traffic patterns.

With strong interstate connectivity and Lumberton's substantial volume of I-95 traveler traffic, this site offers an exceptional opportunity for retailers and service-oriented businesses seeking exposure to both local and interstate consumers.

PROPERTY HIGHLIGHTS

- » ±2.433 Acres after road widening
- » Stormwater pond in place for development site
- » PIN#: 030203266521, 030203287102, 030203298936 , 030204320200
- » Zoned B-4 - the [B-4 \(general commercial\) district](#) is designed to accommodate the widest range of commercial activities)
- » Traffic Counts:
 - » 25,500 VPD on Roberts Ave and Boomerang Dr
 - » 27,000 VPD on Boomerang and Fayetteville Rd
- » Ideal location for restaurants, food service, convenience items and recharging area

SALE PRICE

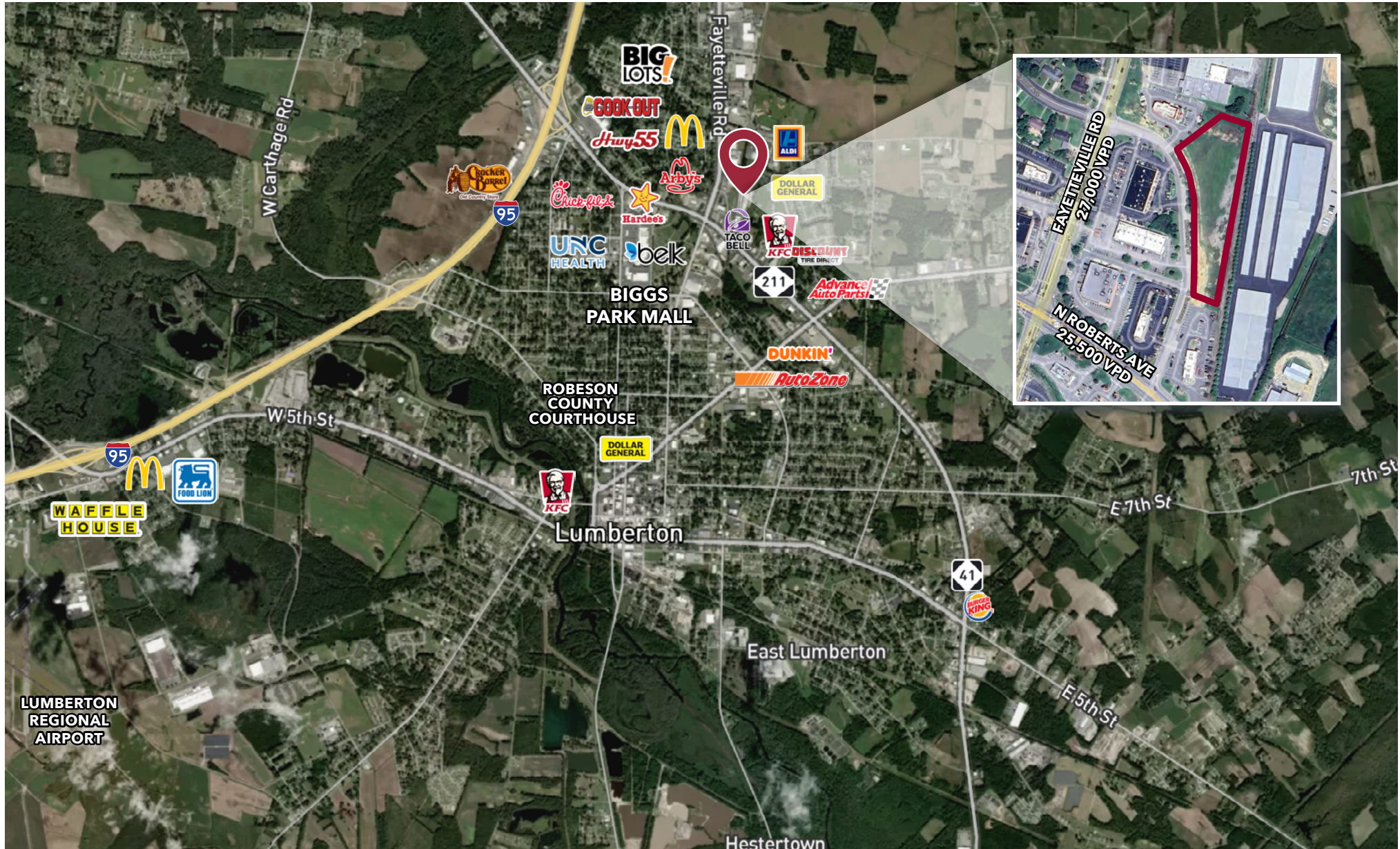
- » \$1,100,000

NCDOT ROAD IMPROVEMENTS

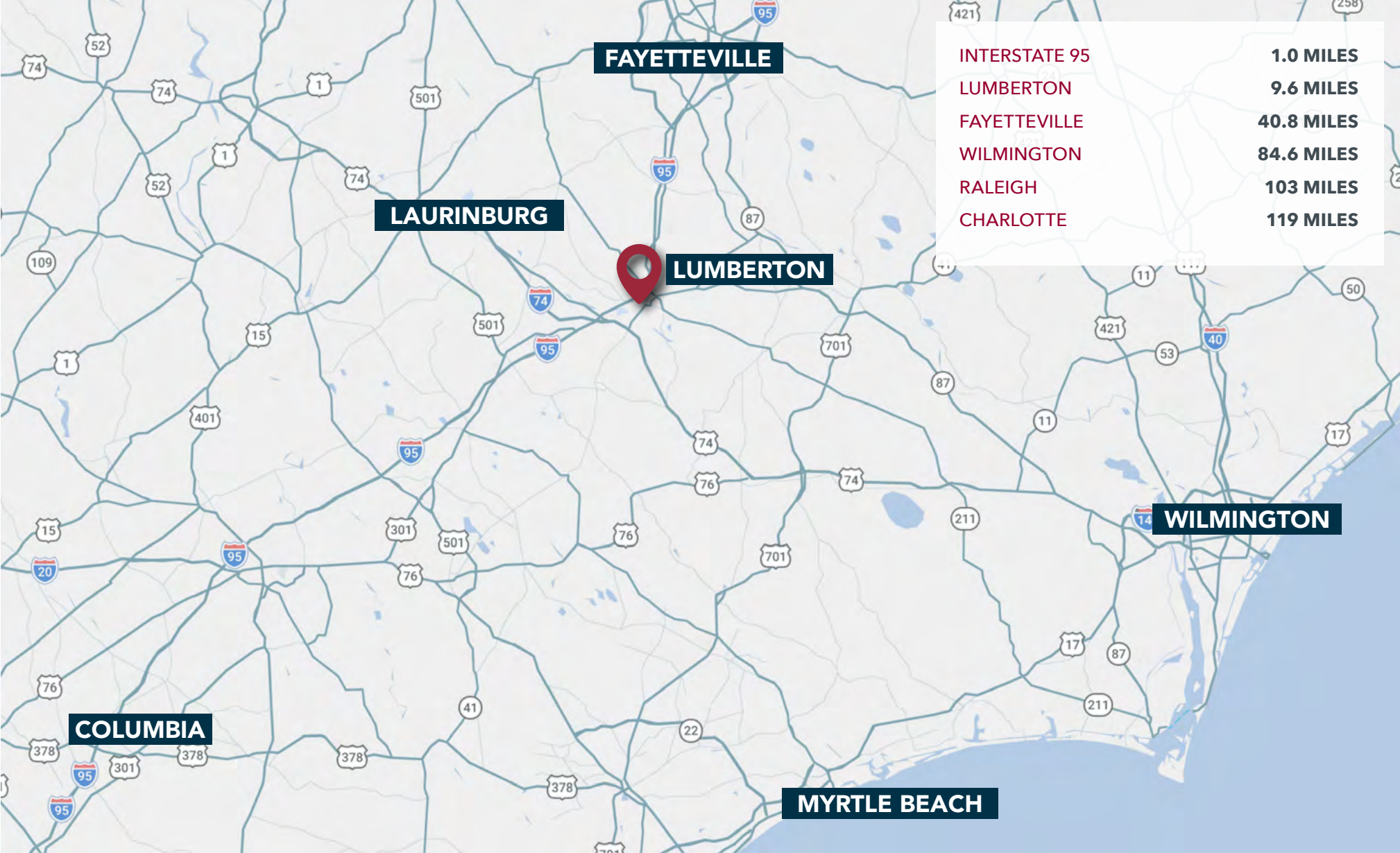


LAND FOR SALE • 0 BOOMERANG DRIVE • LUMBERTON, NC

AREA OVERVIEW



REGIONAL OVERVIEW

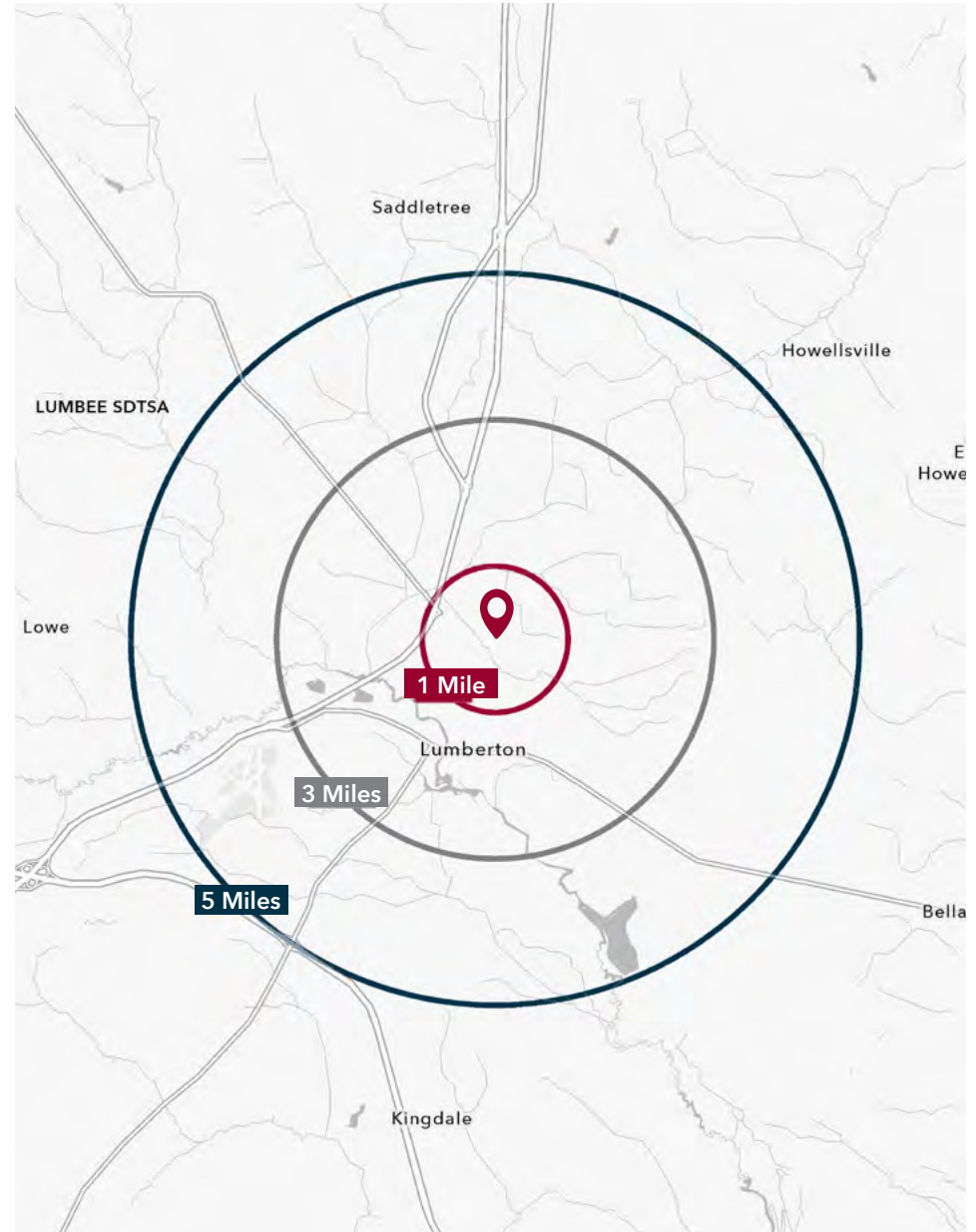


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	4,733	21,802	35,285
Daytime Population	7,416	18,719	29,943
Total Businesses	532	1,518	1,810
Total Employees	5,084	16,006	20,429
Average Household Income	\$64,992	\$68,544	\$66,845

ABOUT ROBESON COUNTY, NC

- » Located in Robeson County, Lumberton serves as a key regional hub in southeastern NC with access to major transportation corridors and a strong industrial presence.
- » Lumberton is strategically positioned at the intersection of I-95 and Highway 74, providing efficient north-south access along the East Coast and east-west connectivity across the state.
- » Ongoing infrastructure investments along the I-95 and Hwy 74 corridors continue to enhance regional mobility and support industrial and logistics growth.
- » Lumberton offers convenient access to major markets, located approximately 30 miles south of Fayetteville and within driving distance of Wilmington, Raleigh, and Charlotte.
- » The area supports a diverse base of industrial, distribution, and manufacturing users, making it well suited for a range of commercial and industrial development opportunities.



LAND FOR SALE • 0 BOOMERANG DRIVE • LUMBERTON, NC