

FOR SALE

Hwy 401/Fayetteville Road
Raeford, NC 28376

Franklin
Commercial Real Estate
Johnson



GREAT LOCATION ON THE QUICKLY DEVELOPING MAJOR ROUTE TO FAYETTEVILLE

Offering Summary

Sale Price: \$375,000
Size: 6.6 +/- Acres
Zoned: HC - Highway Commercial
Frontage: 1,440 +/- Ft

Property Description

Over 6.6 acres of Highway Commercial zoned land (2.8 acres of dry buildable acreage) located at prime intersection of Highway 401 and Raeford's Main Street with high visibility and heavy traffic of 18,700 Vehicles Per Day. The lot has been verified with certified with Soil Evaluation & Delineation Study ready to submit to the Army Corps of Engineers. Situated 10 miles west of Fayetteville I-295. Population of 53k within a 5-mile radius with average annual household income of \$63K. Ideally suited for a Strip Mall, Convenience Store or Flex Space.



Tom Lloyd

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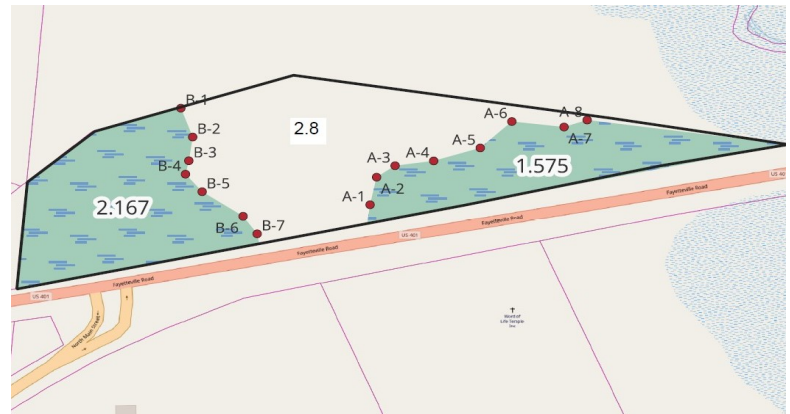
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Investor Highlights

- Over 6.6 acres of Highway Commercial zoned land
- 2.8 acres of dry buildable acreage verified with certified Soil Evaluation & Delineation Study
- Over 1,440' of road frontage off of busy Highway 401
- Over 220' of dry road access
- Parcel is ideally situated at busy intersection of HWY 401 and Raeford's Main Street
- Excellent location for retail development along busy expanding corridor
- Situated at outskirts of 10 miles West of Fayetteville
- Daily traffic count of 18,700 VPD
- Population of 53.1k within a 5-mile radius
- Average annual household income of \$63.5K



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