

# FOR SALE

4438 Murchison Road  
Fayetteville, NC 28301



## ±1.33-AC ON MURCHISON ROAD FOR SALE

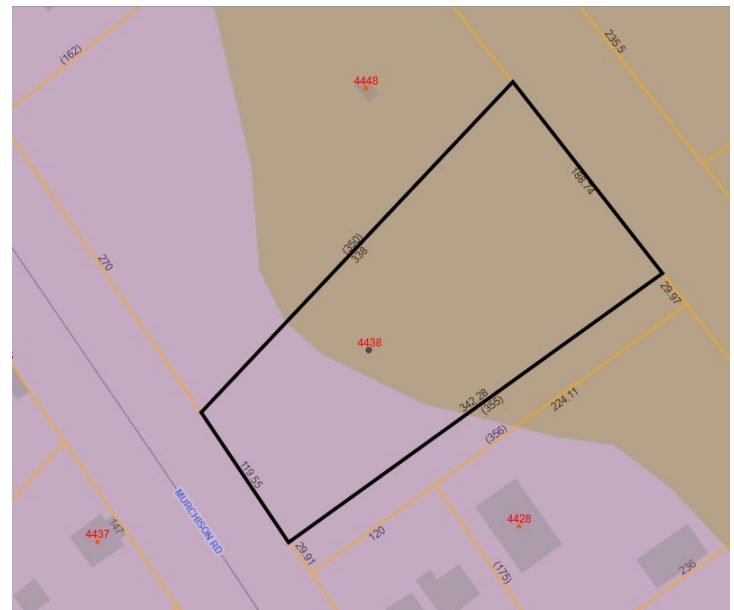
### Offering Summary

- Sale Price: \$148,000
- Size: 1.33 AC
- Zoned: CC - Community Commercial
- Frontage: ±119 Feet
- Traffic Count: 21,500 VPD

### Property Description

Commercial lot for any business. The location, 4438 Murchison Road will be part of the NC 210 Improvement project. Expanded Road, center turn arounds, grassy center plus new sidewalks and Bike paths. Expanded road will result in % of acreage reduction. Amount of % to be determined.

The Over 20 Million dollar project, should vastly improve the desirability of this property. Only one and 1/2 mile from I-295 exit and Fort Bragg to the North. 1/2 miles to the US 401 Bypass. (Country Club Drive / Pamalee Intersection) to the South.



**Peter Stewart**

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