

## property information

name	fayetteville commercial property
location	Highway 401 and Raeford Road fayetteville, north carolina
county	cumberland county
acreage	43.047
zoning	RR-rural residential
price	\$115,000-per acre
potential uses	commercial, retail
utilities	public sanitary sewer, water, electric
pin	9486-98-5293
lrk	1919720
tax data	2006 taxes \$2451.01

## property description

This commercial property is found in the key growth sector of the rapidly expanding western side of Fayetteville. The property is bordered by US 401 on the south, Raeford Road on the north and railroad to the west; situated near the main interchange of Highway 401 and the planned Fayetteville Outer Loop. The Transportation Improvement Program slates Phase I construction of a portion of the Outer Loop to begin in years 2008. The site promises excellent visibility with frontage on Highway 401/S. Raeford Road as well as frontage along Raeford Road. Current traffic volume exceeds 22,000 vehicles per day. A signaled traffic control at the intersection of US Highway 401 and Raeford Road is in place for easy access.

The property is well suited to big box commercial, junior anchors, office, medical and retail. Only 4.6 miles from the Ft. Bragg Riley Road gate, the acreage is well-positioned for an estimated growth bubble of 20,000 people by year 2011 due to BRAC (Base Realignment and Closure).

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155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • [sales@cliftcommercial.com](mailto:sales@cliftcommercial.com)

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