

property information

name	fayetteville mixed used residential
location	s.raeford & s.riley road fayetteville, north carolina
county	cumberland county
acreage	86.07 +/- (60 acres U/C with FTCC)
zoning	AR-agricultural residential
price	contact Susan Clift Brown, CCIM for details
potential uses	mixed use - residential
utilities	public sanitary sewer, water, electric
pin	9486-98-5293
lrk	1919720
tax data	2008 taxes \$1,962.09

property description

This mixed use property is found in the key growth sector of the rapidly expanding western side of Fayetteville. The property is bordered by South Raeford Road on the south and South Riley Road on 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 year 2008. A signaled traffic control at the intersection of US 401 and South Raeford Road is in place for easy access.

The property is well suited to retail and multi-use residential development. 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).

please visit **www.cliftcommercial.com** or call

910.695.1909



155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • sales@cliftcommercial.com

disclaimer: no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal with notice, and to any special listing conditions imposed by principals.