

## property information

name	fayetteville commercial property
location	hwy 401 and s.raeford rd fayetteville, north carolina
county	cumberland county
acreage	35.414 +/-
zoning	AR-agricultural residential
price	call office for pricing
potential uses	commercial, retail
utilities	public sanitary sewer, water, electric
pin	9486-98-5293
lrk	1919720
tax data	na

## 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, S Raeford Road on the north and railroad on the west; situated at 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 began in year 2008. The site promises excellent visibility with 1400+ feet of frontage on Highway 401/S. Raeford Road and 2100 feet of 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 and an approved NCDOT median crossover are in place for easy access to the property.

Full utilities lie directly adjacent to the property. 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 Fayetteville's existing population of 350,000 which is projected to increase by 40,000 due to BRAC (Base Realignment and Closure) by the year 2013.

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