

LAND FOR SALE

0.19 AC PARCEL AT MAJOR INTERSECTION

xxx S. McPherson Church Rd, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR DON LESHNOCK

Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com

Vice President
O: 919.327.7778
C:
Don.Leshnock@cushwake.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

91 S MCPHERSON
CHURCH RD

TWIN ACRES
DR

Twin Acres Drive

997 S MCPHERSON
CHURCH RD

105 TWIN
ACRES DR

3210 RAEFORD
RD

Raeform Road (US 401 Business)

3215 RAEFORD
RD

3201 RAEFORD
RD

3141 RAEFORD
RD

3141 RAEFORD
RD

PROPERTY OVERVIEW

934 CAMBRIDGE
ST

Available SF:

Sale Price:

\$125,000

Lot Size:

0.19 Acres

Zoning:

CC

Price / Acre:

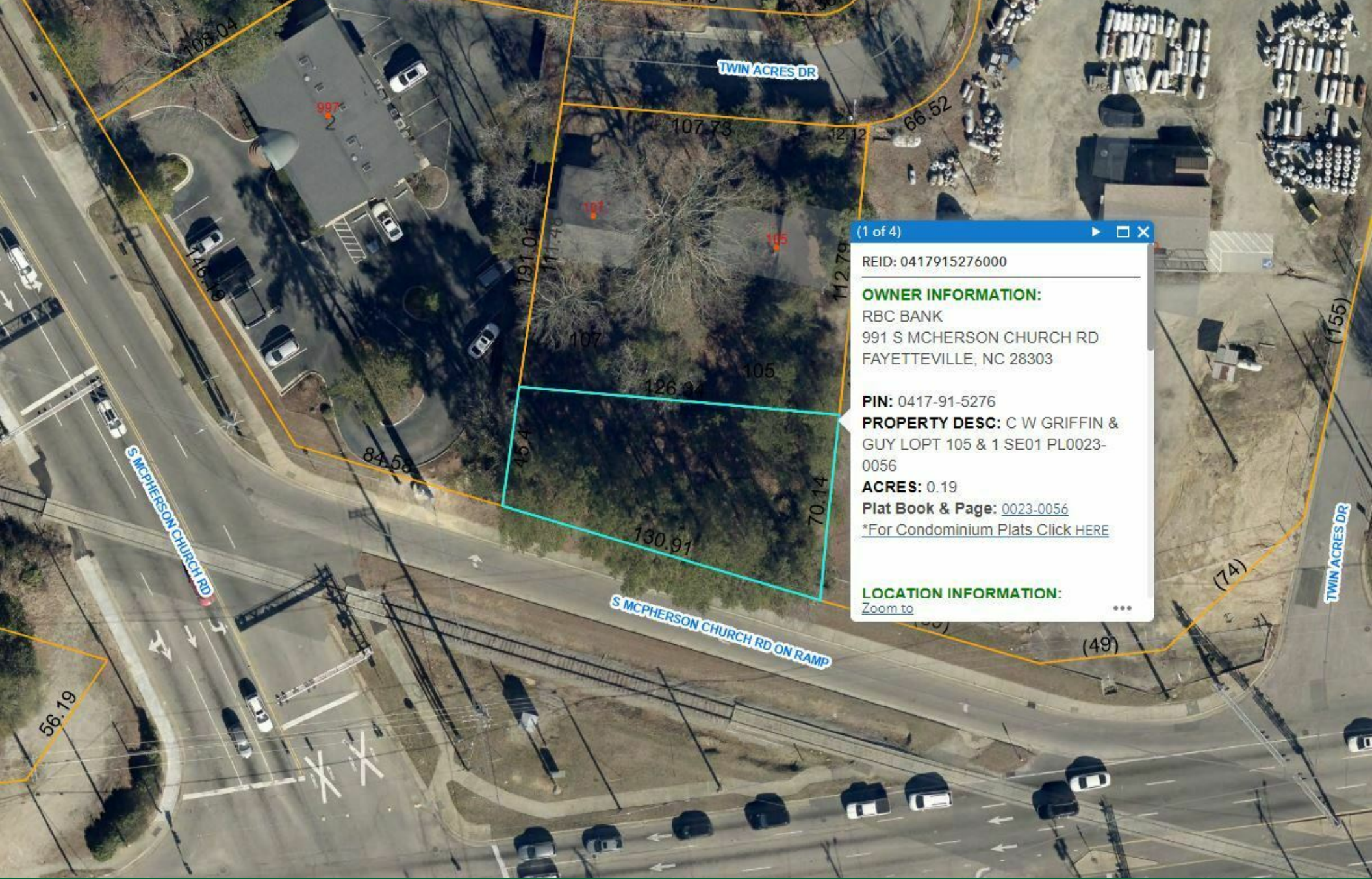
\$657,895

3138 RAEFORD
RD

Property Description

THIS 0.19 ACRE PARCEL ALONG RAEFORD RD AND S MCPHERSON CHURCH RD IS AVAILABLE FOR SALE FOR \$125,000. THE PROPERTY HAS 130' OF FRONTAGE ALONG THE ON-RAMP AT THIS INTERSECTION. THE PROPERTY IS ZONED COMMUNITY COMMERCIAL (CC).

THE PROPERTY IS LOCATED ALONG THE S MCPHERSON CHURCH RD "ON RAMP" AT THE INTERSECTION OF RAEFORD RD AND S MCPHERSON CHURCH RD IN FAYETTEVILLE, NC. THE AREA HAS NUMEROUS BUSINESSES, RETAIL, RESTAURANTS, AND RESIDENTIAL NEARBY. THE DAILY TRAFFIC COUNT ALONG RAEFORD RD IS 39,500 AND ON S MCPHERSON CHURCH RD IS 23,000. WITHIN A THREE MILE RADIUS, THE DAYTIME POPULATION IS 93,553; RESIDENTIAL POPULATION IS 58,090; AND THE AVERAGE HOUSEHOLD INCOME IS \$68,056.



(1 of 4)

REID: 0417915276000

OWNER INFORMATION:
RBC BANK
991 S MCPHERSON CHURCH RD
FAYETTEVILLE, NC 28303

PIN: 0417-91-5276
PROPERTY DESC: C W GRIFFIN &
GUY LOPT 105 & 1 SE01 PL0023-
0056
ACRES: 0.19
Plat Book & Page: [0023-0056](#)
**For Condominium Plats Click [HERE](#)*

LOCATION INFORMATION:
[Zoom to](#)

for more information

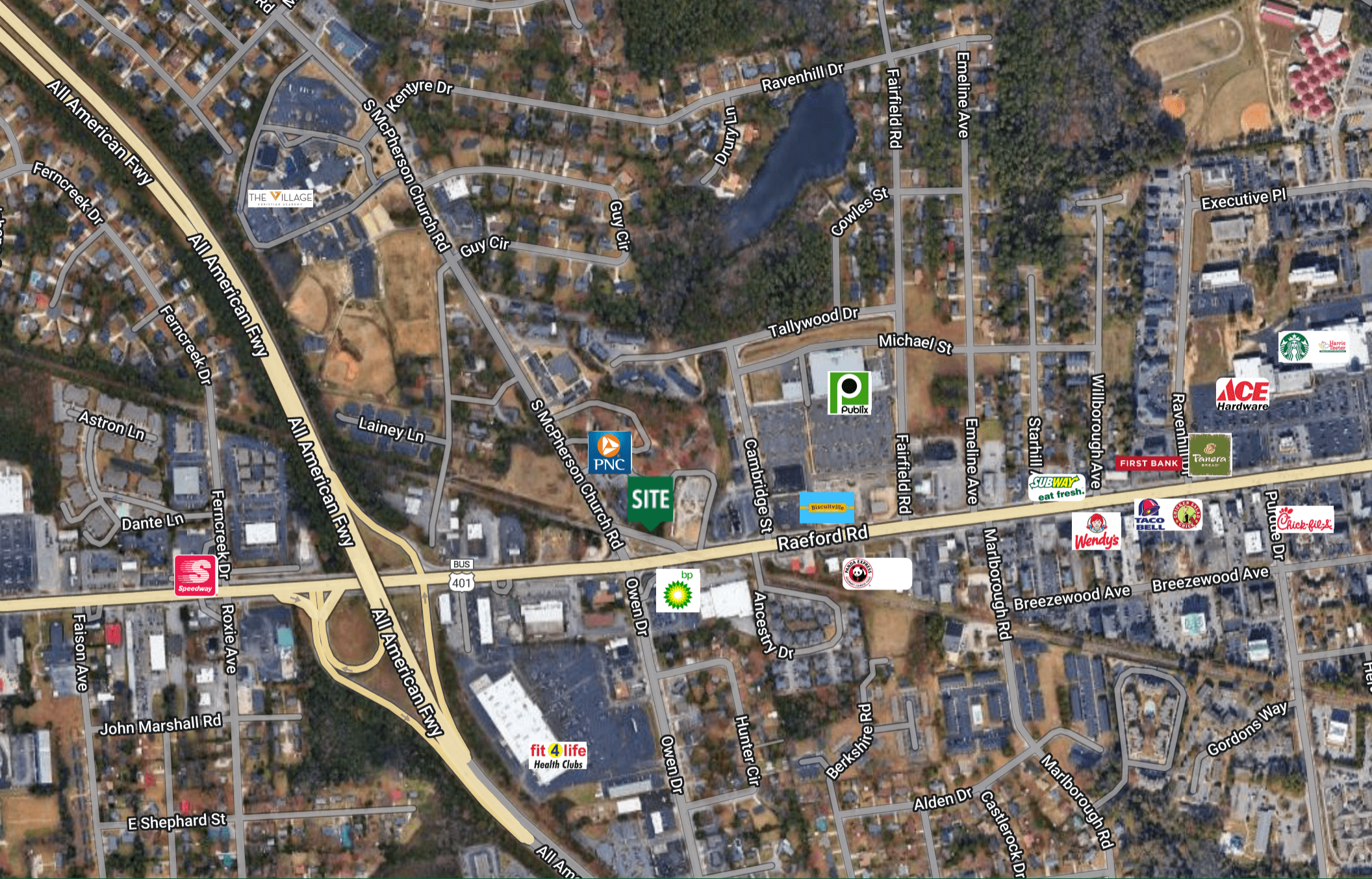
PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com

DON LESHNOCK
Vice President
O: 919.327.7778
C:
Don.Leshnock@cushwake.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



for more information

PATRICK MURRAY, CCIM, SIOR
Principal / Broker in Charge
O: 910.829.1617 x202
C: 910.988.5284
patrick@grantmurrayre.com

DON LESHNOCK
Vice President
O: 919.327.7778
C:
Don.Leshnock@cushwake.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Technologies, USDA/FPAC/GEO

DEMOGRAPHICS

3 MILE RADIUS

58,090

2022 TOTAL POPULATION

93,553

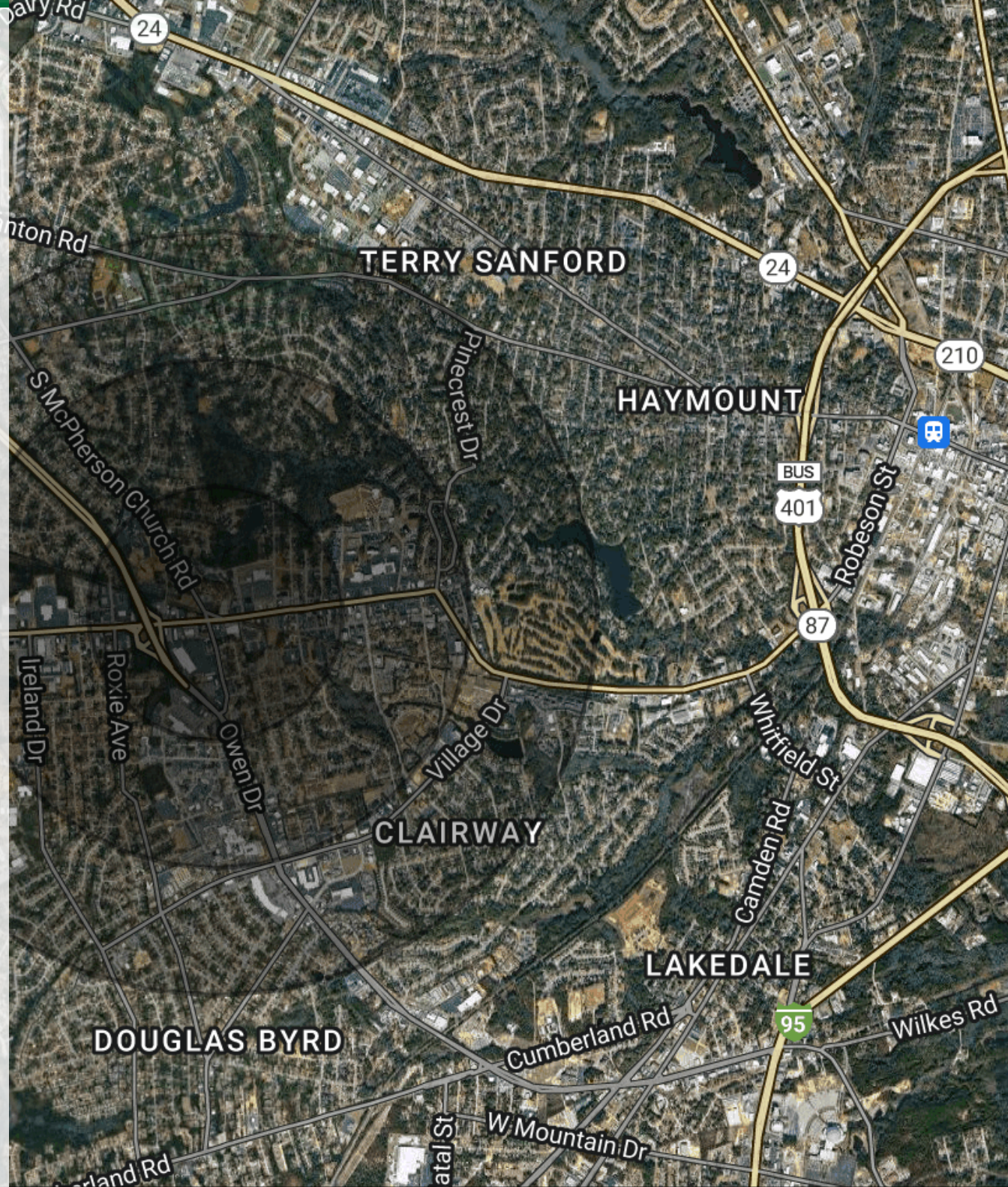
DAYTIME POPULATION

\$68,056

**AVG HOUSEHOLD
INCOME**

37.5

MEDIAN AGE





Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

 X **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021