



**LAND FOR SALE**

**1.25 ACRE OUTPARCEL AVAILABLE**  
Rockfish Rd , Fayetteville, NC 28306

*for more information*

**PATRICK MURRAY, CCIM, CLS**

Principal / Broker in Charge  
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### OFFERING SUMMARY

<b>Sale Price:</b>	\$725,000
<b>Lot Size:</b>	1.25 Acres
<b>Zoning:</b>	MXD
<b>Market:</b>	Fayetteville
<b>Submarket:</b>	Hope Mills
<b>Price / SF:</b>	\$13.31

### PROPERTY OVERVIEW

One outparcel is available next to the newly constructed Traemoor Village, a Harris Teeter anchored shopping center in the Hope Mills sub market. The lot is 1.25 acres with level topography and utilities to be available on the site. An access road has recently been constructed behind the outparcels which will allow a user to maximize the development of the lot without having land allocated to road improvements. Additionally, there is a common storm water retention pond which further maximizes the usable area of the lot.

### LOCATION OVERVIEW

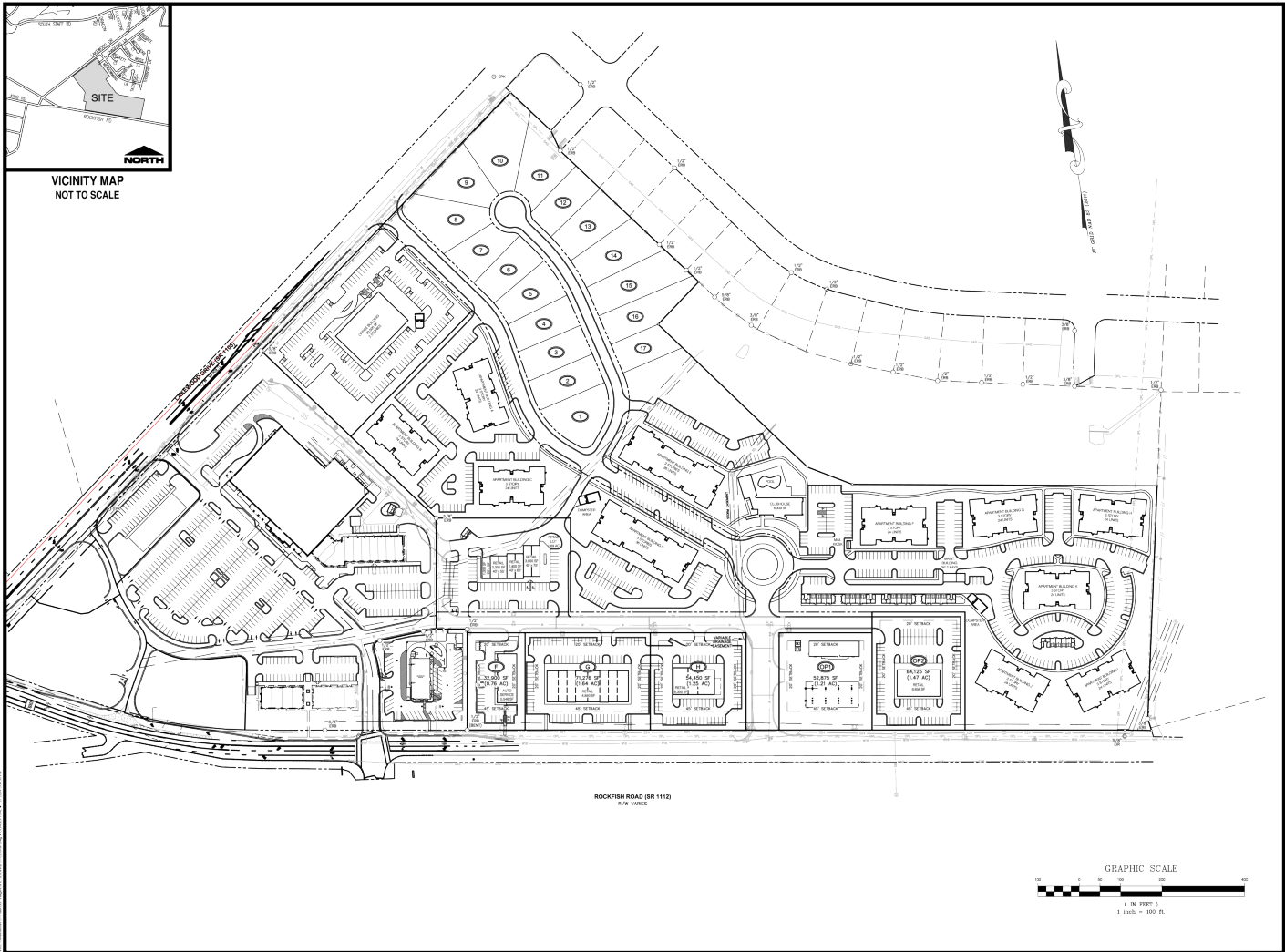
The development is located at the intersection of Rockfish Rd and Lakewood Dr in an area that has seen a large amount of residential growth. Directly across Rockfish Rd from this site is Jack Britt High School, one of the most sought after high schools for families in Cumberland County. The Gates Four neighborhood is within a minutes drive from the site and features some of the best demographics in the county.

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ADDITIONAL PHOTOS



4D SITE SOLUTIONS, INC.  
 2277 North Main Street, Suite 201  
 Fayetteville, NC 28306  
 Phone: (910) 237-5846

REVISIONS

PROJECT NAME  
**TRAEMOOR VILLAGE APARTMENTS**

CONCEPTUAL

CLIENT  
**HCC INVESTMENTS**

3277 North Main Street, Suite 201  
 Fayetteville, North Carolina 28306  
 Phone: (910) 237-5846

PROJECT INFORMATION

DESIGNED BY	SRM
DRAWN BY	SCM
CHECKED BY	SCOTT
PROJECT NUMBER	757

DRAWING SCALE  
 HORIZONTAL: 1"=100'

DATE DRAWN  
 JANUARY 27, 2014

SHEET NUMBER  
**1**

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LOCATION MAPS



Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency



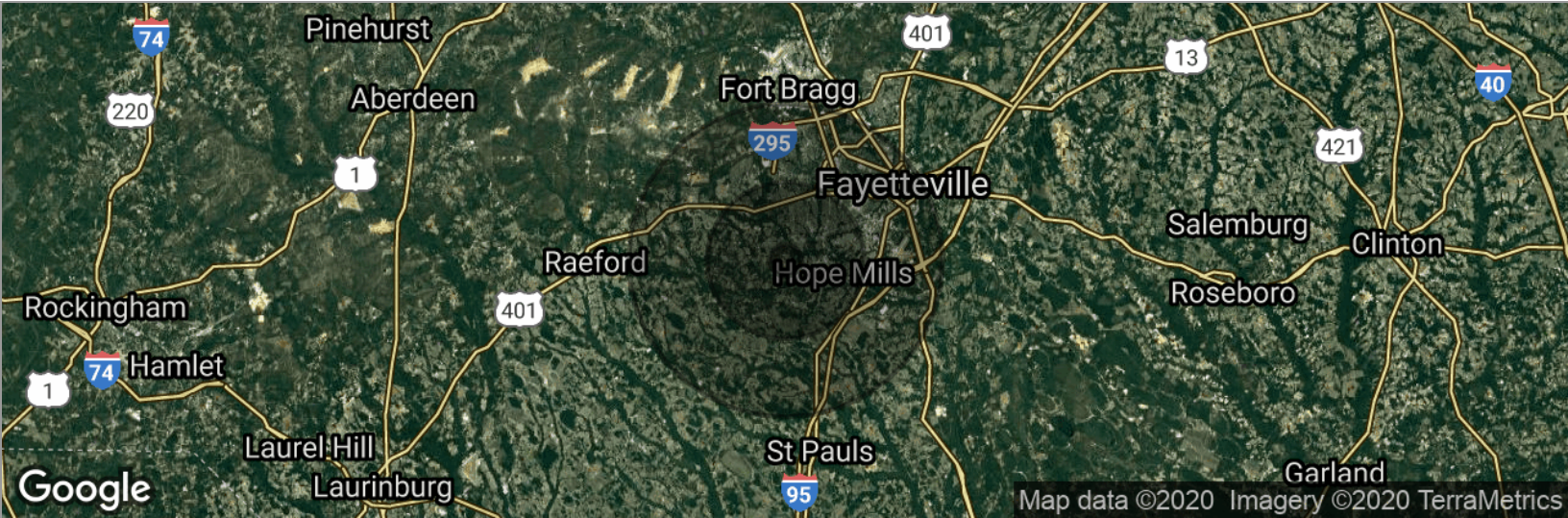
Map data ©2020

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DEMOGRAPHICS MAP



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,447	87,853	259,960
Median age	34.9	32.0	32.5
Median age (Male)	34.0	30.5	30.9
Median age (Female)	35.9	33.0	33.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	795	32,252	99,369
# of persons per HH	3.1	2.7	2.6
Average HH income	\$84,477	\$57,928	\$57,018
Average house value	\$208,373	\$145,792	\$128,921

*\*Demographic data derived from 2010 US Census*

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