



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



LAND FOR SALE

OPPORTUNITY ZONE-5.5 ACRES AVAILABLE
332 Star Ln, Fayetteville, NC 28306

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com



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Approximately 5.5 Acres For Sale- OPPORTUNITY ZONE
332 STAR LN, FAYETTEVILL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	5.5 Acres
Zoning:	R6A, R6, LC (AOD)
Traffic Count:	36,000 AADT

County: Cumberland-Not in Fayetteville city limits

Parcel ID's: 0426-91-9541-
0436-01-3652-
0436-01-3797-

PROPERTY OVERVIEW

Approximately 5.5 acres is currently available for sale for \$275,000. The property consists of three parcels totaling approximately 5.5 acres, with most of it being zoned R6A and R6 (and in the Airport Overlay District). The R6A zoning district does allow for manufactured housing for occupancy. The property does have a driveway from Owen as well as Trailwood Dr. from the rear. There is an existing utility easement on the back of the property with high-voltage power lines.

LOCATION OVERVIEW

The property is located on the southbound side of Owen Dr close to the intersection of Hwy 301/Business 95. Many national fast food chains and other businesses surround the property. It is less than a mile from the Crown Coliseum which holds numerous concerts and events through the year and is 2.5 miles from the Fayetteville Regional Airport. Traffic counts on this section of Owen Dr are at 36,000 vehicles per day.

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GIS MAP



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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS



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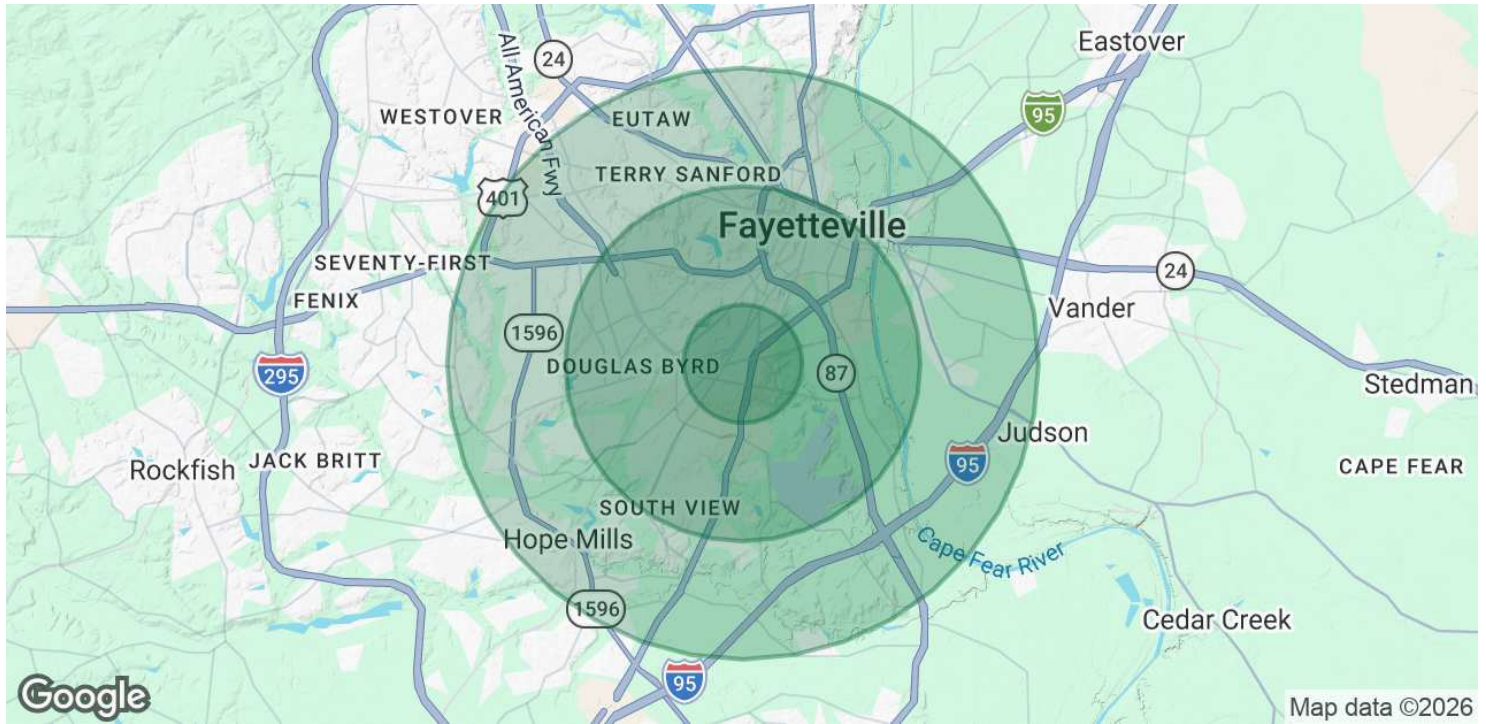
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,452	34,752	94,435
Average Age	39.6	36.5	35.3
Average Age (Male)	39.2	35.6	34.6
Average Age (Female)	39.6	37.6	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,488	14,485	38,889
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$38,370	\$56,604	\$54,881
Average House Value	\$111,695	\$108,460	\$106,152

2020 American Community Survey (ACS)

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