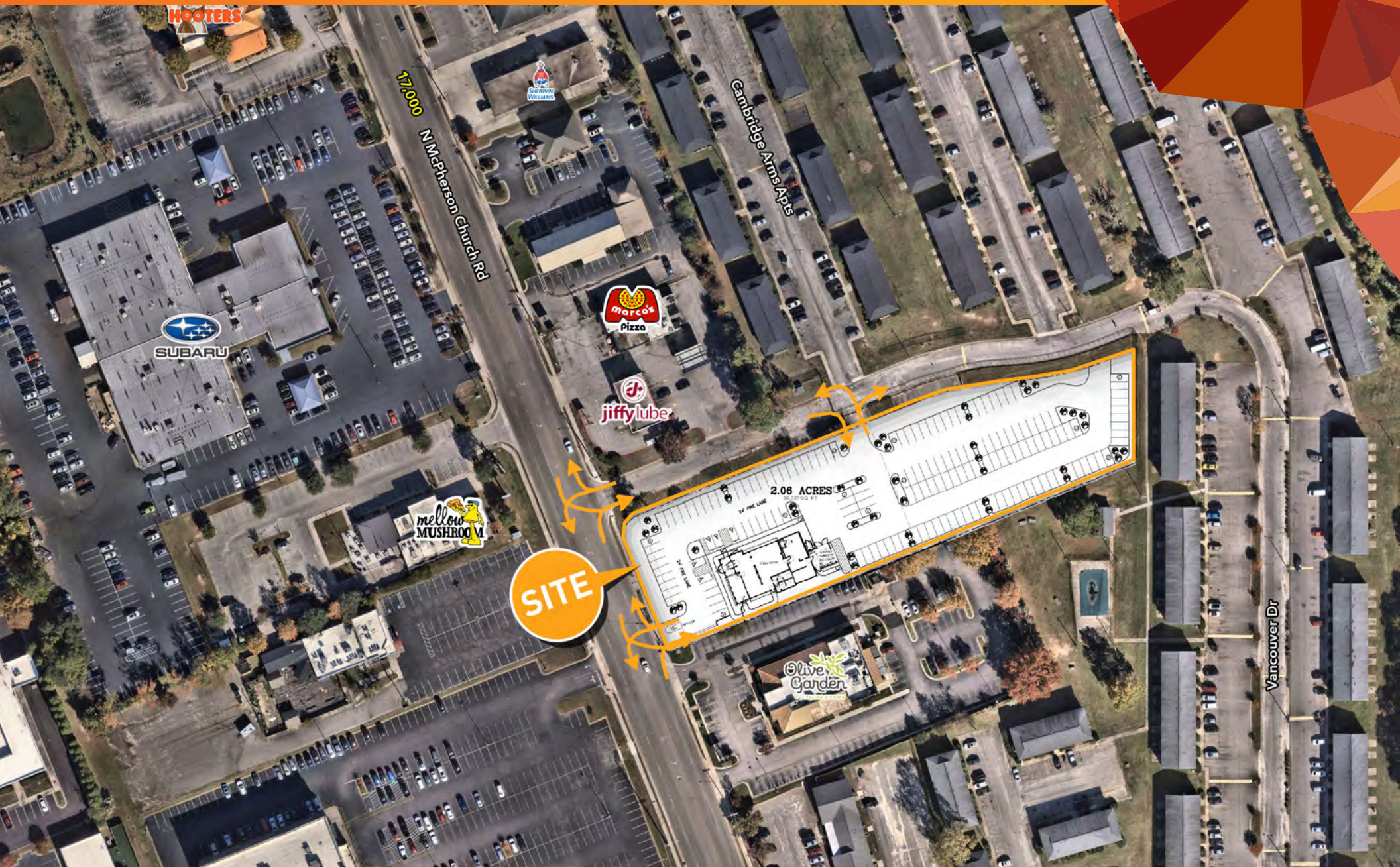


VACANT LOT AVAILABLE FOR GROUND LEASE/BTS

NEW GROUND UP DEVELOPMENT

238 N. MCPHERSON CHURCH | FAYETTEVILLE, NC 28303

TSCG®



PROPERTY HIGHLIGHTS

- The subject property is located at the corner of Vancouver Dr & McPherson Church Rd, positioned next door to Olive Garden and Jiffy Lube.
- McPherson Church carries approximately 17,000 AADT
- Fayetteville, NC is home to Fort Bragg, the largest military installation in the country with over 52,000 active military personnel.
- Parcel Size: +/- 2.3 AC
- Deal Structure: Ground Lease/ BTS

NEARBY RETAILERS

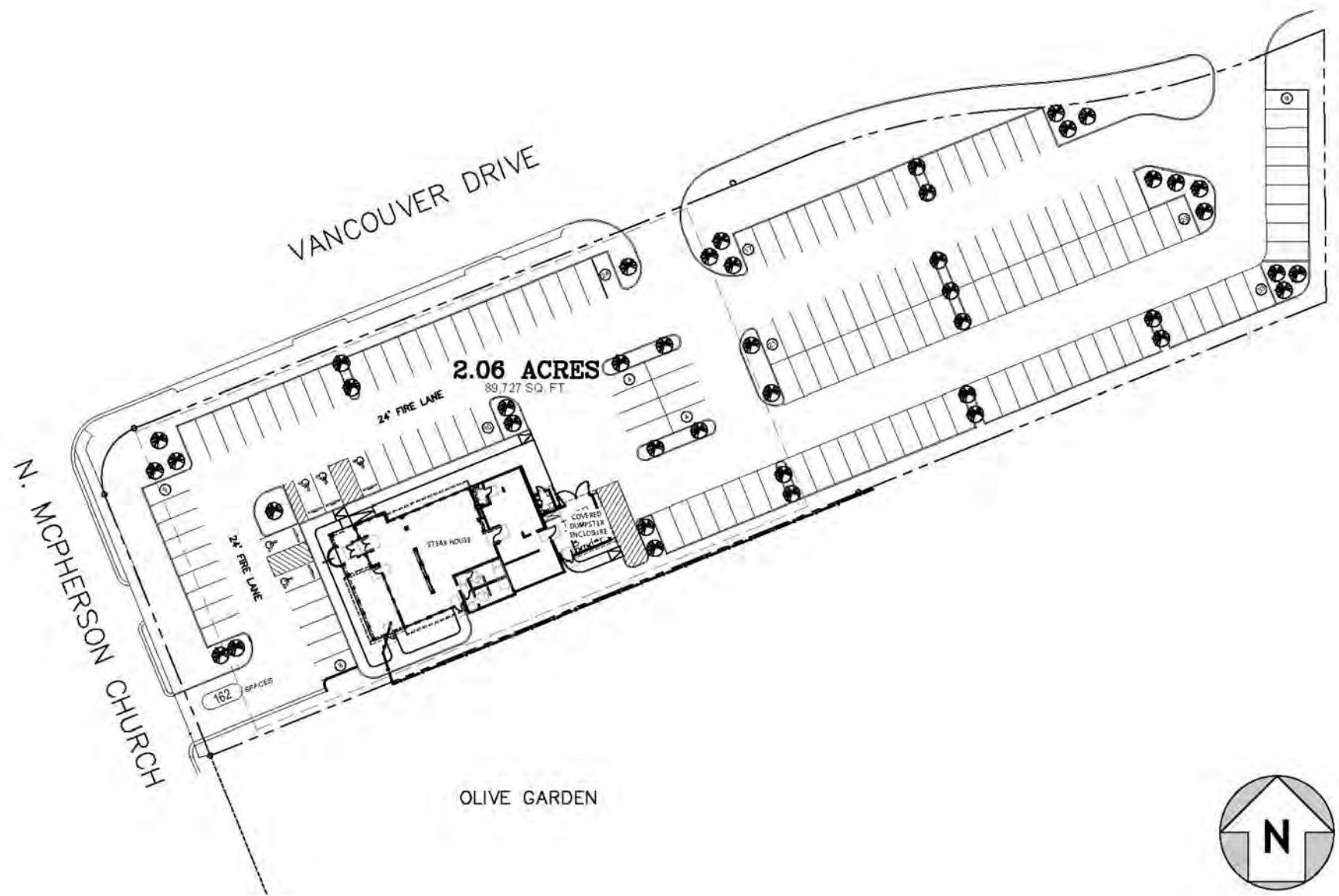


DEMOGRAPHICS

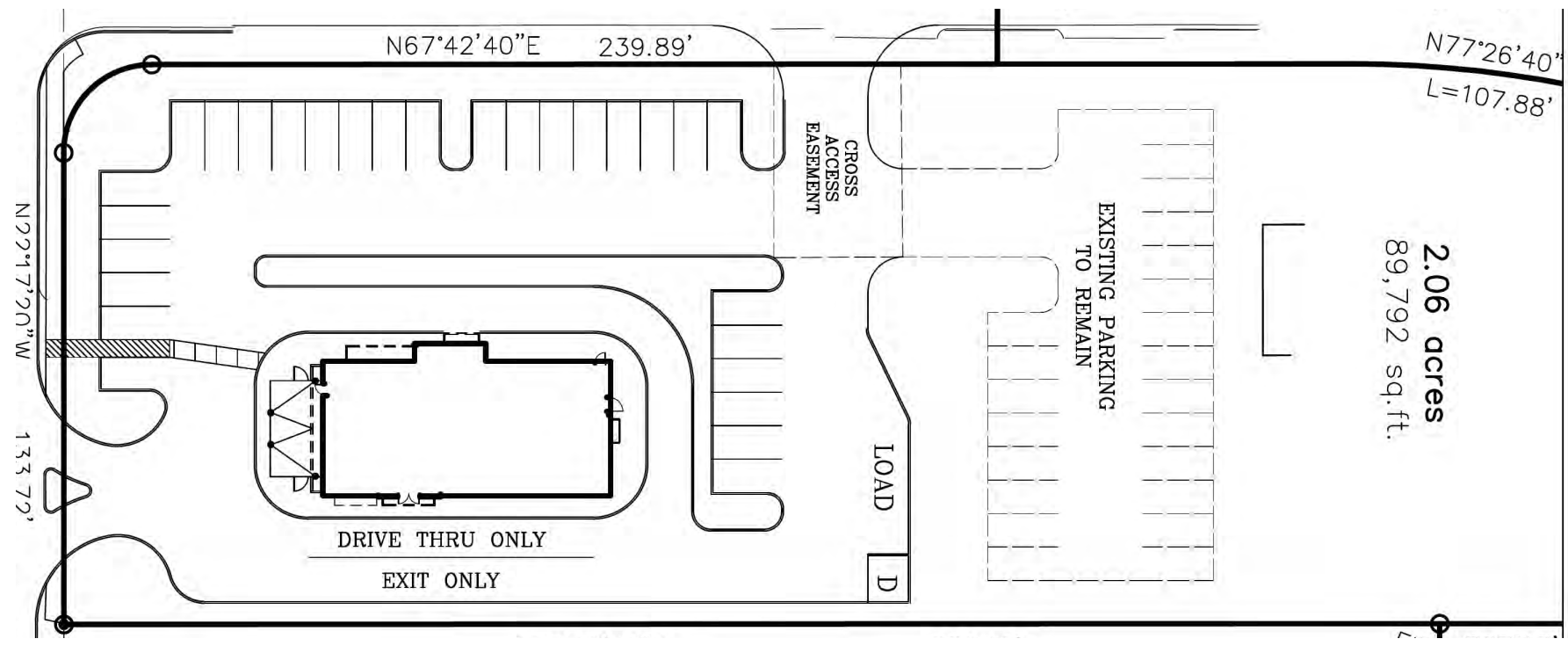
	1 MILES	2 MILES	3 MILES
 2026 Total Population	5,880	28,575	65,652
 2026 Daytime Population	10,833	28,203	52,496
 2026 Median HH Income	\$66,503	\$58,328	\$58,062

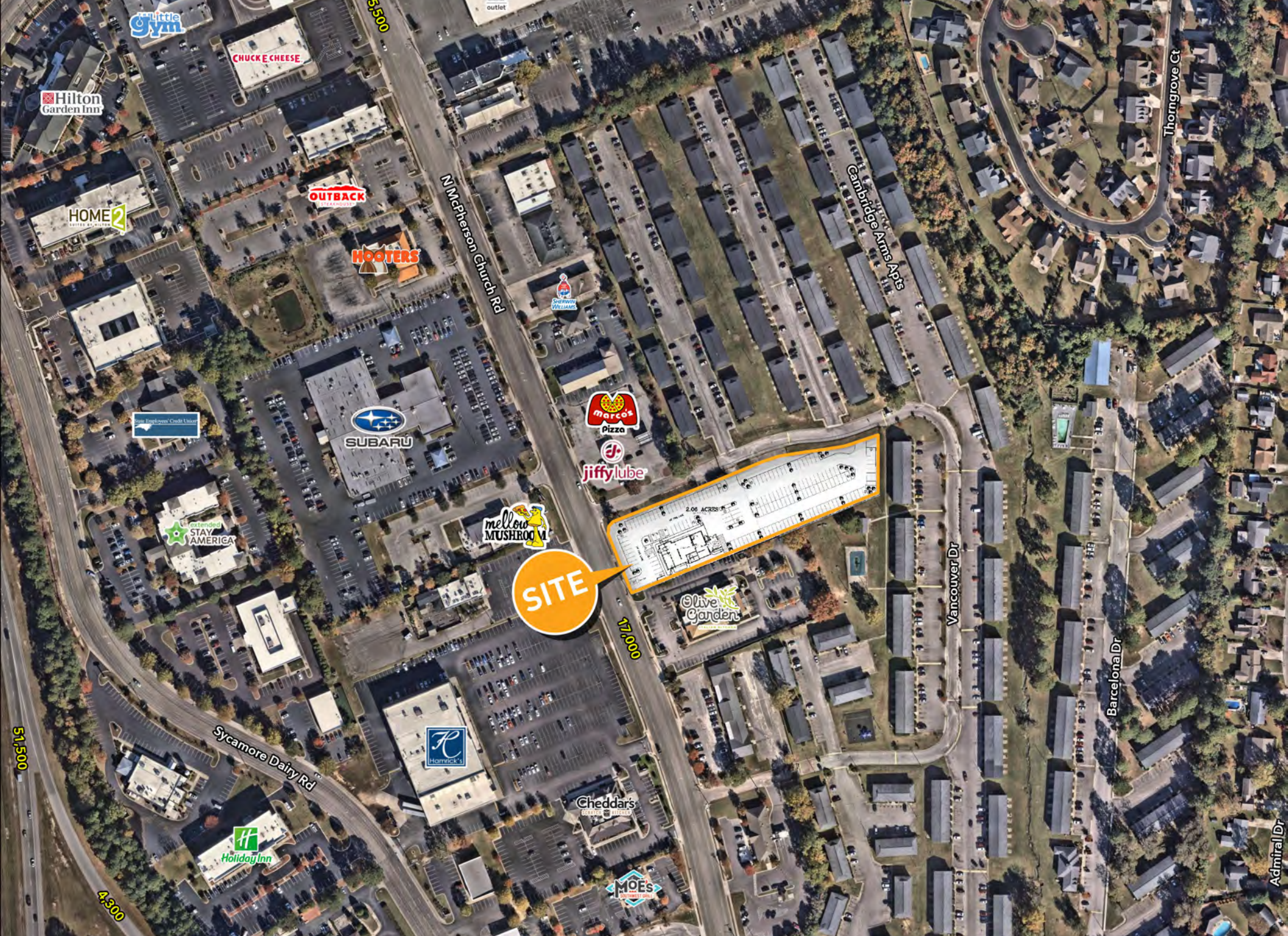


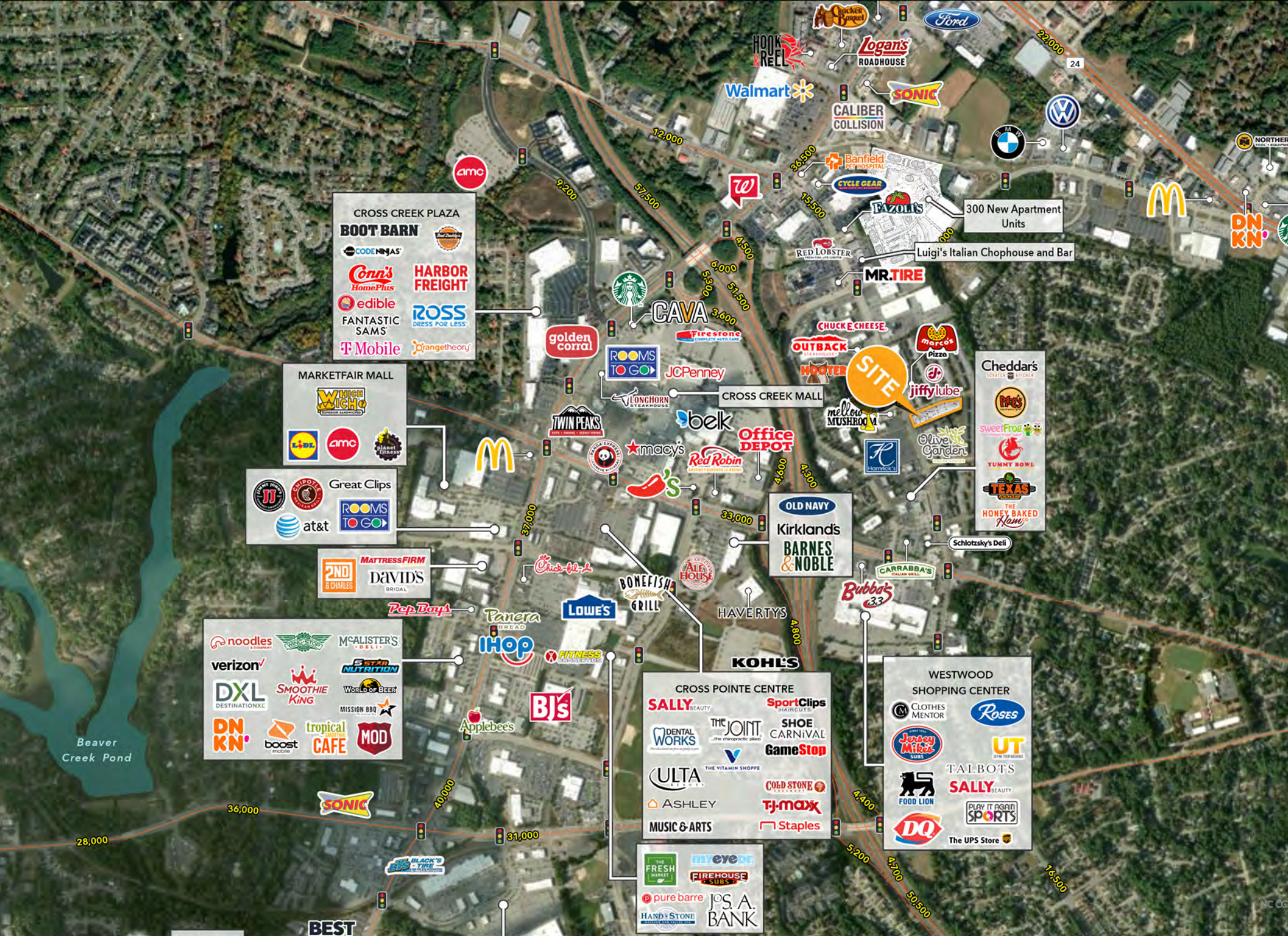
CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN







CROSS CREEK PLAZA
BOOT BARN
CODENNYAS
Conn's HomePlus
edible
FANTASTIC SAMS
T-Mobile
HARBOR FREIGHT
ROSS DRESS FOR LESS
Orangetheory

MARKETFAIR MALL
WHICH WICH
LIDL
amc
HARDWARE

Great Clips
at&t
ROOMS TO GO

2ND & CHARLES
MATTRESS FIRM
DAVID'S BRIDAL

noodles & company
verizon
DXL DESTINATIONX
McALISTER'S DELI
STAR NUTRITION
SMOOTHIE KING
World of Beer
MISSION BBQ
DN KN
boost
tropical CAFE
MOD

CROSS POINTE CENTRE
SALLY BEAUTY
SportClips
DENTAL WORKS
THE JOINT
SHOE CARNIVAL
GameStop
ULTA
THE VITAMIN SHOPPE
ASHLEY
COLD STONE
TJ-maxx
MUSIC & ARTS
Staples

WESTWOOD SHOPPING CENTER
CLOTHES MENTOR
Roses
Jersey Mike's
UT
TALBOTS
SALLY BEAUTY
PLAY IT AGAIN SPORTS
The UPS Store

300 New Apartment Units
Luigi's Italian Chophouse and Bar

Cheddar's
McDonald's
Sweet Frog
TUMMY BOWL
TEXAS
THE HONEY BAKED Ham

CHUCK E CHEESE
OUTBACK
HOOTER
jiffy lube
mellow MUSHROOM
olive Garden
Schlotzsky's Deli

OLD NAVY
Kirkland's
BARNES & NOBLE

golden coral
ROOMS TO GO
JCPenney
LUNCHHORN STEAKHOUSE
TWIN PEAKS
macy's
Red Robin
chili's

BONEFISH GRILL
LOVE'S
IHOP
Applebee's
BJ's

THE FRESH MARKET
myeyeDR
FIREHOUSE SUBS
pure barre
JOS. A. BANK
HANDY STONE

62,962 ACTIVE DUTY FAMILY MEMBERS





Contact

REPRESENTATIVE PHOTO

EXCLUSIVE LEASING AGENTS

JEFF NIMMER, CCIM

jeff.nimmer@tscg.com

984.960.3161

TYLER QUINN

tyler.quinn@tscg.com

984.960.3165

TAYLOR DROUILLARD

taylor.drouillard@tscg.com

984.960.3164

