

# FOR SALE

Yadkin Road & Lake Valley Drive  
Fayetteville, NC 28303



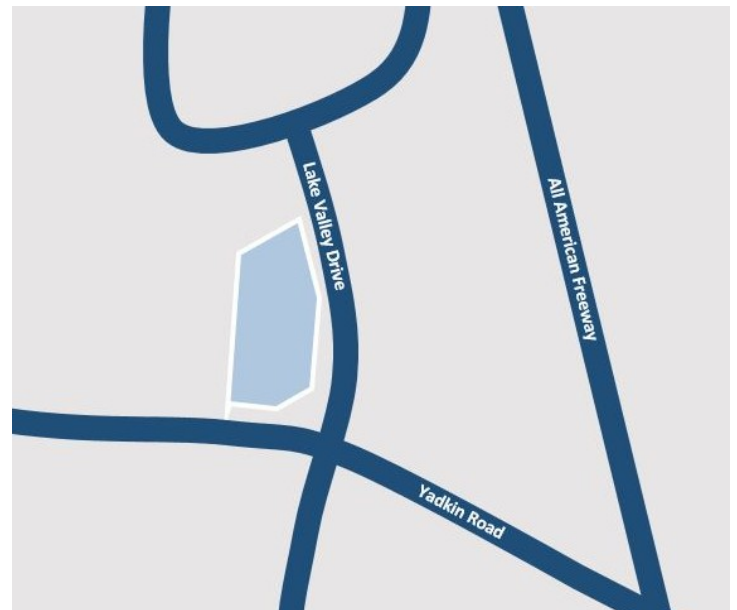
## 1.96-ACRE CORNER LOT ON YADKIN ROAD

### Offering Summary

- Sale Price: \$350,000.00
- Size: 1.96 +/- Acres
- Zoned: CC - Community Commercial
- Frontage: 119 +/- Feet on Yadkin Road  
450 +/- Feet on Lake Valley Drive
- Traffic Count: 21,500 VPD on Yadkin Road  
8,300 VPD on Lake Valley Drive

### Property Description

Just under 2 acres at the corner of Yadkin Road and Lake Valley Drive. Zoned Community Commercial. This property has approximately 119 feet of frontage on Yadkin Road with an average annual daily traffic count of 21,500 per NCDOT 2020 and approximately 450 feet of frontage on Lake Valley Drive with 8,300 per NCDOT 2020. It is located minutes away from Fort Bragg and Fayetteville's best shopping, restaurants, and entertainment.



**Franklin Johnson**

910.818.8400 |

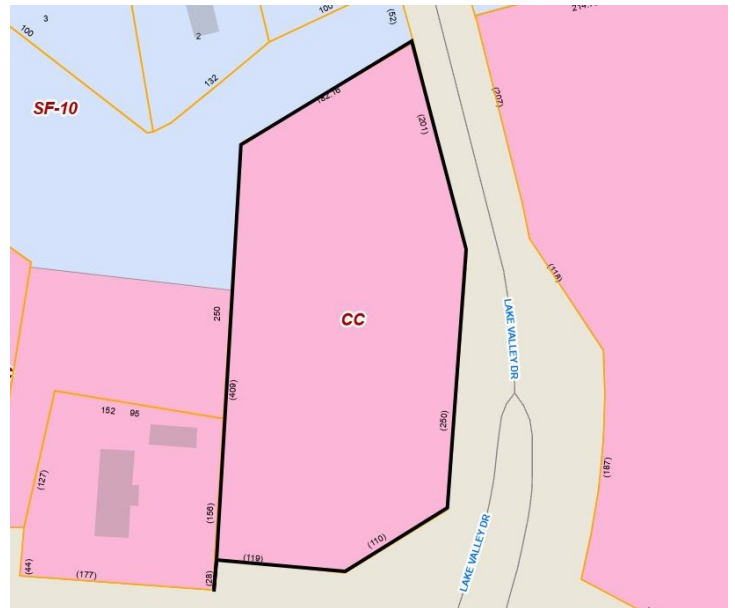
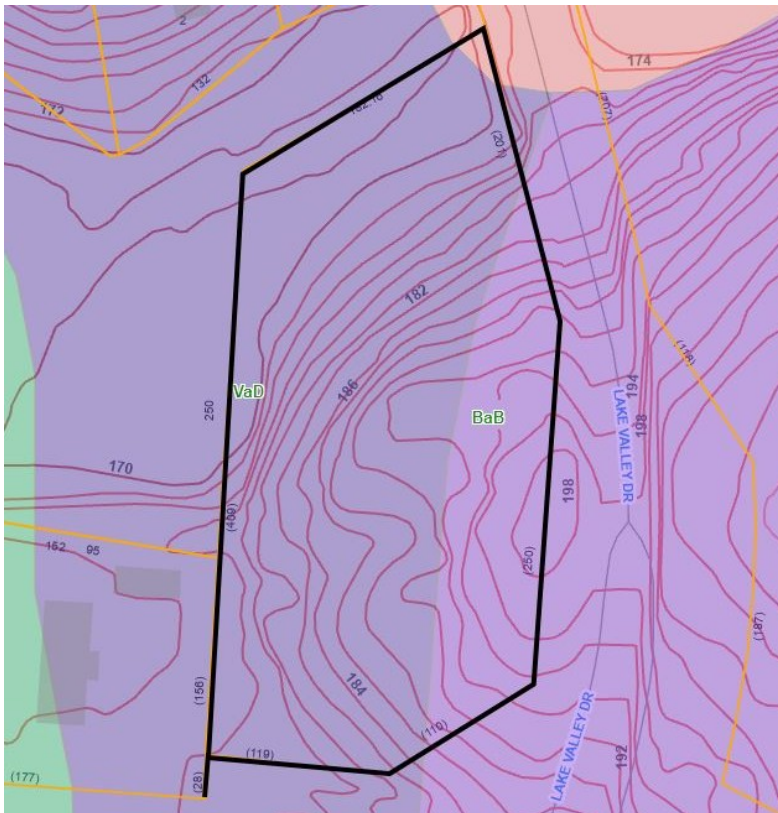
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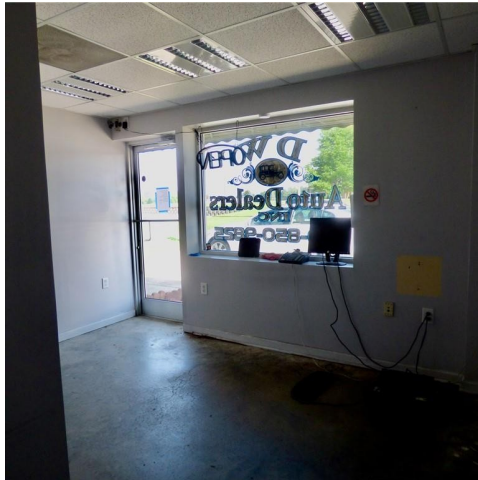
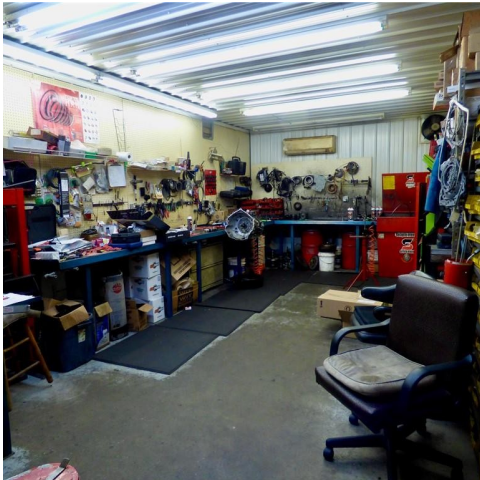
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# FOR SALE

2570 & 2600 Owen Drive  
Fayetteville, NC 28306



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