

# FOR SALE

15.89 AC Cliffdale Road  
Fayetteville, NC, 28314



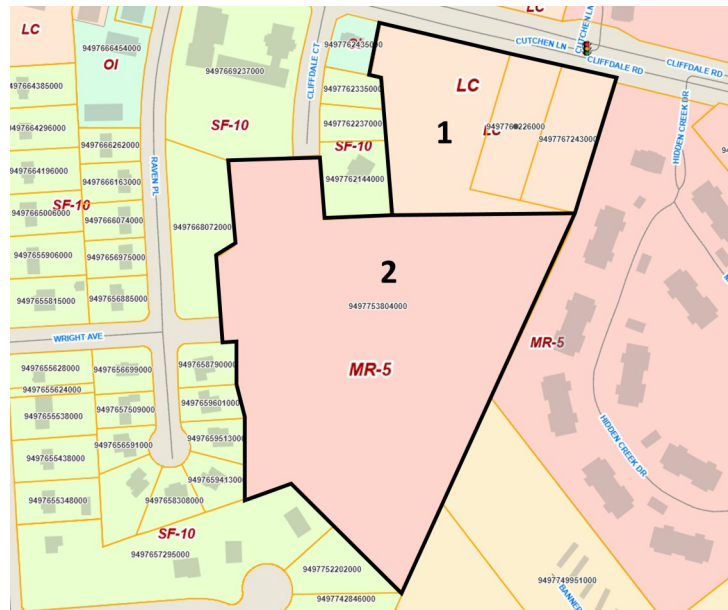
## 15.89 +/- AC VACANT LAND OFF CLIFFDALE ROAD

### Offering Summary

- Sale Price: \$2,645,000
- Size: 15.89 +/- Acres
- Zoned: LC - Limited Commercial & MR5— Mixed Residential District
- Frontage: 566 +/- on Cliffdale Road

### Property Description

This site contains a total of 15.89 Acres with split zoning. The front portion of the land, approximately 4.44 Ac, is zoned LC - Limited Commercial District. The rear portion of land, approximately 11.45 Ac, is zoned MR5 - Mixed Residential District. This property has approximately 566 road frontage on Cliffdale Road with additional frontage at the end of Cliffdale Court. The topography is mostly leveled at road grade. A small rear portion of the property is low and wet (approx .97 Ac) per public records and is designated swamp/waste. 34,500 VPD (NCDOT 2022).



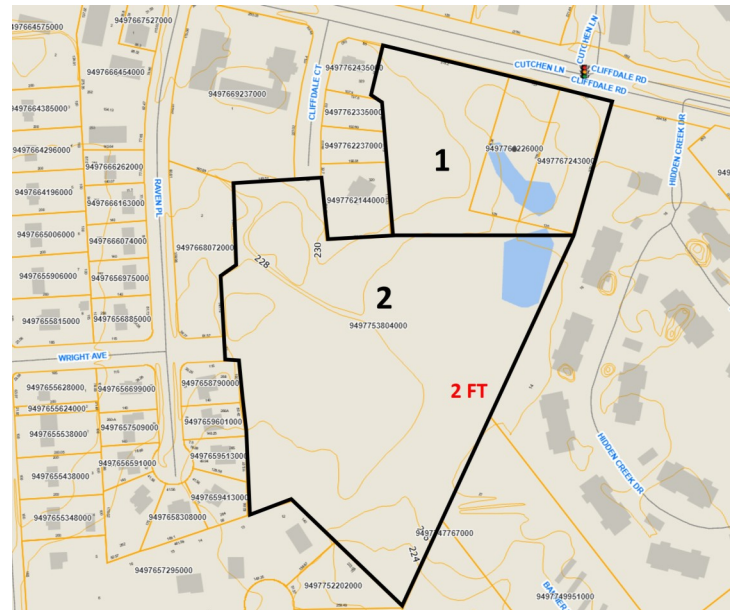
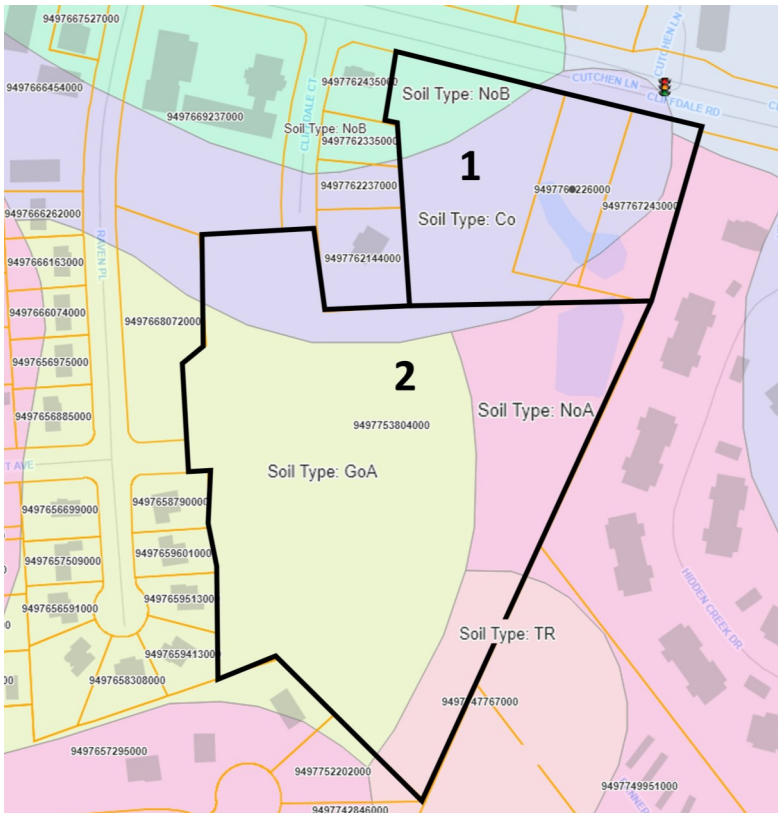
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