

FOR SALE

**Raeford Road & Laneridge Way
Fayetteville, NC 28304**

**Franklin
Johnson**
Commercial Real Estate



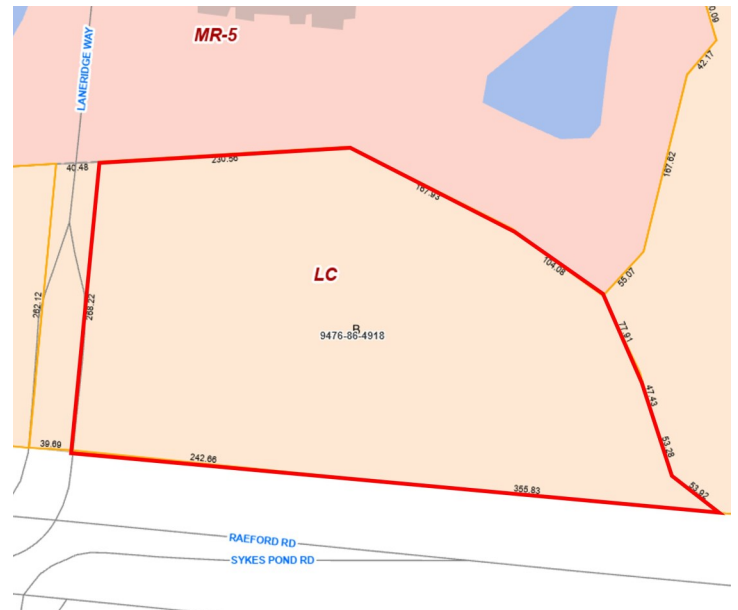
3.14 ACRES OF COMMERCIAL LAND FOR SALE

Offering Summary

Sale Price: \$1,950,000
Size: +/- 3.14 Acres
Zoned: LC—Limited Commercial
Frontage: +/- 597 Ft on Raeford Road

Property Description

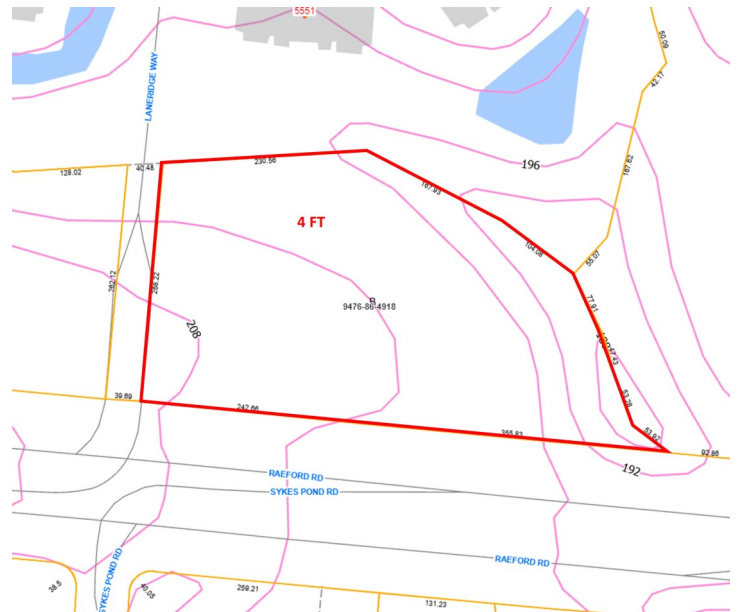
Prime commercial land opportunity strategically located just off highly traveled Raeford Road. This 3.14-acre wooded tract offers excellent visibility and accessibility, with approximately 597 feet of road frontage and $\pm 38,500$ VPD along Raeford Road. Conveniently located just 2 miles from Walmart, Lowe's, Food Lion, and a wide variety of retail, restaurants, and services. Zoned LC, this property presents an attractive opportunity for future commercial development in a well-established and heavily trafficked corridor. There are 480 apartment units situated at the northern margin of Lane Ridge Way. Public Utilities in the area. Broker has ownership interest in the property.



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