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FOR SALE | LAND

LOT 1: 2.47 ACRES

LOT 2: 2.21 ACRES

LOT 3: 1.87 ACRES

3480 | 3460 | 3461 Walsh Parkway Fayetteville, NC 28311

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Accelerating success.

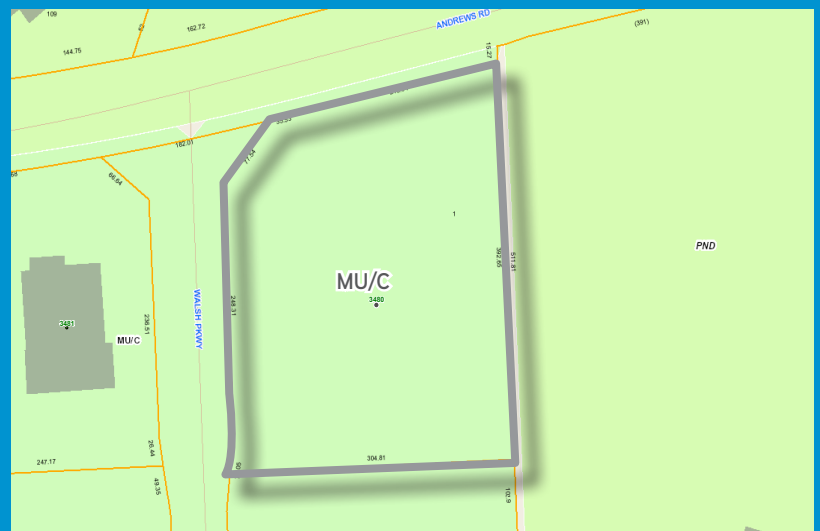
FOR SALE | ± 2.47 | FAYETTEVILLE, NC

Lot #1: 3480 Walsh Parkway



Site Specifications

Address	3480 Walsh Parkway Fayetteville, NC 28311
Parcel ID	0531-21-5212
Acreage	± 2.47
Zoning	MU/C
Price	\$400,000



ZONING

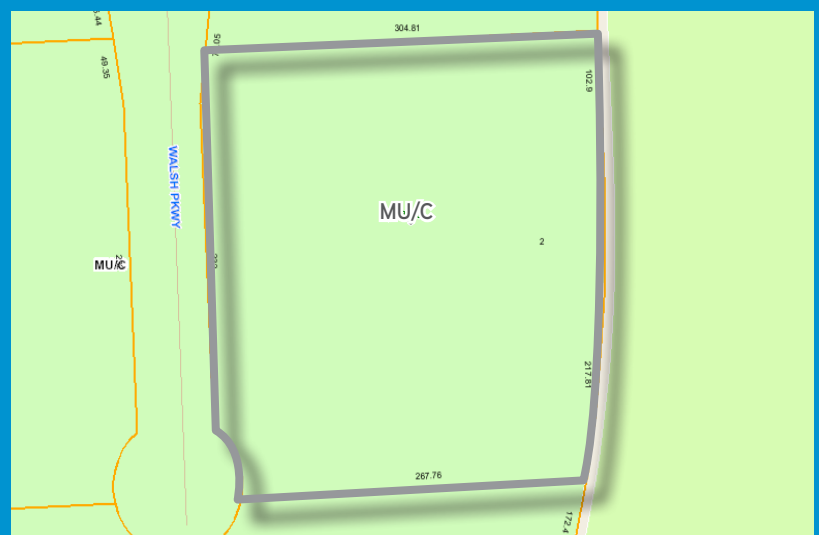
FOR SALE | ± 2.21 ACRES | FAYETTEVILLE, NC

Lot #2: 3460 Walsh Parkway



Site Specifications

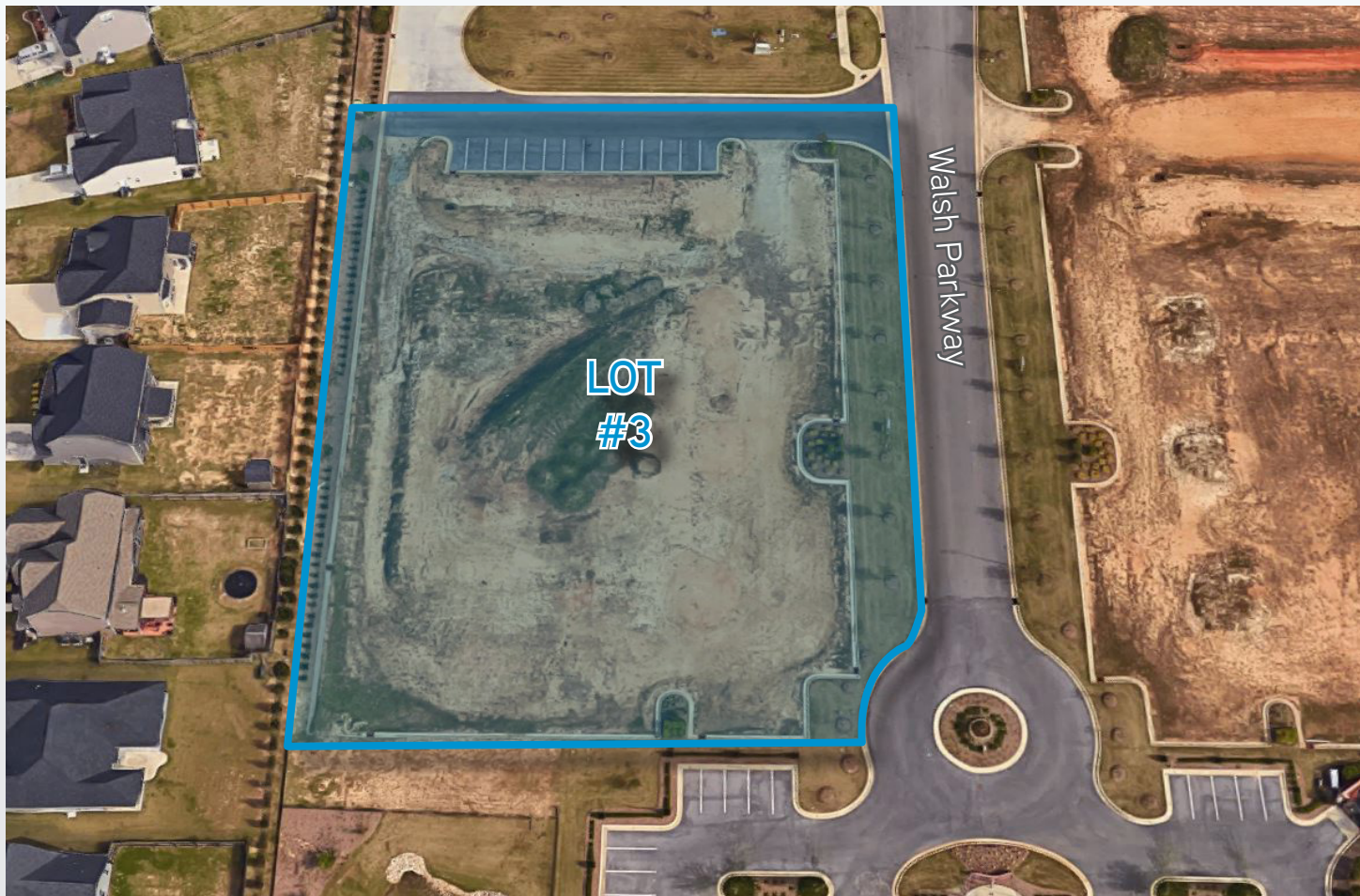
Address	3460 Walsh Parkway Fayetteville, NC 28311
Parcel ID	0531-20-5818
Acreage	± 2.21
Zoning	MU/C
Price	\$300,000



ZONING

FOR SALE | ± 1.87 ACRES | FAYETTEVILLE, NC

Lot #3: 3461 Walsh Parkway



Site Specifications

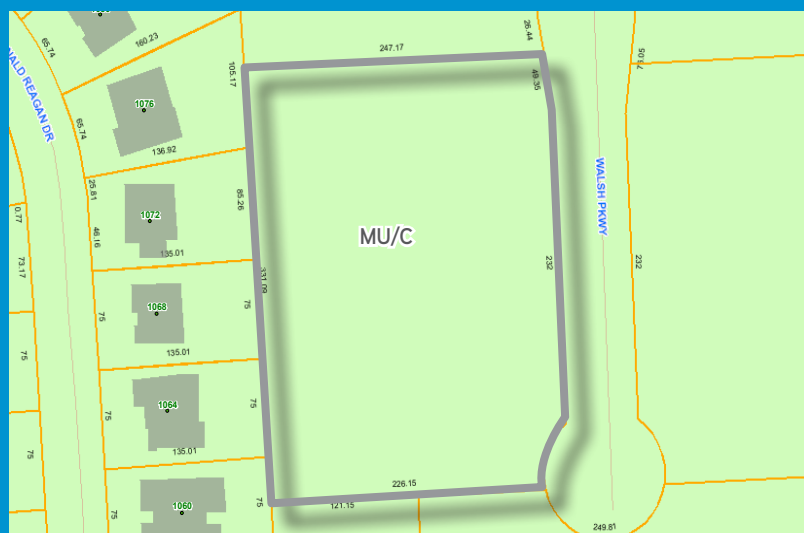
Address 3461 Walsh Parkway
Fayetteville, NC 28311

Parcel ID 0531-20-1877

Acreage ± 1.87

Zoning MU/C

Price \$300,000



ZONING

FOR SALE | ± 6.55 ACRES | FAYETTEVILLE, NC

Fayetteville, NC

A GROWING COMMUNITY

Fayetteville offers other large employers such as: Cumberland County Schools, Goodyear Tire Company, Cape Fear Valley Health System, Cumberland County Government, Purolator, and Fayetteville Technical Community College. Fayetteville's unemployment rate is low, at 4.5% and has a robust workforce which makes it an ideal match for certain industries such as: defense contract support, innovative manufacturing, food processing, logistics, and business and financial services. The growth of cutting edge industries coupled with population growth signal a positive future for the community.

The population of the Fayetteville area, which includes Fort Bragg and Pope Field, is just over 300,000. Fayetteville, with over 203,000 residents, is Cumberland County's county seat and its largest municipality. Fayetteville is the 6th largest city and the 5th largest metropolitan area in North Carolina. It is among the fastest-growing areas in the state, offering arena league football, minor league hockey and baseball teams, and numerous cultural and entertainment facilities.

Retail developers have been targeting Fayetteville, which signals upscale growth in the community. There has been significant development on Ramsey Street, which is most convenient to residents of the Cottages at Crystal Lake. Most recently, developers have targeted Glensford Commons. In January, 2014, WNCN's Brandon Herring reported, "city planners believe developers are starting to notice there is money to be spent in Fayetteville. The All-American City has the third-highest average personal income in the state, behind Raleigh and Jacksonville."

FORT BRAGG

Fort Bragg is one of the largest military sites in the world, making up approximately 10% of the U.S. Army's active forces. The two military installations: Fort Bragg and Pope Airfield contribute about \$4.5 billion per year into the region's economy.

CROSS CREEK MALL

Cross Creek Mall is a regional shopping center located in Fayetteville, NC, and is one of the busiest malls in all the state.. The mall opened its doors in February 1975 and to this day contains 65 stories and covers over 1M square feet. Current anchors to mall occupy two floors and include Belk, J.C. Penny, Macy's and Sears.

The mall is strategically located on the 401 Bypass between Morganton Road and the All-American Freeway. Its location allows it to draw shoppers from all over North Carolina. It is a convenient drive for pedestrians living in Fort Bragg, locals in Fayetteville, Southern Pines, Sanford and Laurinburg.



FOR SALE | ± 6.55 ACRES | FAYETTEVILLE, NC

Local Universities

METHODIST UNIVERSITY

Methodist University is located in Fayetteville, NC. The 617-acre campus includes 51 buildings, an 18 hole golf course, football/track facility, baseball and softball fields, tennis courts, outdoor volleyball and basketball courts, and an amphitheater. The University serves approximately 2,400 students—1,750 in the day program, 500 in Methodist University at Night, and 150 in graduate programs. Approximately 40% of students come from out of state. Methodist University has received several gifts from private individuals over the past several years, which indicates growth. Methodist University currently offers Bachelor's degrees in over 80 fields of study and is a NCAA Division III member offering 20 intercollegiate sports. The University competes in the USA South Athletic Conference. Several years ago, the University formed the Methodist University Monarch Booster Club and the Methodist University Athletic Hall of Fame.

FAYETTEVILLE STATE UNIVERSITY

Fayetteville State University is a public institution located in Fayetteville, NC. It was founded in 1867 and has a campus that occupies 156 acres. The university serves 5,540 undergraduates with a student-faculty ratio of 18:1. The school has 38.9 percent of its classes with fewer than 20 students. Fayetteville State University offer many majors including; Criminal Justice/Safety Studies; Registered Nursing/Registered Nurse; Business Administration and Management, General; Psychology, General; and Liberal Arts and Sciences/Liberal Studies.

AREA DEMOGRAPHICS



Projected Population
(2022)

396,711



**Rental Apartment
Vacancy** (2017)

12.9%



Unemployment Rate
(2017)

7.9%



**Projected Average
Household Income** (2022)

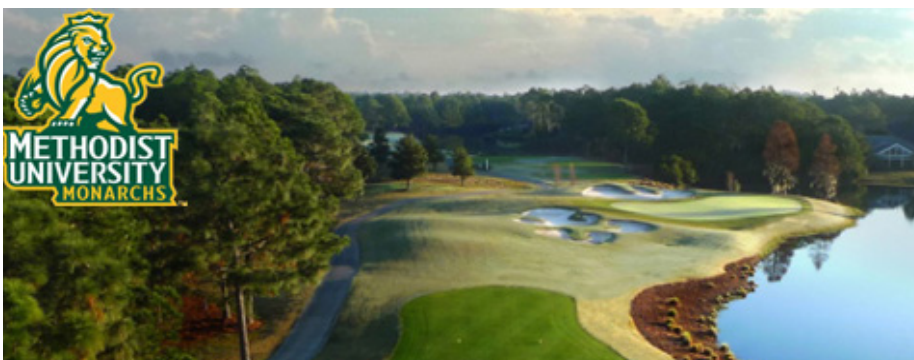
\$69,734



Education Attainment

High School Diploma : 21.6%

College Diploma : 15.8%



Source: <https://www.usnews.com/best-colleges/fayetteville-state-university-2928>, <http://www.uncfsu.edu/govandcommunity/government-relations>, <https://www.usnews.com/best-colleges/fayetteville-state-university-2928>, ESRI.com

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Location



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