



## 0000 CEDAR CREEK, FAYETTEVILLE, CUMBERLAND

### PENDING

DEVELOPMENT OPPORTUNITY along Cedar Creek Rd and close to I-95 in Fayetteville. The site is 33.97 acres with over 1,000' of frontage along Cedar Creek Rd. The front 10+ acres is zoned CC (Community Commercial) while the remainder is C(P) and R10. Public utilities are located nearby but not yet extended to the property. See agent for additional information to include flood zone and easement maps. The property is located along Cedar Creek Rd (Hwy 53) in east Fayetteville and less than half a mile to the I-95 interchange. The area has numerous hotels and restaurants to serve interstate traffic business as well as a growing industrial business park approximately two miles to the east of this site. The daily traffic count on Cedar Creek Rd is 11,000 and on I-95 is 57,000. The population within a three mile radius is 5,873 with an average household income of \$49,883 and the daytime population is 9,397. a three mile radius is 5,873 with an average household income of \$49,883 and the daytime population is 9,397.

### MORE DETAILS

#### Address:

0000 Cedar Creek  
Fayetteville, NC 28312

**Acreage:** 34.0 acres

**County:** Cumberland

#### GPS Location:

34.959498 x -78.763133

**PRICE: \$1,900,000**