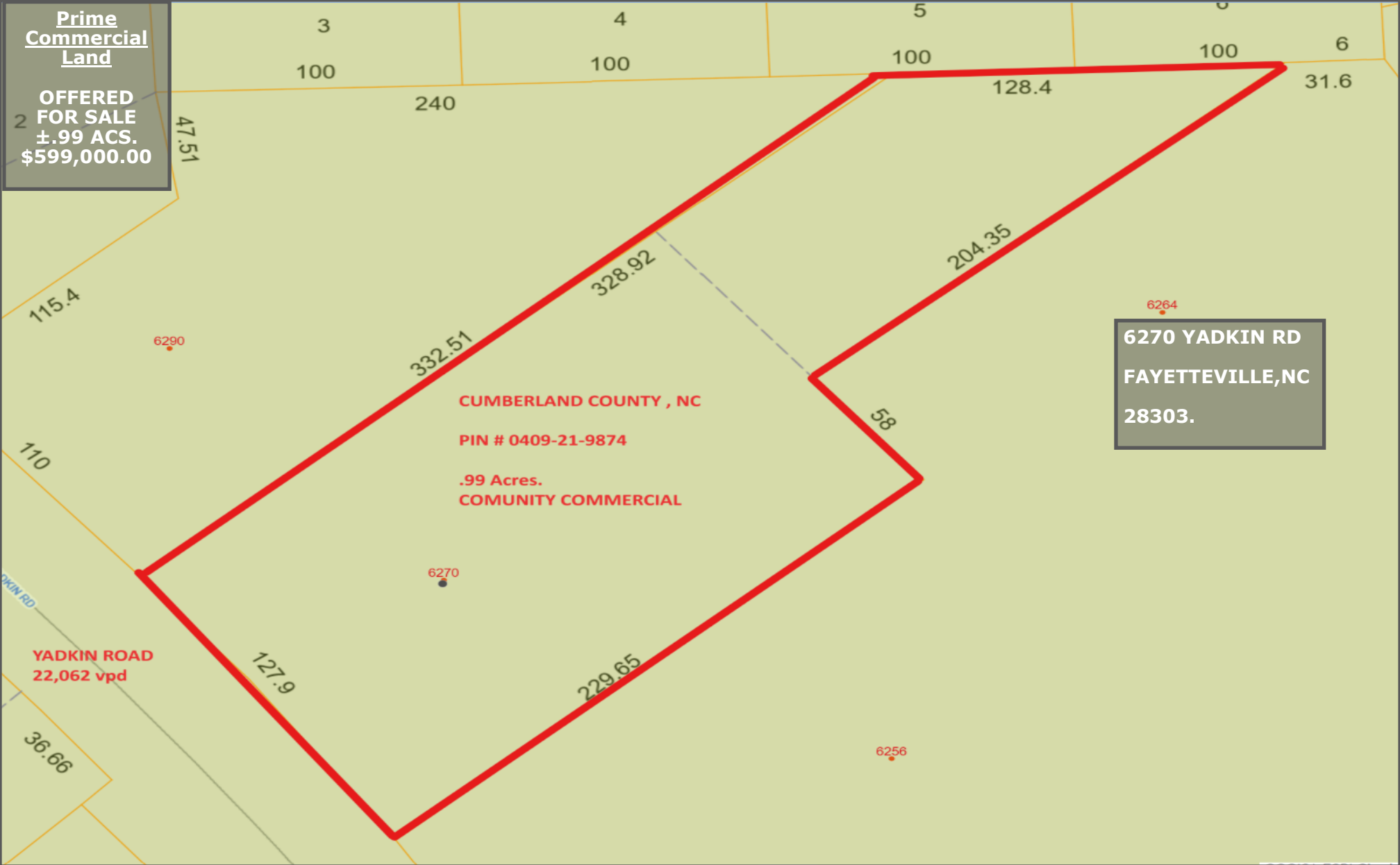


**Prime
Commercial
Land**

**OFFERED
FOR SALE
±.99 ACS.
\$599,000.00**



47.51

3
100

4
100

5
100

100

6
31.6

240

128.4

115.4

110

**YADKIN ROAD
22,062 vpd**

36.66

332.51

328.92

204.35

**CUMBERLAND COUNTY , NC
PIN # 0409-21-9874
.99 Acres.
COMUNITY COMMERCIAL**

6270

6256

6264

**6270 YADKIN RD
FAYETTEVILLE,NC
28303.**

58

127.9

229.65



Roger Shah, CCIM.
910-578-8039
Roger@rescommre.com

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Rishi@rescommre.com

2112 Skibo Rd, Fayetteville, NC 28314.
www.rescommre.com

PROPERTY OVERVIEW

Rescomm Real Estate has been engaged to offer Prime Commercial site for Investor or owner user.

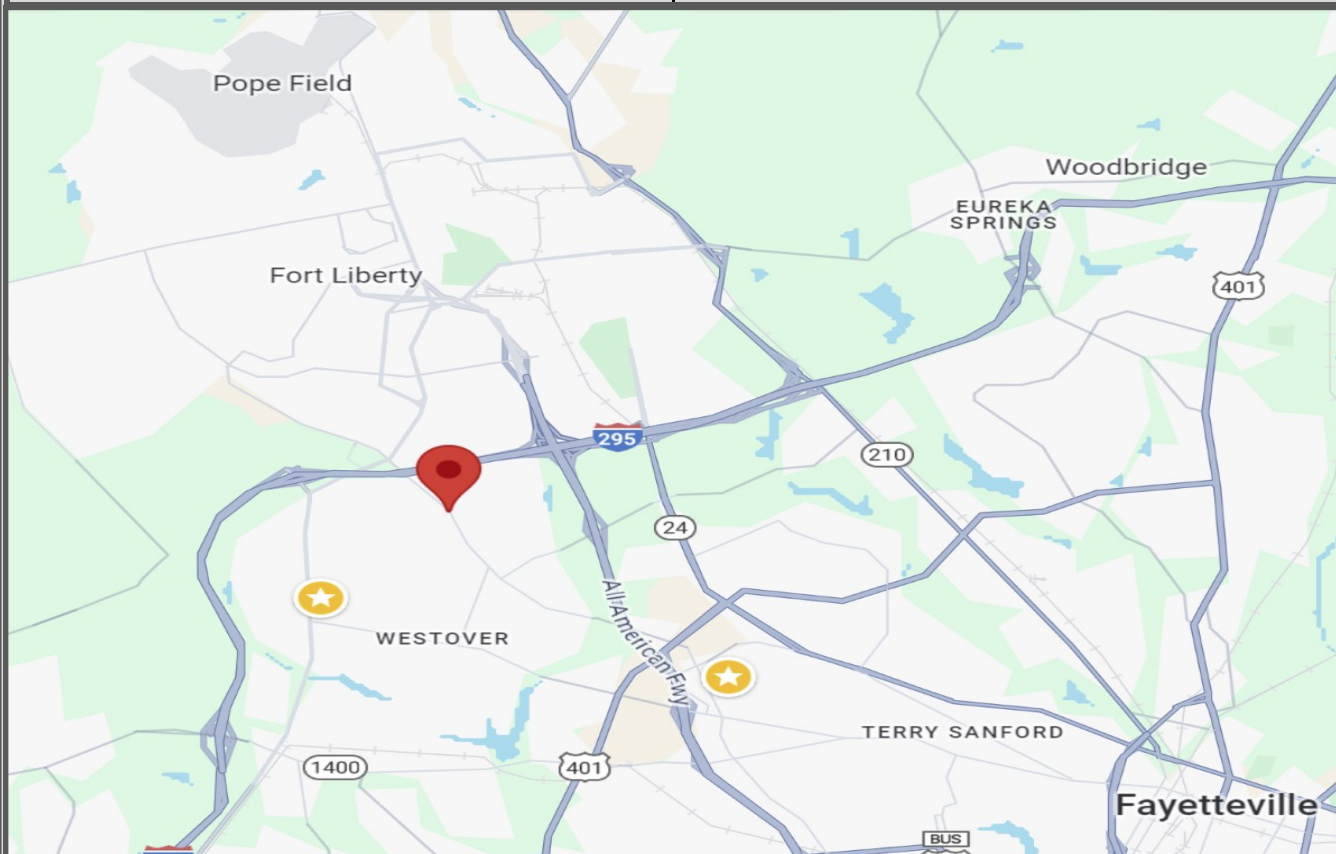
6270 Yadkin Road:

Is approximately 0.99 acres and is on the active development side of the road. In the past, there was a 2000 sq. ft. building with drive-through service; however, it has since been removed for a newer development. The site can be used to construct any drive-through facility, storage units, motel, apartments, retail strip center, etc.

Yadkin Road:

Yadkin Road is a major thoroughfare in Fayetteville, NC. It runs through various neighborhoods and commercial areas, providing access to different parts of the city. The specific characteristics of Yadkin Road include a mix of residential and commercial facilities. To the North of 6270 Yadkin Road is the busiest entry gate to Fort Liberty (formerly known as Fort Bragg). The traffic count per day is 22,062 vehicles per day (2022).

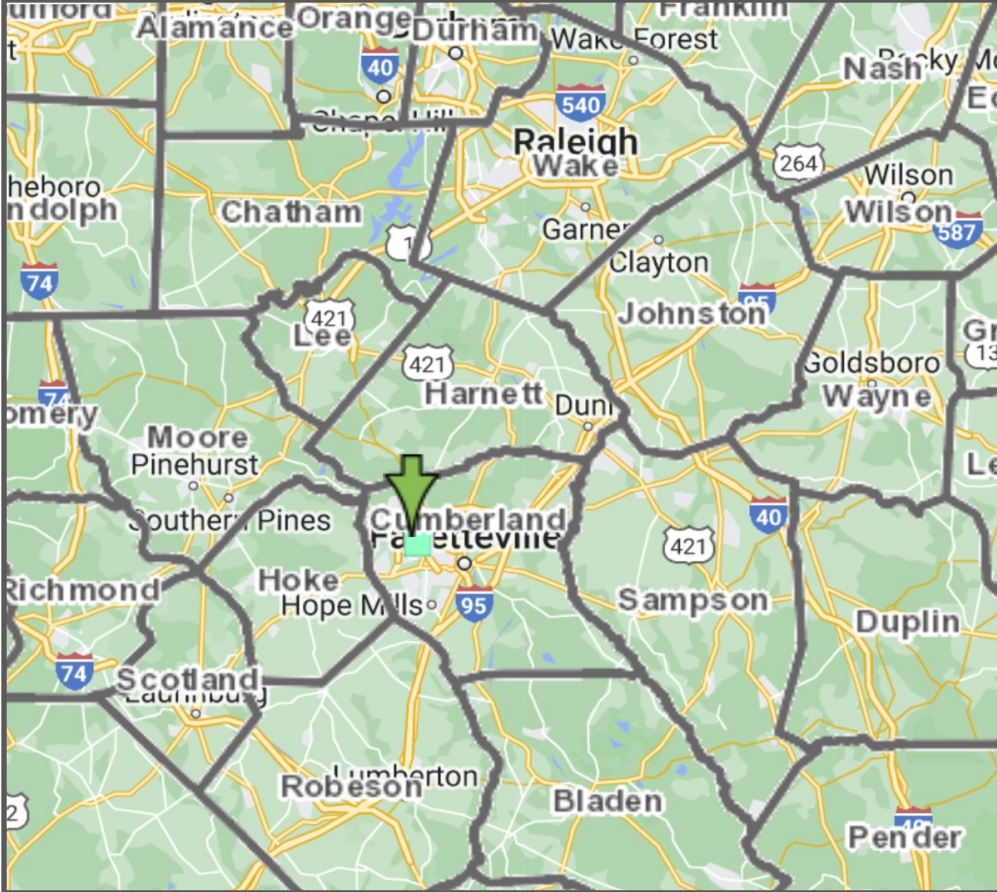
Address	6270 YADKIN RD,FAYETTEVILLE,NC28303
Sale Price	\$599,000.00
Lot Size & Zoning	±.99 Acres COMMERCIAL
Cumberland County NC PIN No.	0409-21-9874
Traffic Count (2022)	22,062 vehicles per day
From Fort Liberty Gate	Less than 1 mile



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Fayetteville, NC:

Fayetteville is a city located in Cumberland County, North Carolina, United States. It is known for its rich history, being one of the oldest cities in the state. The city is home to Fort Liberty (Formerly Fort Bragg), one of the largest military installations in the world, which has a significant impact on the local economy and culture.

Fort Liberty (Fort Bragg): Fort Bragg is a major United States Army installation located near Fayetteville. It's one of the largest military installations in the world and is known for being the home of the U.S. Army Airborne and Special Operations Forces.



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Demographics Rings: 1,3,5 mile radius.

	1 mile	3 miles	5 miles
2023 Population	5801	45902	114,981
2023 Households	2416	17,769	44,682
2023 Median Household Income	\$50,175	\$48,382	\$48,743
2023 Average Household Income	\$66,101	\$64,315	\$67,958



RESCOMM
REAL ESTATE

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