



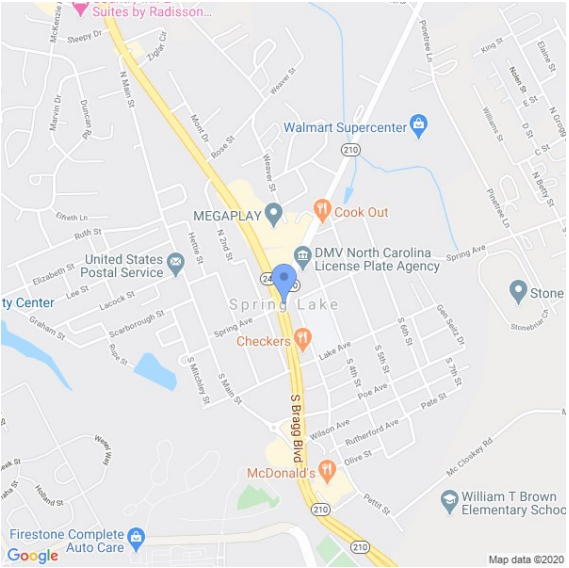
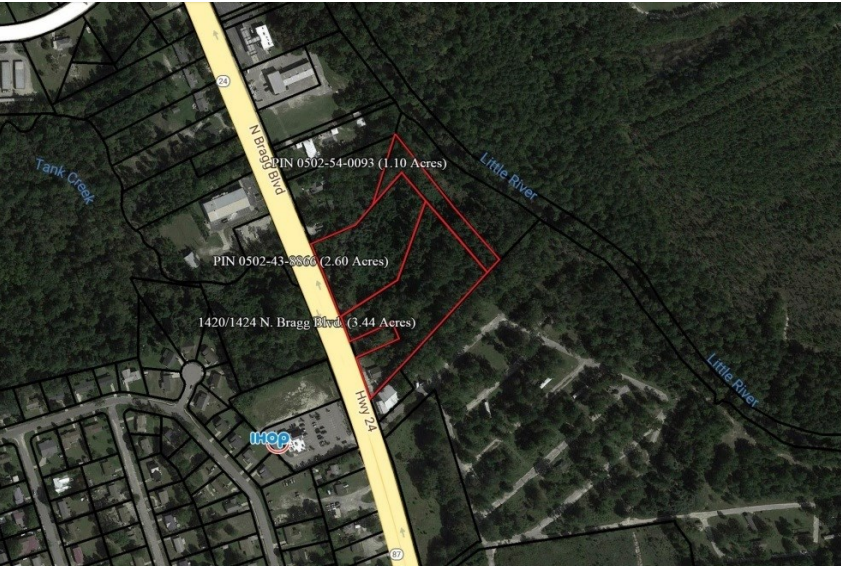
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Woodard Properties (PIN 0502-43-8866, 1420
 1424 N. Bragg Blvd.; and PIN 0502-54-0093)
 PIN 0502-43-8866, SPRING LAKE, NORTH CAROLINA 28390



COMMERCIAL • LAND • FOR SALE



SALE PRICE \$1,842,000
ZONING CP

LAND AREA 7.14 ACRES
MARKET FAYETTEVILLE
SUB-MARKET SPRING LAKE

- Front N. Bragg Blvd. (550 ft.) • High visibility • High traffic count (30,050 in 2018 per TrafficMetrix)
- Approximately 1.5 miles from Fort Bragg west gate entrance.
- Being listed concurrently with six (6) other adjacent/contiguous parcels to make a significant development/investment opportunity.

PIN 0502-43-8866, 1420/1424 N. Bragg Blvd., and PIN 0502-54-0093 are contiguous tracks and are being listed for sale as a portfolio. PIN 0502-43-8866 and 1420/1424 N. Bragg Blvd. front N. Bragg Blvd. in a fast developing/hot zone of Spring Lake, NC, and benefit from a large traffic count and high visibility. The properties are also located approximately 1.5 miles away from Fort Bragg, the world's largest military base by population, with more than 75,000 active duty personnel and civilian employees (50,000+ active duty).

PIN 0502-54-0093, PIN 0502-43-8866, and 1420/1424 N. Bragg Blvd. are also being concurrently listed for sale with several other parcels, contiguous and adjacent, that could make for a larger interrelated development. The total acreage for these parcels exceeds fifty-two (52) acres. Together, these properties present a significant development/investment opportunity.

Lot area: 113256

Lot Use Category: 2000

Census tract: 3705100360011280

Msa Name: Fayetteville, Nc

Asset type: Commercial (General)

Asset Category: Commercial General/Misc.

tax total market value: \$126,996.00

tax land market value: \$126,996.00

Assessed Land value: 126996