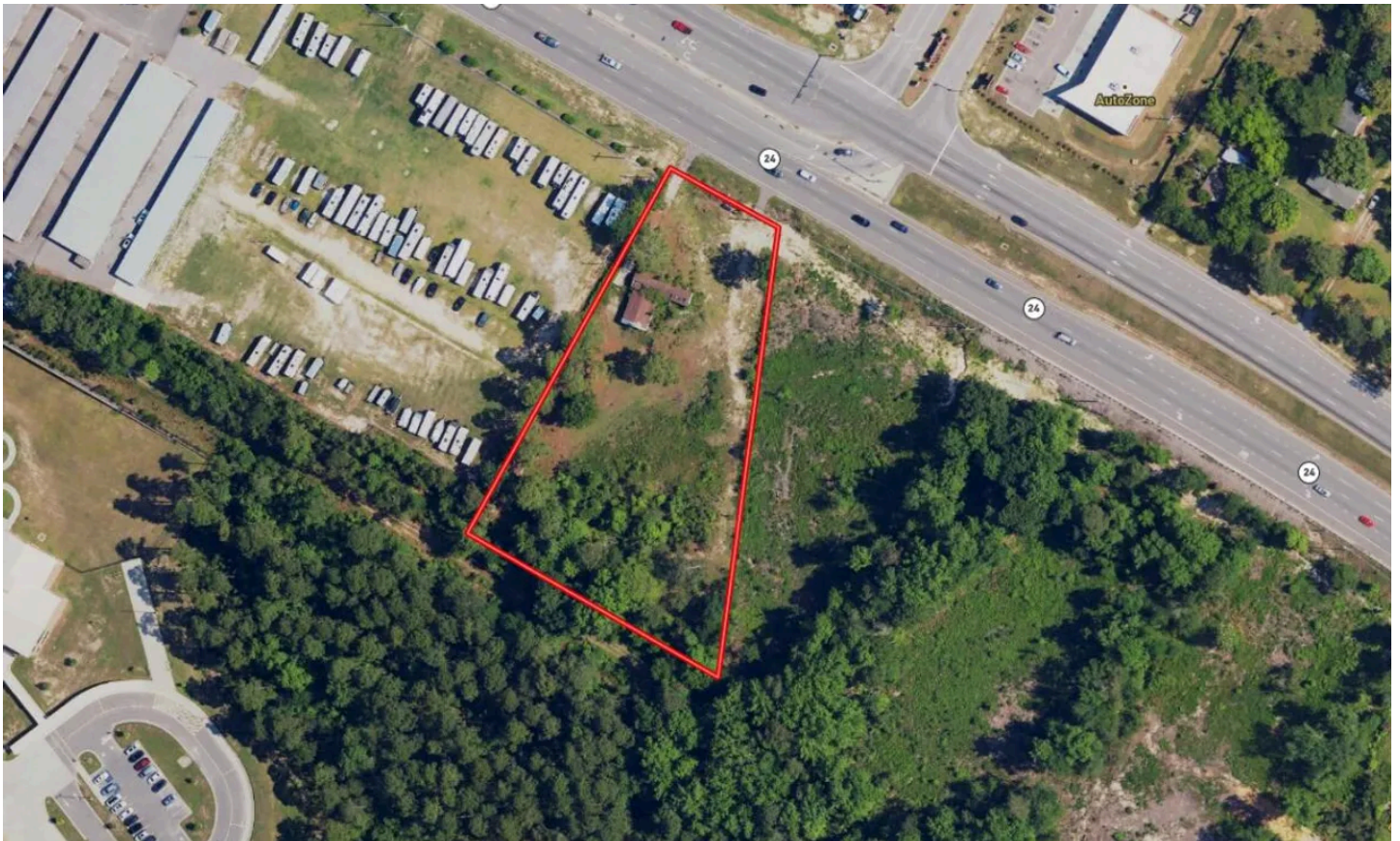


1.97 acres of Commercial Land For Sale in Harnett
County NC!
70 Garland Dr
Cameron, NC 28326

\$530,000
1.970± Acres
Harnett County



1.97 acres of Commercial Land For Sale in Harnett County NC! Cameron, NC / Harnett County

SUMMARY

Address

70 Garland Dr

City, State Zip

Cameron, NC 28326

County

Harnett County

Type

Undeveloped Land, Commercial

Latitude / Longitude

35.2532 / -79.0307

Acreage

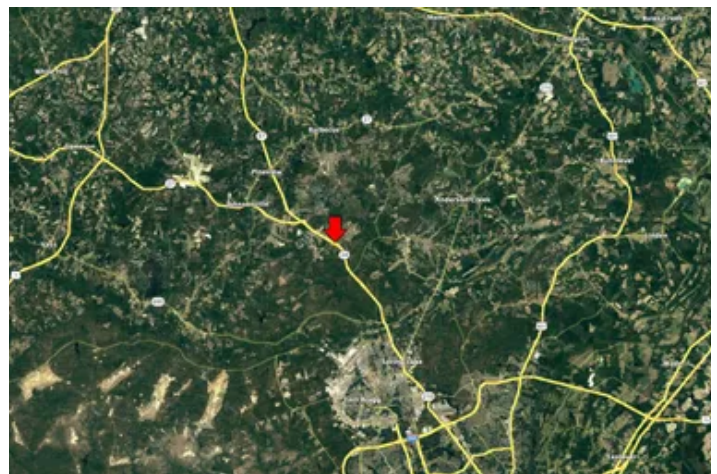
1.970

Price

\$530,000

Property Website

<https://www.mossyoakproperties.com/property/1-97-acres-of-commercial-land-for-sale-in-harnett-county-nc-harnett-north-carolina/56919/>



1.97 acres of Commercial Land For Sale in Harnett County NC! Cameron, NC / Harnett County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Doug Moore at [919-291-6390](tel:919-291-6390).

1.97 acre Commercial Lot with frontage on NC 24/87. Call Doug Moore at [919-291-6390](tel:919-291-6390) to schedule a showing today!

Prime Commercial Property for Sale: 1.97 Acres on HWY 24 in Cameron, NC Property Overview

Discover an exceptional investment opportunity with this prime commercial lot, ideally located along HWY 24/87 in the thriving community of Cameron, North Carolina. This 1.97-acre parcel offers unparalleled potential for various commercial enterprises, benefiting from high visibility and significant daily vehicle traffic.

Key Features

- Location: Strategically positioned along HWY 24/87 in Cameron, NC
- Size: 1.97 acres, providing ample space for development
- Road Frontage: Approximately 123 feet of road frontage along a major highway
- Utilities: Convenient access to water, sewer, and electric services right at the road
- Traffic: High vehicle traffic count of 35,000 vehicles per day, ensuring excellent exposure and accessibility

Benefits

- Visibility: The substantial road frontage guarantees maximum visibility for any commercial venture, attracting both local and transient customers.
- Accessibility: Located on a major highway, this property offers easy access for both customers and deliveries, making it an ideal location for retail, hospitality, or service-oriented businesses.
- Infrastructure: With water, sewer, and electric utilities available, this lot is ready for immediate development, saving you time and money on infrastructure costs.

Ideal For

- Retail Stores
- Restaurants
- Office Buildings
- Service Stations
- Mixed-Use Developments

Location Highlights

- Proximity to Cameron: Benefit from the growing community and economic development in Cameron and surrounding areas.
- Regional Access: Easy access to neighboring towns and cities, enhancing the property's appeal to a broader market.

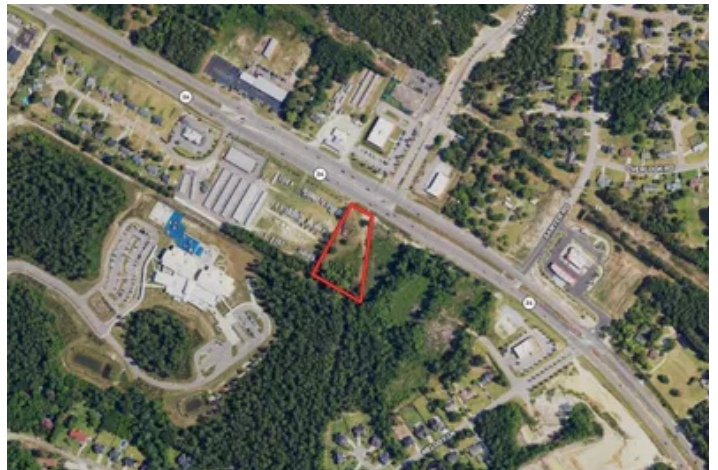
Don't miss this rare opportunity to acquire a prime commercial lot with immense potential. Whether you're looking to expand your business or start a new venture, this property offers the perfect foundation for success. Contact us today to learn more and schedule a

viewing.

For more information on this and other land for sale in Harnett County, contact Doug Moore at [919-291-6390](tel:919-291-6390) or by email at dougmoore@mossyoakproperties.com, or visit landandfarmsrealty.com.

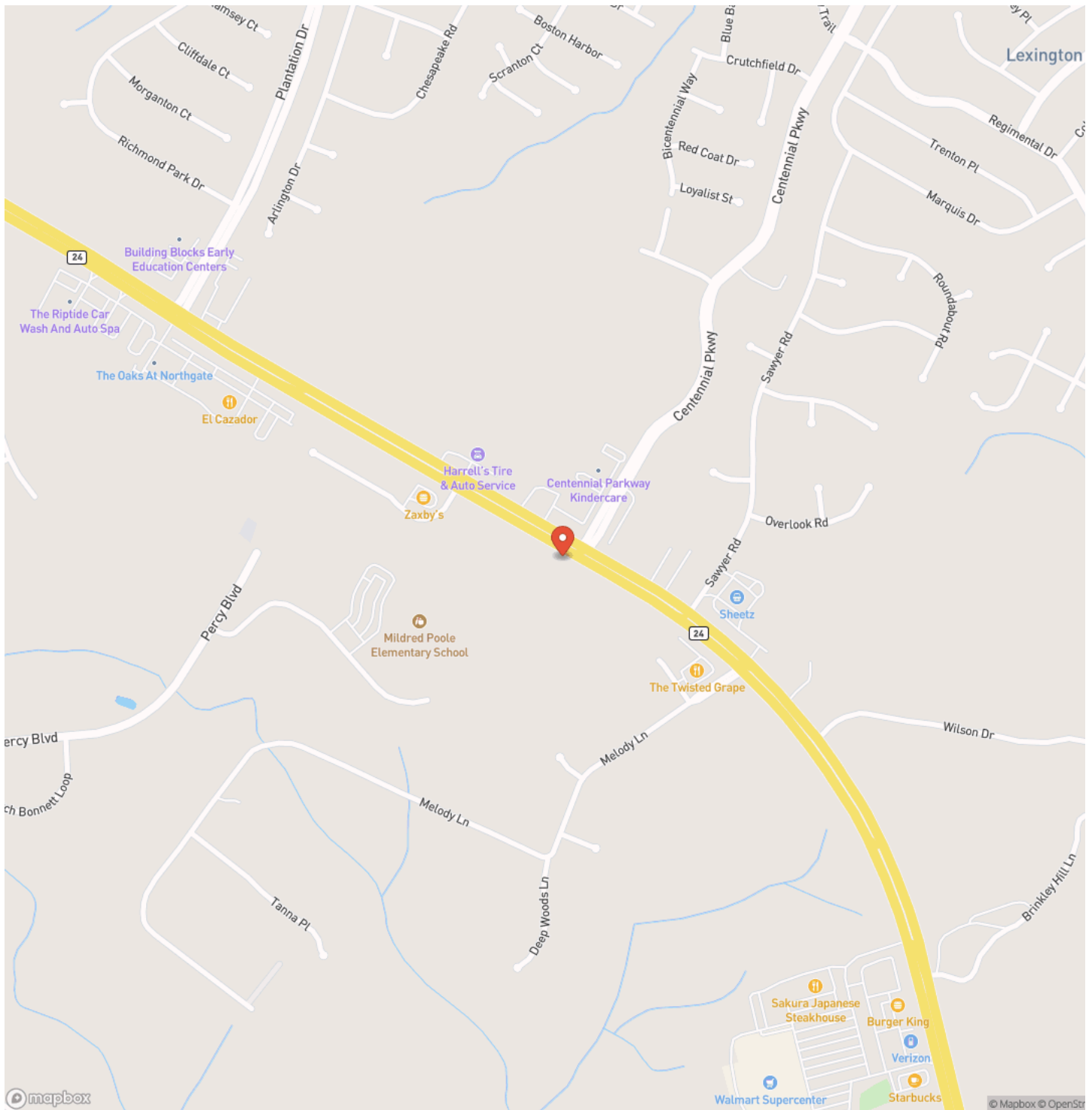


1.97 acres of Commercial Land For Sale in Harnett County NC!
Cameron, NC / Harnett County



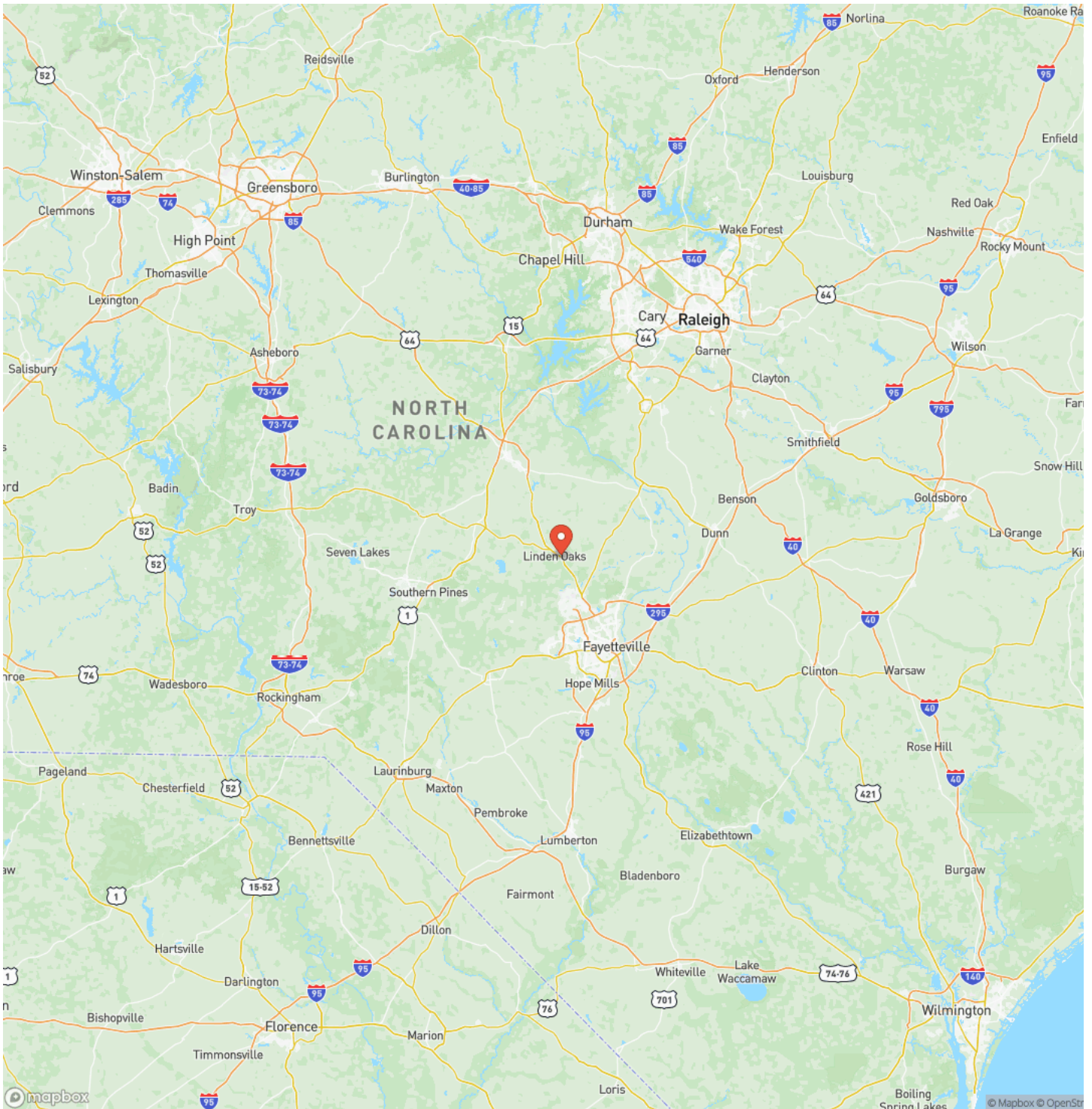
1.97 acres of Commercial Land For Sale in Harnett County NC!
Cameron, NC / Harnett County

Locator Map



Cameron, NC / Harnett County

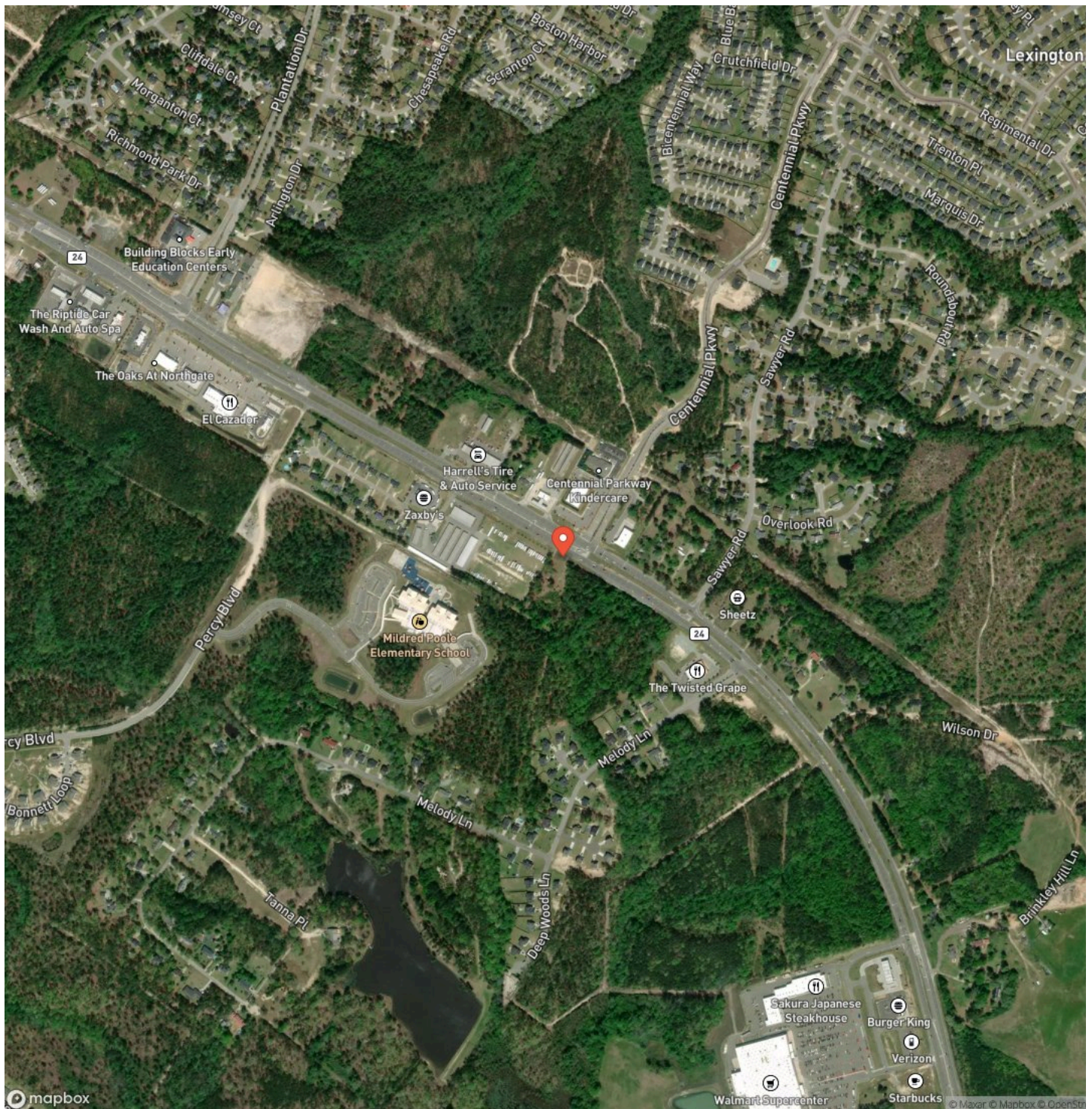
Locator Map



MORE INFO ONLINE:

www.landandfarmsrealty.com

Satellite Map



1.97 acres of Commercial Land For Sale in Harnett County NC! Cameron, NC / Harnett County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Moore

Mobile

(919) 291-6390

Office

(844) 480-5263

Email

dougmoore@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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