

Opportunity Zone Property—421 Maiden Lane



Opportunity Zone Property For Sale

Price: 4,800,000

Listed Below Appraised Value

Located Adjacent to the NEW SEGRA STADIUM in Downtown Fayetteville!

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Property Description

Perfect Location for Retail and Office Space

Located in historic downtown Fayetteville, NC with hotel next door and across the street from City Hall. Adjacent to Segra Stadium, the home of the Fayetteville Woodpeckers, a Houston Astros Minor League Baseball team. Newly developed mixed use property adjacent to lot that includes condominiums and town homes by the same entity that developed the Durham Bulls project. Perfect location for redevelopment opportunity. There are also many restaurants and shops within walking distance. Airport is 10 minutes driving distance. Train station is within walking distance. City Festival Park and Plaza also adjoins the property. This location is at the epicenter of city events and festivals. It is also located in a HUB zone and a downtown historical district.

Property Highlights

- Adjacent to the New Baseball Stadium in downtown Fayetteville, NC.
- Plaza Foot Traffic averages 3,700 per event with over 180 events a year to include 75 professional baseball games.
- Located in an Opportunity Zone with associated tax credits available for redevelopment.
- Room to add a parking deck on the property.
- Perfect location for redevelopment opportunity.
- Flexible space can be built out to meet your needs.

Property in Downtown Fayetteville

421 Maiden Lane, Fayetteville, NC 28301. Cumberland County Tax Records PIN 0437-54-1813

Description

Three story 93,000 SF concrete building primarily flex space. Currently configured as multi-purpose datacenter, rental auditorium, office and retail space. Owner is currently and deliberately the only tenant to lend maximum flexibility to the new owner.

Parking: Large Property size allows for a portion of the property to be converted into a parking deck. Multi-level parking deck could be constructed on existing ground level parking lot and connected to the main building. Could accommodate new baseball stadium and surrounding development. Separate Third party financing may be available for parking deck construction.

Contact Us for Additional
Information

Email: controller@ait.com
Phone: 910-321-1241

421 Maiden Lane
Fayetteville, NC 28301



**New Patio—Adjacent to Segra Stadium—Perfect Location for Retail
Space!**

Property Pictures and Floor Plans

