

Vacant Land For Sale

705 W 3rd St, Pembroke, NC 28372

Land
Investment Opportunity

Offering Memorandum

University of North Carolina
PEMBROKE

±8,300 Students | ±1,000 Employees

Space Available

W 3rd St ±18,000 VPD

C-3 Zoning
±1.14 AC

MATTHEWS™

Exclusively Listed By



Andrew Rollans

Associate

(704) 207-0736

andrew.rollans@matthews.com

License No. 363290 (NC)



Gerard Hamas

Associate Market Leader

(332) 900-5769

gerard.hamas@matthews.com

License No. 362768 (NC)

Gerard Hamas

Broker of Record

Broker Lic. No.: 362768 (NC)

Firm Lic. No.: C42113 (NC)

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Property Overview

Vacant Land For Sale
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An aerial photograph showing a large, rectangular, vacant lot in the center of the frame. The lot is surrounded by various commercial and residential buildings, parking lots, and trees. A dark blue callout box with the text "Space Available" is positioned over the lot, with a line pointing to its center. The surrounding area includes a large parking lot to the left, a building with a brown roof to the left, and a building with a white roof to the right. The background shows a dense forest and a distant horizon.

Space Available

Investment Highlights

\$750,000

List Price

C-3

Zoning

±1.14 AC

Lot Size

Property Highlights

- **Prime Development Opportunity** – ±1.14 acre vacant land parcel positioned for future commercial development.
- **Strategic University Location** – Directly across from The University of North Carolina Pembroke, benefiting from strong visibility and a consistent flow of students, faculty, and visitors.
- **Established Retail Corridor** – Surrounded by national and regional retailers, including McDonald's, Burger King, Cook Out, Jersey Mike's Subs, Walmart, Dollar General, and Food Lion.
- **Excellent Traffic Exposure** – Frontage along W. 3rd Street with approximately 18,000 vehicles per day, providing strong exposure for future commercial users.
- **High-Visibility Site** – Located on a heavily traveled corridor within Pembroke's primary retail trade area, offering prominent visibility and accessibility.
- **Site Preparation Completed** – Recently cleared of foliage, reducing initial site preparation requirements and enhancing development readiness.
- **Commercial Zoning** – Zoned C-3 Highway Business District, allowing for a broad range of retail and service-oriented commercial uses intended to serve both the local community and the traveling public.
- **Flexible Commercial Potential** – C-3 zoning supports a variety of development opportunities, making the property well-positioned for retail, restaurant, service, or other highway-oriented commercial uses.





 **The Retreat at Pembroke**
±108 Students



UNIVERSITY of NORTH CAROLINA
PEMBROKE
The University of North Carolina Pembroke
±8,300 Students | ±1,000 Employees



W 3rd St ± 18,000 VPD

 **Subject Property**



Property Photos

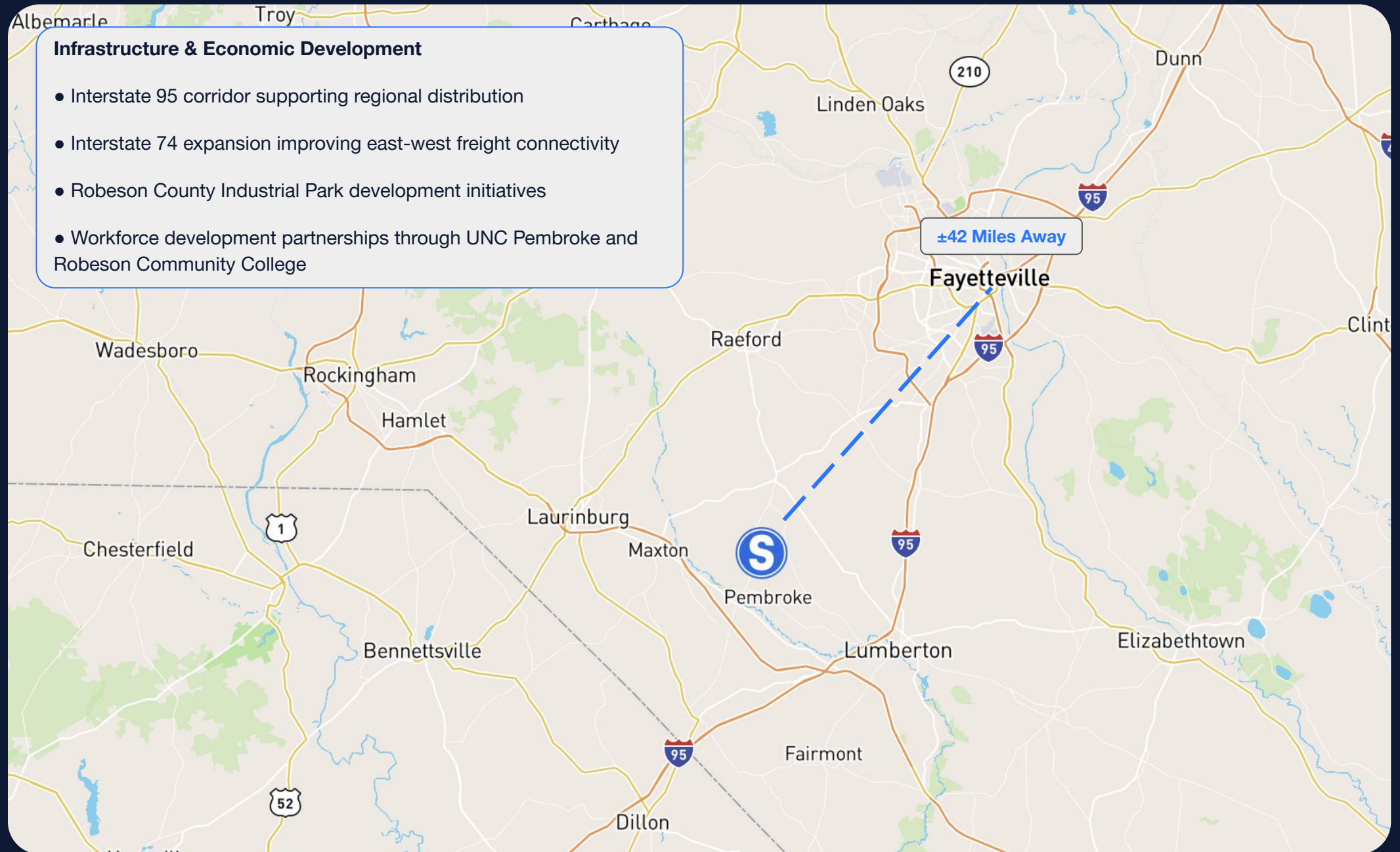


Market Overview

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Infrastructure & Economic Development

- Interstate 95 corridor supporting regional distribution
- Interstate 74 expansion improving east-west freight connectivity
- Robeson County Industrial Park development initiatives
- Workforce development partnerships through UNC Pembroke and Robeson Community College



Pembroke, NC

Market Demographics

2,822

Total Population

±8,000 Students

UNC Pembroke

390,000

Population Fayetteville MSA

1 Mile

Interstate 74



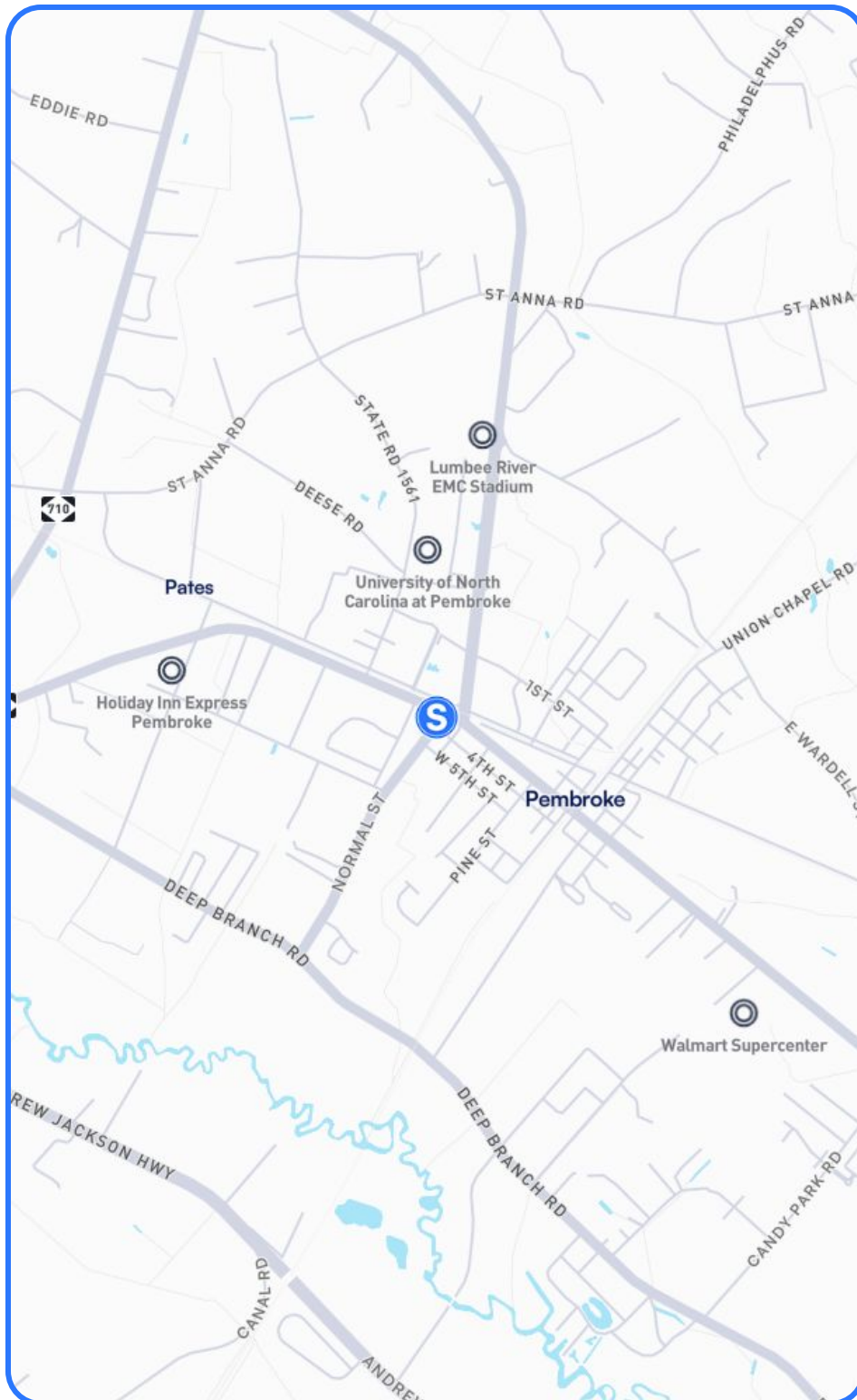
Local Market Overview

Pembroke serves as the cultural and educational center of Robeson County and is home to the University of North Carolina at Pembroke, one of the fastest-growing institutions within the UNC System. The university provides a stable employment base while generating year-round demand for retail, housing, healthcare, and service-oriented businesses. The town also functions as the headquarters of the Lumbee Tribe of North Carolina, contributing to a unique cultural identity and supporting governmental, educational, and community services. Convenient access to Interstate 95, US Highway 74, and Fayetteville positions Pembroke as an accessible regional destination for residents and visitors alike.

The surrounding market benefits from affordable real estate, a young population, and continued public investment in transportation and educational infrastructure. Commercial development is concentrated along West 3rd Street and NC Highway 711, where retailers, restaurants, healthcare providers, and neighborhood services serve both local residents and the university population.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,719	11,212	20,219
Current Year Estimate	4,730	11,078	19,879
2020 Census	4,945	11,147	19,716
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,252	3,553	6,714
Current Year Estimate	1,292	3,607	6,777
2020 Census	1,315	3,599	6,697
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$66,881	\$69,759	\$68,851



117K
Regional
Population

±42
Miles
Fayetteville, NC

**1.5M Annual
Passengers**
Fayetteville Regional Airport

Economic Drivers

Strategic Industrial Hub Supported by Manufacturing, Education, and Regional Logistics

Robeson County's economy is supported by a diverse employment base centered on manufacturing, healthcare, education, agriculture, transportation, and public services. The presence of UNC Pembroke provides a consistent workforce pipeline, while nearby Lumberton serves as a regional distribution center due to its location at the intersection of I-95 and I-74. Manufacturers continue to benefit from competitive labor costs, highway accessibility, and proximity to both the Port of Wilmington and South Carolina markets.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **705 W 3rd St, Pembroke, NC, 28372** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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