



Cape Fear Valley Health System's Outpatient Center  
Health Pavilion North



Exit 58 at I-95 See back for 27 tracts & acreage

## FACTS as of November, 2008 - OUTER LOOP/I-295

1. The Fayetteville Outer Loop (I-295) is projected to become a 35 mile highway looping around the west side of Fayetteville and will provide direct access to Ft. Bragg from I-95. The first 7 mile phase of the Fayetteville Outer Loop of I-295 at I-95 and Exit 58 opened in 2005 and will be the primary entry to Fayetteville, NC and Ft. Bragg, NC. Construction on the next 5 mile phase of I-295 from US 401 (Ramsey Street) is scheduled to begin in the fall of 2009 with estimated completion in 2012. On May 1, 2007, Ray McIntyre, State Funding Coordinator (TIP) of NCDOT, stated in an email to Bill Maxwell that the Outer Loop from Ramsey Street to the All American Expressway is currently scheduled to begin construction in the fall of 2008.
2. Approximately 600 acres located at I-295 and I-95 at Exit 58 are currently exclusively listed for sale at prices economically feasible for **motels, restaurants, convenience stores, retail, and residential**. **Call and make an offer before the prices increase.**
3. Raw land values are accelerating around I-295/I-95 at Exit 58.
4. Water tower (contracted/bonded) anticipated completion date – winter 2009/2010.
5. The 2000 population within a 5-mile radius of Exit 58 was 7599, average daily traffic count is 50,000 more or less
6. The 2000 population within a 5-mile radius of Ramsey Street and Andrews Road was 38,028 and NC DOT average daily traffic count is 26,000 more or less.
7. There are approximately 52 acres on Andrews Road available across from Health Pavilion North which are zoned for commercial/professional/residential use.
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10. On October 13, 2006, Wright's Shell Super Store and Quizno's opened consisting of an approximately 7,000 sq. ft. convenience store (Shell products/truck stop). Waffle House opened in October 2008 and is adjacent to the Day's Inn.
11. Sewer with 100,000 gallons per day waste treatment was installed to some of the tracts currently serving the Day's Inn, Wright's Shell Superstore, and Quizno's. The capacity may be available to serve other motels, restaurants, and other types of commercial business. It is reported that a federal grant has been given to the water and sewer authority in the amount of approximately \$6 million to extend utilities that will affect Exit 58.
12. The \$14,600,000.00 Health Pavilion North opened in 2006 servicing 100,000 households and is 7 miles from I-95 and Exit 58 and is located near Andrews Road/Ramsey Street/I-295. **Location, location, location.**

Source of Information: Bill Maxwell Commercial Real Estate. The above information is believed to be accurate as of this date. If you have questions, please call 910-864-8888 or visit our website at [www.BillMaxwellcre.com](http://www.BillMaxwellcre.com)