

# Sink Kimmel

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# Available

Land For Sale



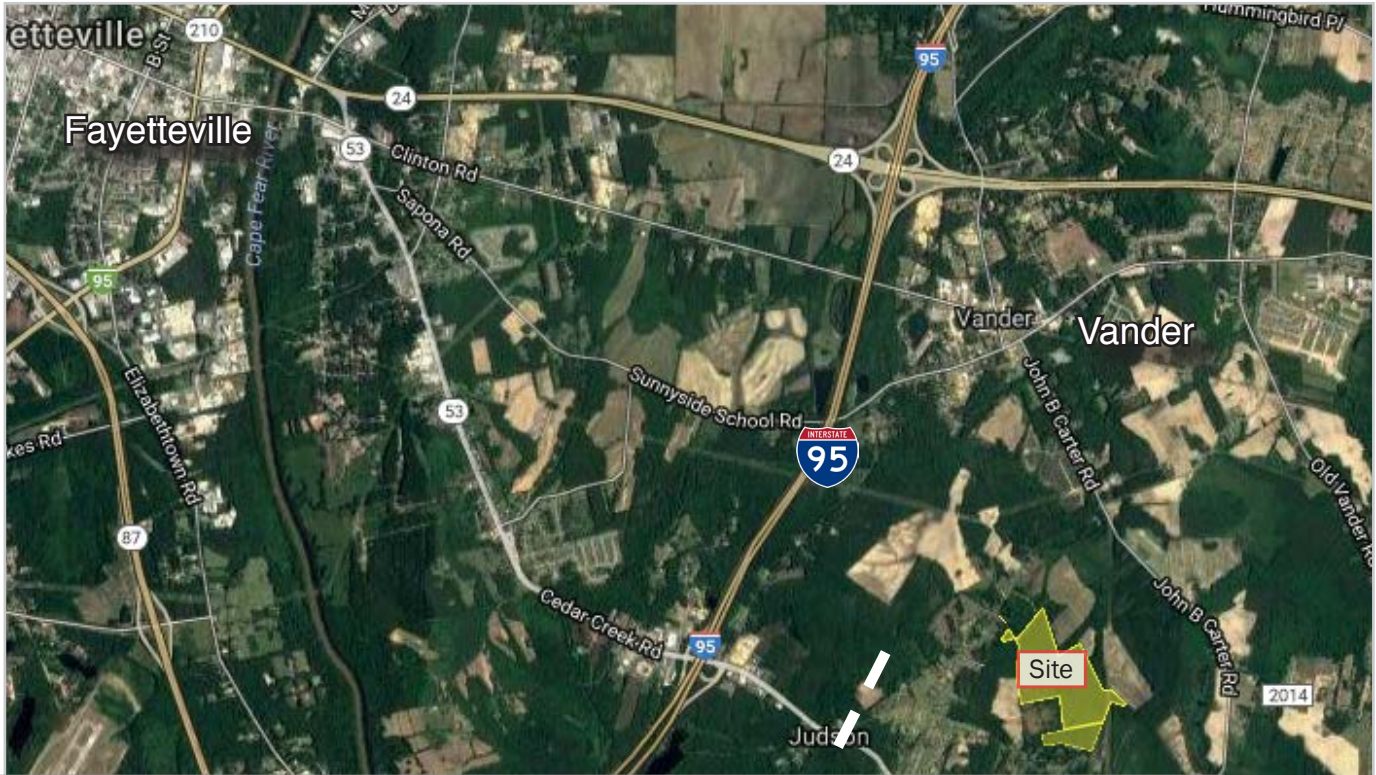
# Sids Mill Road

Fayetteville, NC 28312

# Sids Mill Road

## ABOUT

Located in the unincorporated community of Vander, this +/- 122.43 acre property is +/-7 miles from Downtown Fayetteville, +/- 10 miles from Fayetteville Regional Airport and +/- 1.7 miles from Interstate 95.



# LAND ATTRIBUTES

- +/- 122.43 acres
- Cumberland County Parcel ID's: 0465-37-2205, 0465-35-5685
- Zoning: A1 & PND/CZ
- No on site water or sewer
- Price: \$150,000

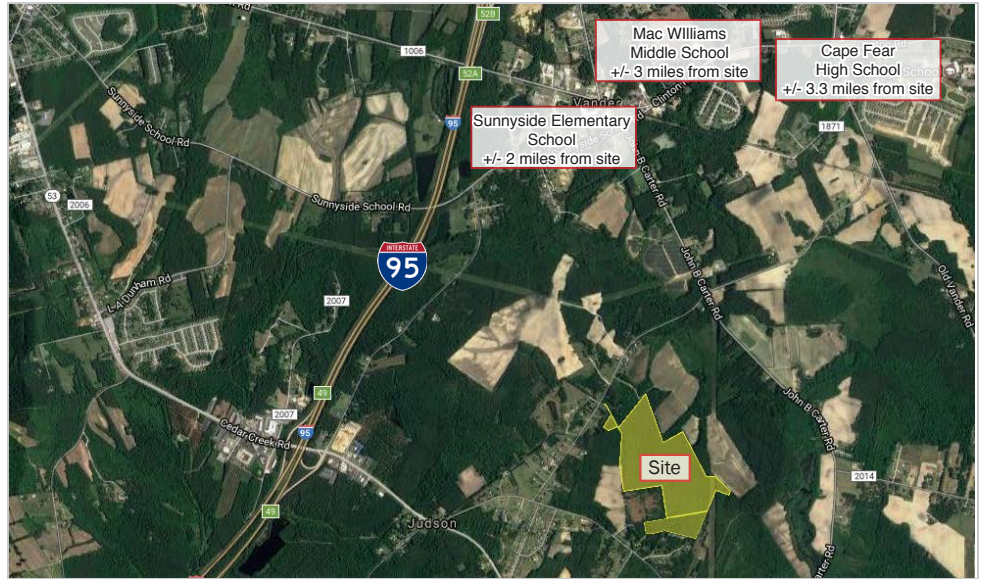
# ZONING

## A1 Agricultural District:

This district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural

uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

**Planned Neighborhood Development:** Conditional Zoning District (PND/CZ). A district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project.



# DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	350	5,400	16,600
Average HH Income	\$41,833	\$51,149	\$50,390

For more information, contact:  
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