LANDSCOUTIES™

Brokered by 10X Real Estate & Investments

Smith Rd + Crystal Springs Dr, Fayetteville, NC 28306

FAYETTEVILLE · CUMBERLAND COUNTY, NC · 12-LOT PACKAGE · NOT ON MLS

ASKING PRICE **$324,000** *for all 12 lots, one closing · $27,000 per lot average*

Twelve deeded home sites in two tight clusters — a former trailer park, county water at the frontage, R6A zoning that welcomes manufactured, modular and site-built homes

Twelve residentially zoned parcels offered as one package: ten lots on and around Smith Rd and two on Crystal Springs Dr, a short distance apart in Cumberland County just outside the Fayetteville city limits. Every parcel was a home site before — the property was a trailer park — so the lots are former home sites rather than raw woods. All twelve parcels were verified against Cumberland County GIS records on November 22, 2026: PIN, address, acreage and R6A zoning match the schedule in this package on all twelve, 3.47 acres combined.



The 12 lots (highlighted) in context — Smith Rd and Crystal Springs Dr, off Cumberland Rd. Parcel lines per county GIS.

THE LOT

Parcels 12 deeded lots — 10 Smith Rd cluster, 2 Crystal Springs Dr

Total area 3.47 acres combined (county-verified)

Lot sizes 0.25–0.40 acres each

Zoning R6A (Cumberland County) — all 12 parcels

Home types Manufactured, modular & site-built homes

Water County water (PWC) lines along the frontages

Sewer / septic Individual septic (former home sites); public sewer approx. 446 ft away

Flood Zone X — 0.0% in the Special Flood Hazard Area (measured)

Plats Lacy Smith Subdivision, Plat 0019-0063 · Crystal Springs Lots 9–10, Plat 0015-0036

Market Context — Newer Manufactured Homes Sold on Owned Land, Cumberland County (rese

Address	Status	Price	Ac	Notes
4521 Butler Nursery Rd, Fayetteville 28306	Sold Feb 2026	**$340,000**	4 bd / 2 ba / 1,432 SF	$140/SF — Compass (Longleaf Pine MLS #747561)
4122 Fulton St, Fayetteville 28312	Sold Feb 2026	**$179,900**	3 bd / 2 ba / 1,334 SF	$135/SF — Homes.com
3912 Nashville Dr, Fayetteville 28306	Sold Apr 2026	**$145,000**	3 bd / 2 ba / 1,176 SF	$123/SF — Same ZIP + same R6A zoning as the package lots
1120 Pasture Ln, Fayetteville 28312	Sold Jul 2026	**$182,000**	3 bd / 2 ba / 1,512 SF	$120/SF — Provoto (MLS #10151361)
6478 Turnbull Rd, Fayetteville 28312	Sold Jul 2025	**$199,900**	3 bd / 2 ba / 1,728 SF	$116/SF — Provoto (MLS #LP744604)

Read: The Read: twelve verified lots at $27,000 a lot in a county-zoned R6A pocket where manufactured homes are permitted on individual lots by right — minutes from Fayetteville and the Fort Liberty demand base. The lots were home sites before, county water runs along the frontages, and the flood question is settled: measured at 0.0% in the flood hazard area, all Zone X. The honest work items are septic (the legacy tanks from the prior use are undocumented — sizes and condition are a buyer verification item) and the usual title/survey confirmations. The comparable set above is market data researched October 26, 2026 from the public sources cited — it is not a seller claim, not an appraisal, and not a guarantee of any finished-home value. Every home in the set is 15–39 years old; renovated condition is what carries the per-square-foot figures.

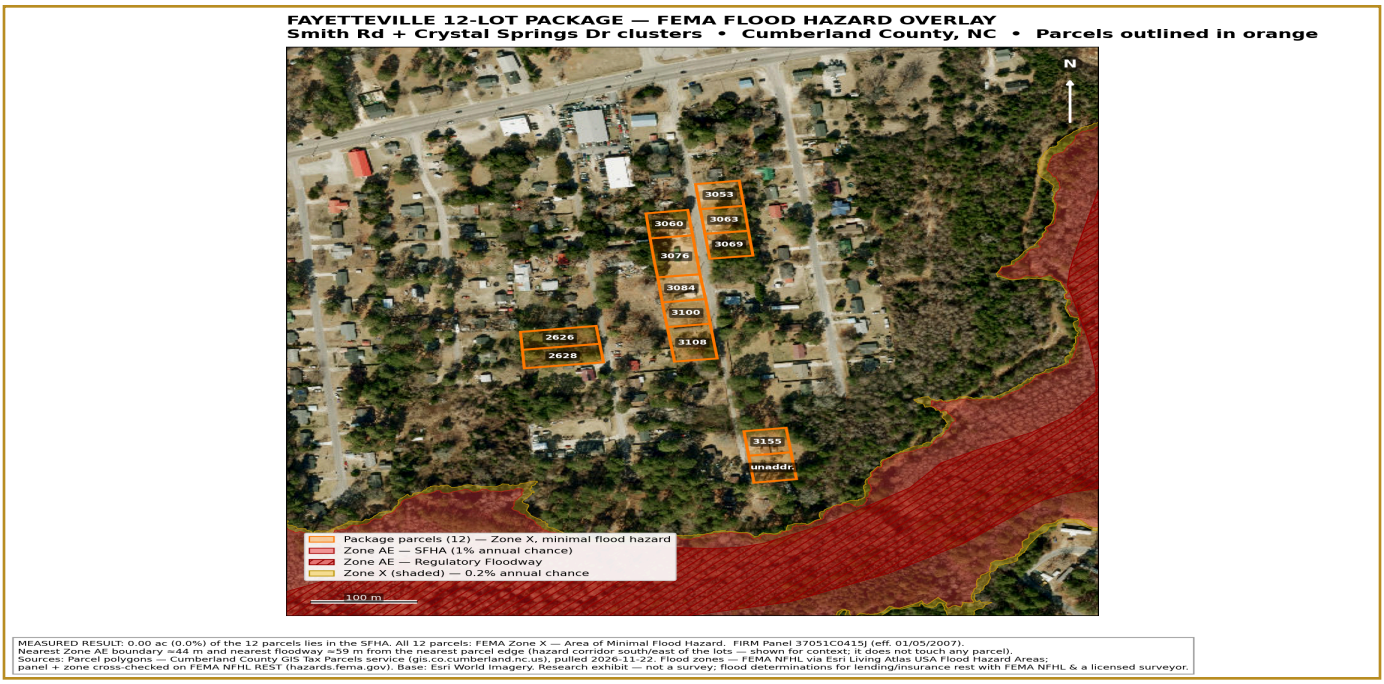
Smith Rd + Crystal Springs Dr, Fayetteville, NC 28306 — Photos



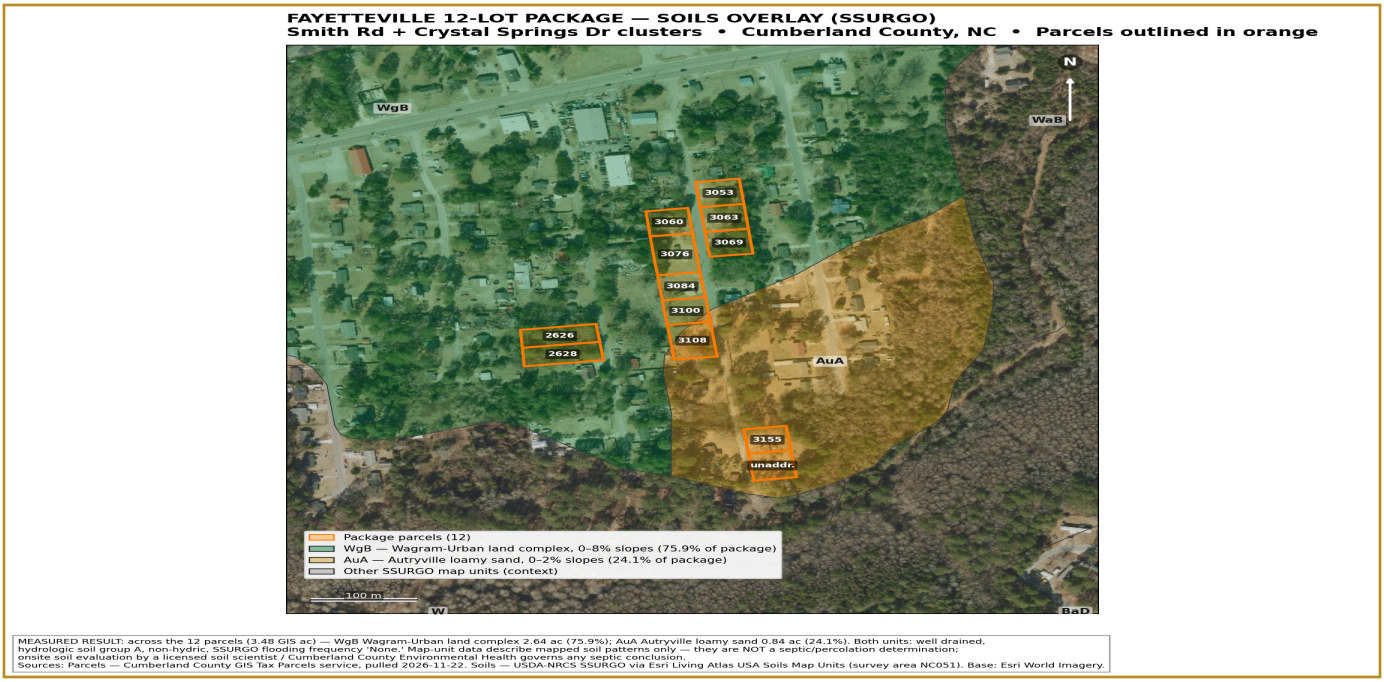
Smith Rd cluster — the 10 lots (outlined), looking south along Smith Rd



Crystal Springs Dr — the 2 lots (outlined), 2626 + 2628 Crystal Springs Dr



FEMA flood overlay — all 12 parcels Zone X, 0.0% SFHA (FIRM Panel 37051C0415J); the AE/floodway corridor to the south/east touches no parcel in the package



Soils overlay (SSURGO) — Wagram–Urban land complex 75.9% · Autryville loamy sand 24.1%; both well drained. A desktop exhibit only — not a septic determination

WHAT A BUYER GETS

The package — this combined information + due-diligence document with the full photo set (context map, both cluster aerials, FEMA flood overlay, soils overlay), the complete county-verified parcel schedule for all 12 lots, and the zoning, flood, soils and utilities findings as measured and sourced on November 22, 2026.

DILIGENCE CHECKLIST — DO BEFORE CLOSING

1. Septic — per lot The lots were home sites in a former trailer park and individual septic tanks from that use are reported in the ground; tank sizes, condition and any Environmental Health permits are NOT documented. Closer: Cumberland County Environmental Health records plus a licensed soil scientist's evaluation per lot before any septic claim is relied on.

2. Flood determination The NFHL measurement in this package (Nov 22, 2026) puts 0.0% of the 12-lot area in the Special Flood Hazard Area — all Zone X, Area of Minimal Flood Hazard, FIRM Panel 37051C0415J. Closers: a surveyor's floodplain determination and the closing attorney's flood certification at contract.

3. Water / sewer Fayetteville PWC water lines are mapped along the frontages (county GIS); confirm tap availability and current fees with PWC at contract. No sewer touches any parcel — the nearest PWC sewer is approx. 446 ft away; any extension would need a PWC plan and approval.

4. Zoning confirmation All 12 parcels are R6A under the Cumberland County Zoning Ordinance (the parcels sit outside Fayetteville city limits, in the county ETJ). County Ordinance §304.K + §403 Use Matrix: manufactured homes Class A, B and C are permitted in R6A on individual lots; site-built single-family is by-right residential; modular is treated as site-built under NC law. A county zoning confirmation letter closes any specific home-placement plan.

5. Title No title search was performed for this package. The buyer's North Carolina closing attorney's full title search at contract is the closer.

6. Survey / splits Acreages are county-record figures verified Nov 22, 2026 (recorded total 3.47 ac; GIS polygons 3.483 ac). A boundary survey governs where a precise figure is needed. A few larger lots (0.34–0.40 ac) may have area on paper for a future split — none are confirmed splittable; frontage, access and septic capacity need county verification first.

7. Taxes Confirm current-year tax amount and paid status per parcel with Cumberland County Tax Administration at contract (by parcel PIN/REID).

Kristen Fesnak · Landscouties™

(704) 519-6183 · kristen@landscouties.com · Brokered by 10X Real Estate & Investments

Information drawn from public records and the listing due-diligence file. Buyer to verify all information.

Parcel Schedule — All 12 Lots (County-Verified Nov 22, 2026)

	PIN	ADDRESS	ACRES
1	**0415-27-9315**	2626 Crystal Springs Dr	0.34
2	**0415-37-2354**	3108 Smith Rd	0.35
3	**0415-37-3923**	3053 Smith Rd	0.25
4	**0415-37-2525**	3084 Smith Rd	0.25
5	**0415-37-3833**	3063 Smith Rd	0.25
6	**0415-27-9228**	2628 Crystal Springs Dr	0.35
7	**0415-36-4944**	3155 Smith Rd	0.25
8	**0415-37-2436**	3100 Smith Rd	0.25
9	**0415-36-4853**	Unaddressed (near Smith Rd)	0.28
10	**0415-37-1891**	3060 Smith Rd	0.25
11	**0415-37-2608**	3076 Smith Rd	0.40
12	**0415-37-3743**	3069 Smith Rd	0.25
TOTAL — 12 LOTS			**3.47**

Verified parcel by parcel against the Cumberland County GIS Tax Parcels service on November 22, 2026 — PIN, situs address, recorded acreage and R6A zoning match on all 12 (GIS polygons total 3.483 ac; the recorded 3.47 ac governs). Smith Rd lots are in the Lacy Smith Subdivision (Plat 0019-0063); the Crystal Springs pair are Lots 9–10 (Plat 0015-0036). 2621 Crystal Springs Dr is a separate parcel and is NOT part of this package.

Verified Findings — Zoning · Flood · Soils · Utilities

ZONING — R6A, CUMBERLAND COUNTY

The parcels sit outside the Fayetteville city limits (county ETJ), so the Cumberland County Zoning Ordinance governs — confirmed in both the county parcel layer and the county zoning service, R6A on all 12. Ordinance §304.K describes R6A as single- and multi-family residential including manufactured homes on individual lots and in parks; the §403 Use Matrix shows Manufactured Class A, B and C as permitted (P) in R6A. Site-built single-family is by-right residential, and modular homes are treated as site-built under North Carolina law. Full dimensional standards for a specific plan are confirmed with Cumberland County Planning during due diligence.

FLOOD — MEASURED 0.0% SFHA

Measured November 22, 2026 by intersecting the 12 county parcel polygons with the FEMA National Flood Hazard Layer: 0.00 of 3.48 acres in the Special Flood Hazard Area. All 12 parcels are Zone X — Area of Minimal Flood Hazard (FIRM Panel 37051C0415J, effective 01/05/2007), and no parcel touches even the 0.2%-annual-chance shaded Zone X. A Zone AE + floodway corridor runs south/east of the lots (nearest AE boundary approx. 44 m from the nearest parcel edge) but touches nothing in the package. See the FEMA overlay exhibit in the photo pages.

SOILS — SSURGO (NC051)

Two map units touch the parcels: Wagram–Urban land complex, 0–8% slopes — 2.64 ac (75.9%); Autryville loamy sand, 0–2% slopes — 0.84 ac (24.1%). Both are well drained, hydrologic soil group A, non-hydric, with SSURGO flooding frequency 'None.' Soils mapping is a desktop exhibit only — it is not a septic suitability determination; a licensed soil scientist and Cumberland County Environmental Health close that question per lot.

UTILITIES

County water: Fayetteville PWC water lines are mapped along the lots' frontages in county GIS (nearest line approx. 4 m from the parcel group) — tap availability and current fees are confirmed with PWC at contract. Sewer: no PWC sewer touches any parcel; the nearest mapped sewer is approx. 136 m (446 ft) away, and any extension would require a PWC plan and approval. Septic: the lots are former trailer-park home sites and individual septic tanks from that use are reported in the ground — sizes, condition and permit records are not documented and are a buyer due-diligence item (see checklist).

PRIOR USE

The property was operated as a trailer park; every parcel in the package was previously a home site. Small county building-value components appear on some tax records with no building description in the public layer — no structure is represented or described in this package; confirm site conditions on a visit.