

LAND FOR SALE

Aberdeen Rd

Raeform, NC 28376



for more information

KEVIN CARROLL

Broker

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:

Subject to Offer

Pin #

69425190128

Lot Size

±2.68 Acres

Zoning

Light Industrial (IL)

Market

Raeford

Property Description

The subject property offers approximately ±2.68 acres at the corner of Highway 211/Aberdeen Road and Mockingbird Hill Road in Hoke County, delivering a versatile platform for light industrial development. The site's corner configuration supports efficient circulation and flexible site planning for a range of industrial uses including warehouse, distribution, contractor yard, or flex space. Frontage along both Highway 211/Aberdeen Road and Mockingbird Hill Road provides strong visibility and convenient access from multiple directions. Sewer service is available, with water infrastructure located nearby, helping streamline development planning and utility coordination. In addition, the adjacent parcel to the north (PIN #694251901030), totaling approximately ±2.75 acres at Turnpike Road and Mockingbird Hill Road, is also available, offering an opportunity for expanded operational footprint or complementary industrial use. Please note the NCDOT Project R-5709: N.C. 211 - Aberdeen to Raeford

Aberdeen Road
RAEFORD, NC 28376

PROPERTY DETAILS & HIGHLIGHTS

Lot Size	±2.68 Acres
Pin #	69425190128
Zoning	Light Industrial (IL)
Market	Raeford

Located directly across from West Hoke Middle School, the property benefits from consistent daily traffic and a well-recognized community reference point. The intersection of Highway 211/Aberdeen Road and Mockingbird Hill Road is currently being improved with a roundabout under construction by the North Carolina Department of Transportation, which will enhance traffic flow and improve access efficiency once completed. Highway 211 serves as a primary corridor through Hoke County, providing direct connectivity to surrounding communities and regional routes that support workforce movement and logistics. Ongoing public investment in infrastructure, combined with steady area growth, continues to strengthen demand for industrial land along this corridor. The availability of the adjoining ±2.75-acre parcel further enhances the overall opportunity for users or investors seeking additional land nearby. Please note the NCDOT Project R-5709: N.C. 211 - Aberdeen to Raeford



- ±2.68 acre corner parcel
- ±2.75 acre adjacent parcel available
- Light industrial zoning
- Dual road frontage
- Sewer available; water nearby
- Roundabout under construction

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ADDITIONAL PHOTOS



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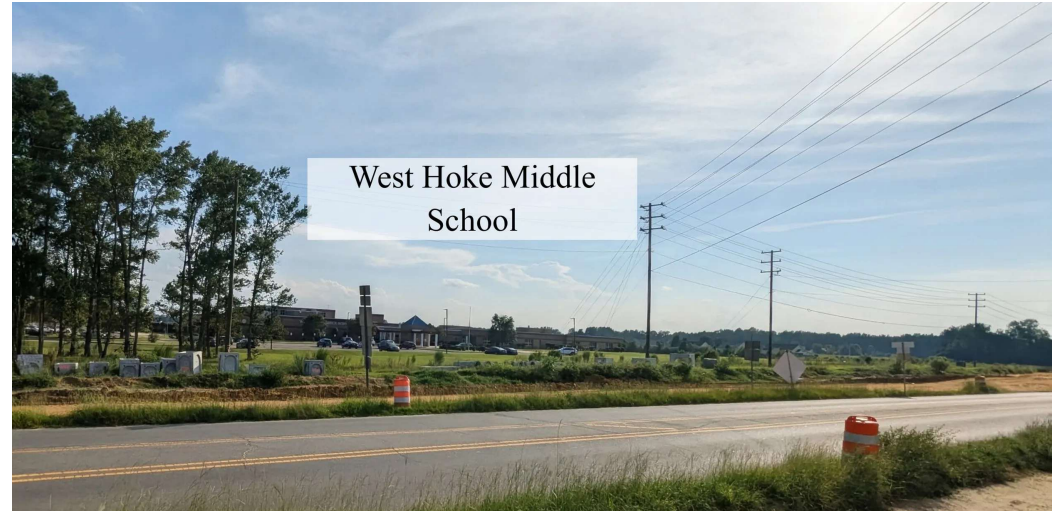
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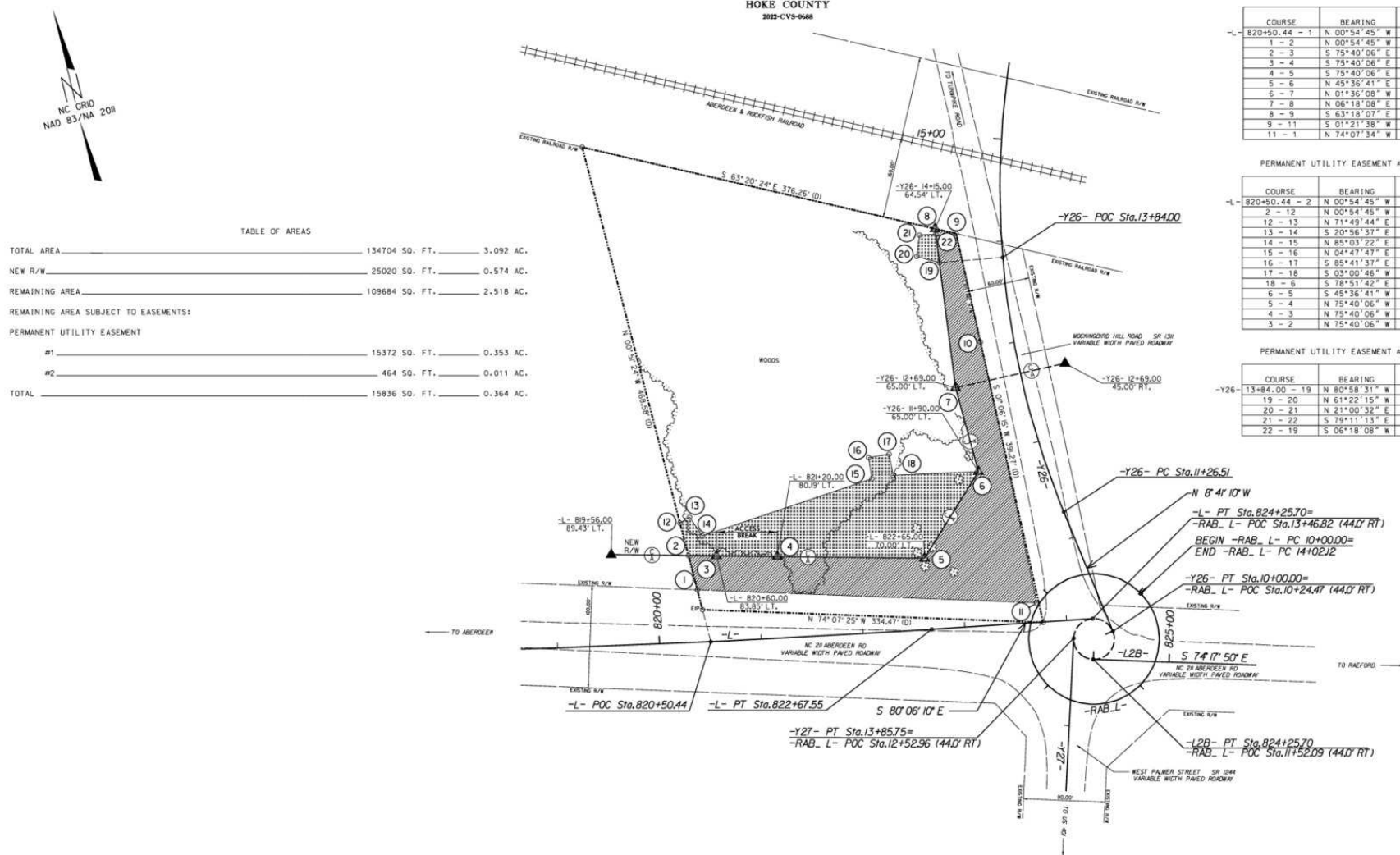
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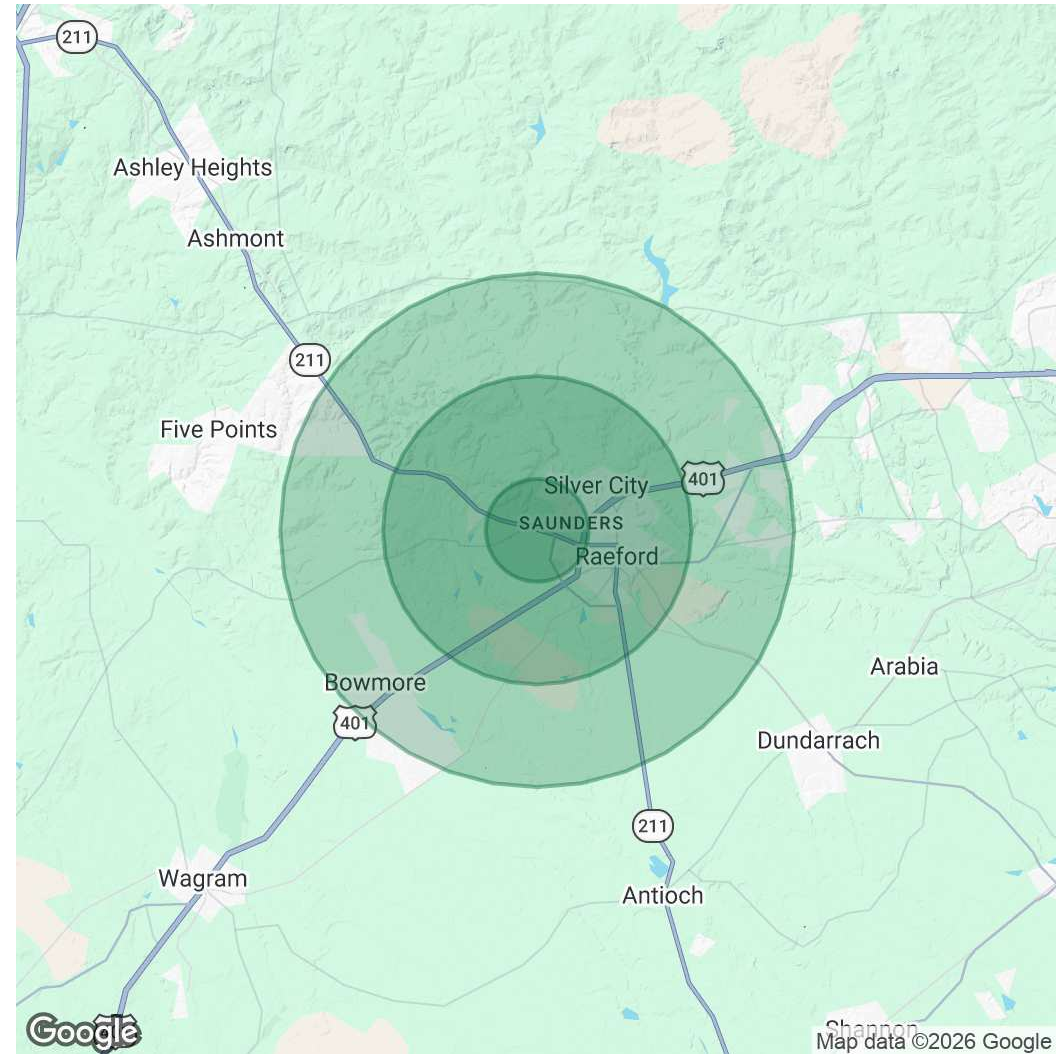
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	956	7,406	14,476
Average Age	44.7	39.7	35.4
Average Age (Male)	43.7	39.0	35.7
Average Age (Female)	47.1	41.9	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	384	2,731	5,097
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$45,162	\$52,286	\$55,619
Average House Value	\$189,526	\$170,892	\$168,583

2023 American Community Survey (ACS)



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