

1400 NORTH US HWY 1, ROCKINGHAM, NC 28379

LAND FOR SALE

±357.7 ACRES FOR SALE



±357.7 ACRES

Fox Rd.



COMMERCIAL REAL ESTATE SERVICES
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DESCRIPTION

The ±357.7-acre property features predominantly high, level topography with extensive frontage and strong accessibility, making it well-suited for future development, recreation, timber management, or long-term investment. The tract offers ±0.68 miles of frontage along U.S. Highway 1 and 0.45 miles along Fox Road, providing excellent visibility and multiple points of access.

Existing utility infrastructure includes an 8-inch public water line along U.S. Highway 1 and a 12-inch public water line along Fox Road, offering substantial capacity for a variety of potential uses. The property is primarily comprised of Ailey-Wakulla-Candor soils, a sandy association generally known for favorable drainage and permeability. These characteristics are often advantageous for residential and rural development, including septic-supported uses, subject to site-specific engineering and permitting.

With significant acreage, extensive road frontage, available utilities, and a strategic location between Downtown Rockingham and Rockingham Speedway, the property represents a rare large-scale opportunity within one of Richmond County's emerging growth corridors.

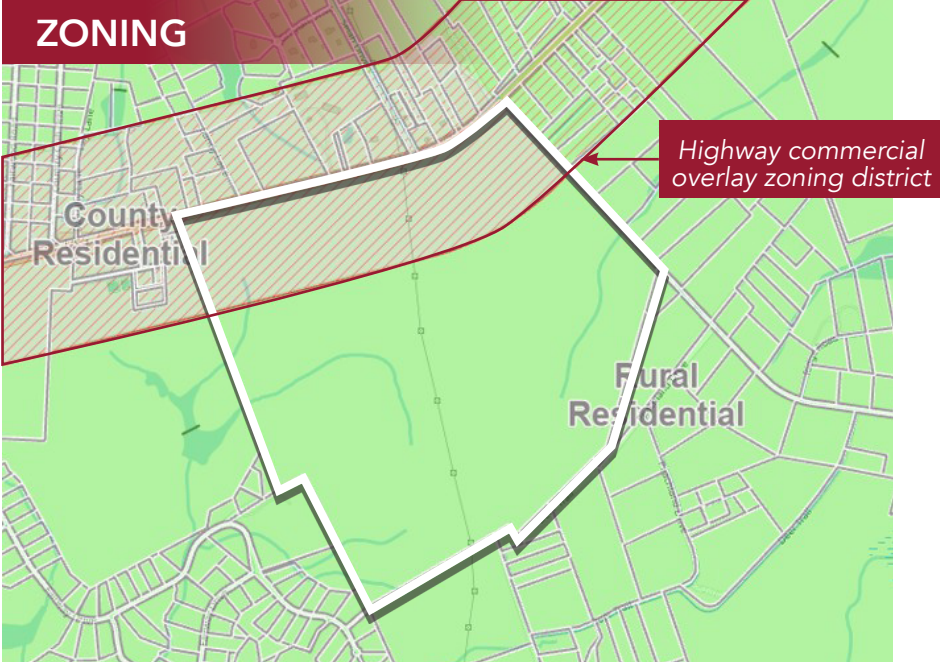
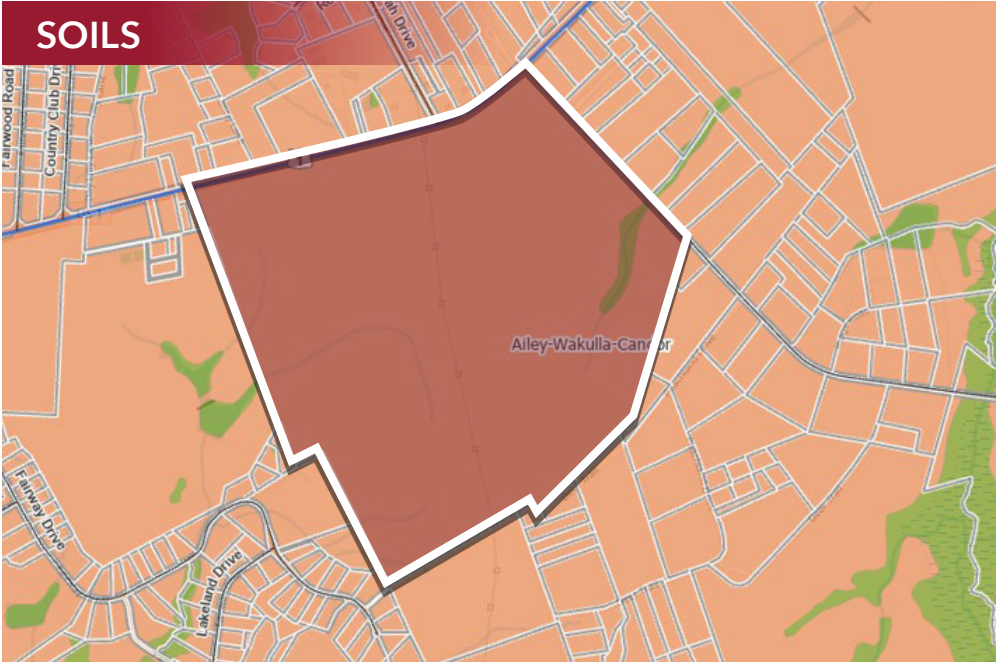
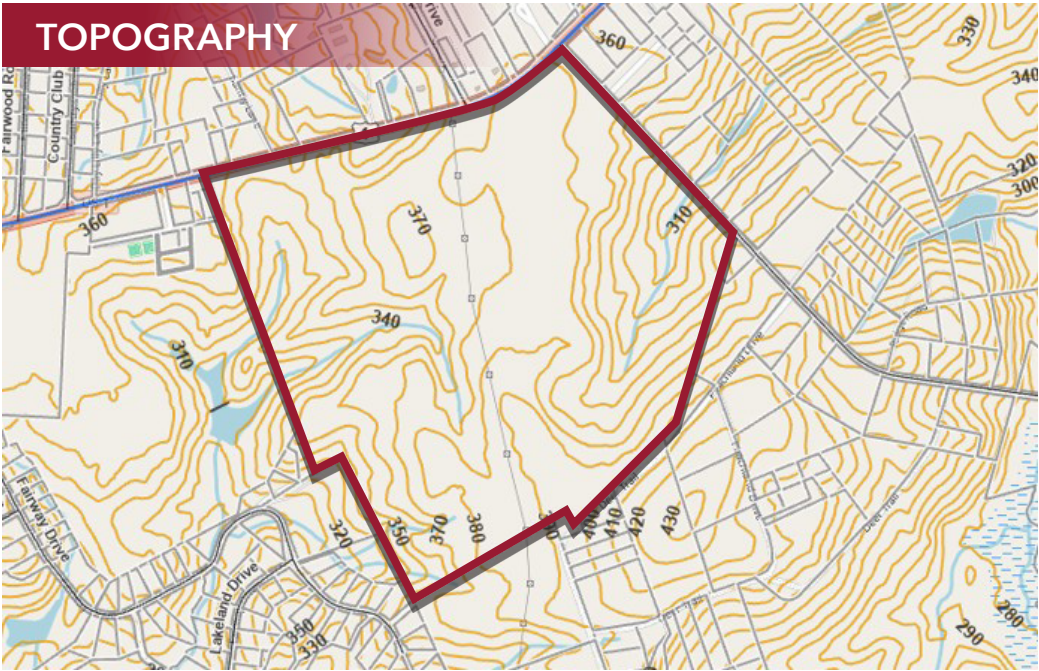
HIGHLIGHTS

- » ±357.7 acres available for sale
- » PARCEL #: 749404814011
- » Richmond County Zoning: Rural Residential/Highway Commercial
- » Strategic location along US 1
midway between Downtown Rockingham and Rockingham Speedway
- » ±0.68 miles of frontage along US 1
- » County water adjacent to the site
8" water line on US 1
12" water line on Fox Road
- » Approximately 19 minutes (12 miles) from the \$10B Amazon data center project

PRICED TO SELL

- » \$5,365,000





LOCATION DESCRIPTION

Situated at the corner of Fox Road and U.S. Highway 1, this **±357.7-acre** tract occupies a strategic location between **Downtown Rockingham and Rockingham Speedway** within one of Richmond County's emerging growth corridors. Located outside the city limits, the property benefits from county jurisdiction while maintaining convenient access to the area's primary commercial and transportation infrastructure.

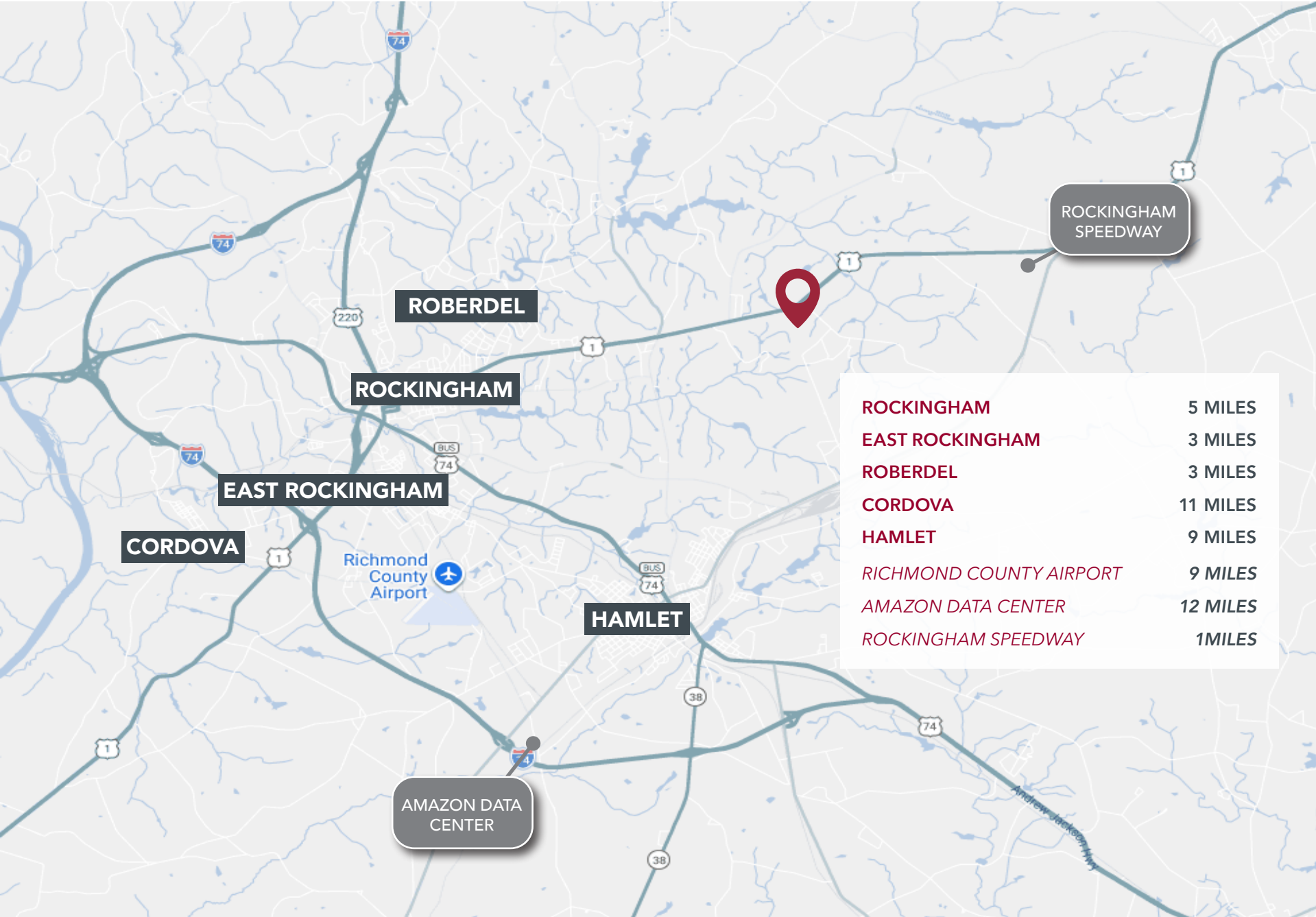
The site offers direct frontage along **U.S. Highway 1**, a major north-south corridor connecting Richmond County to Southern Pines, Sanford, and the Raleigh market to the north, and Cheraw and Columbia, South Carolina to the south. **Nearby U.S. 74** provides regional east-west connectivity with direct access toward Charlotte and Wilmington. The property is located minutes from Downtown Rockingham and Rockingham Speedway, a historic motorsports venue currently undergoing renewed investment and redevelopment that continues to increase tourism and regional visibility.

The tract also benefits from proximity to **Amazon Web Services' planned data center campus** in the Hamlet-Rockingham area, a project representing approximately \$10 billion in investment and expected to generate significant long-term employment and economic growth throughout Richmond County.

Supported by major industrial investment, expanding infrastructure, and strategic transportation access, Richmond County continues to experience growing economic momentum. **The property's scale, highway frontage, accessibility, and proximity to key regional demand drivers position it as an exceptional long-term development and investment opportunity.**







ROCKINGHAM DEMOGRAPHICS

Rockingham, North Carolina, is a historic small city in the Sandhills region known for its Southern charm, rich railroad heritage, and as the home of Rockingham Speedway, a landmark in American motorsports.



	1 MILE	3 MILES	5 MILES
Population (2025)	649	2,758	11,278
Daytime Population	556	2,665	10,275
Median Age	43.9	44.8	42.7
Median Household Income	\$71,837	\$70,963	\$51,834
Median Home Value	\$254,630	\$252,778	\$198,337





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