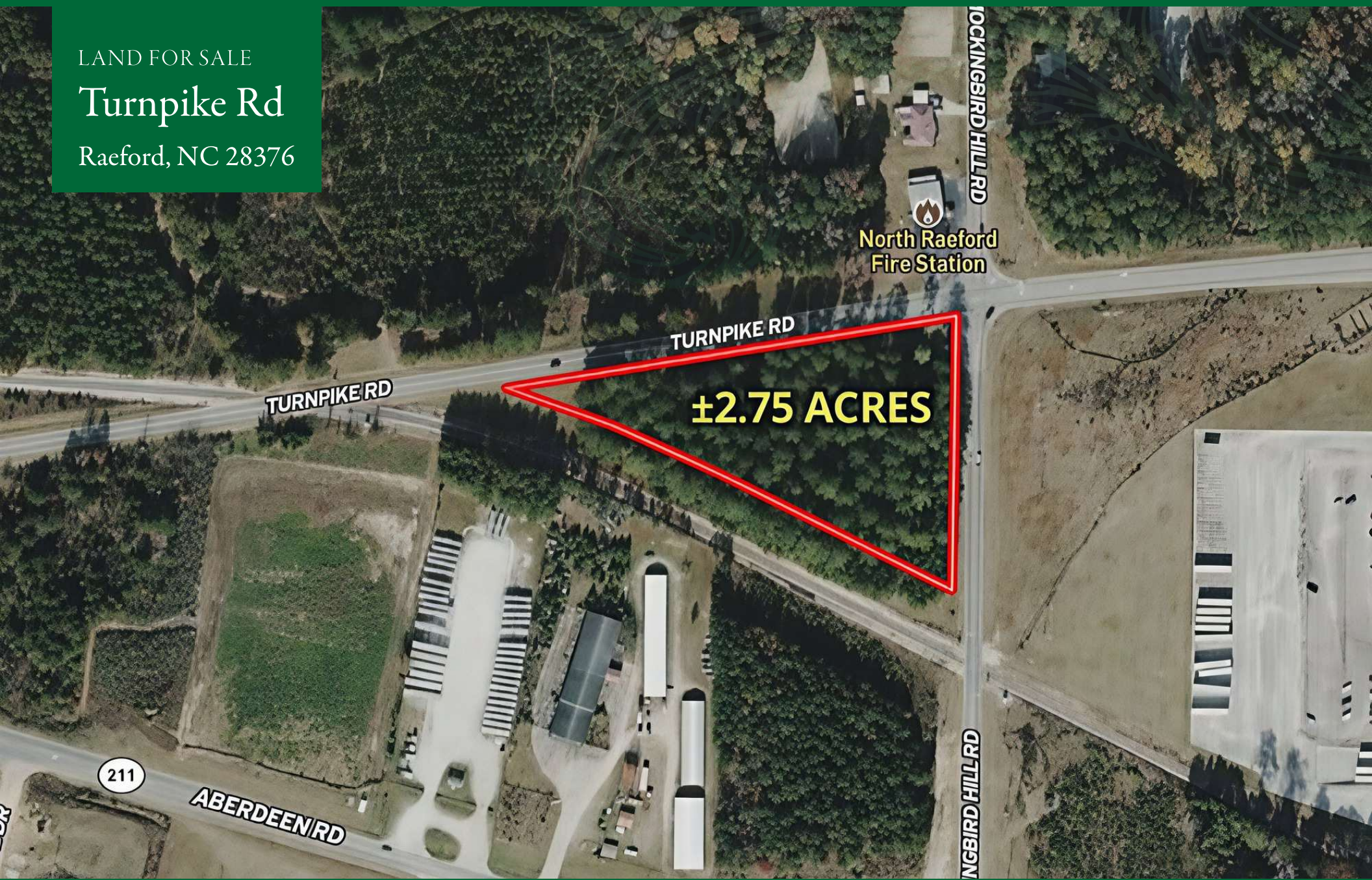


LAND FOR SALE

Turnpike Rd

Raeford, NC 28376



for more information

KEVIN CARROLL

Broker

O: 910.829.1617

C: 910.990.3974

kevin.c@grantmurrayre.com

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

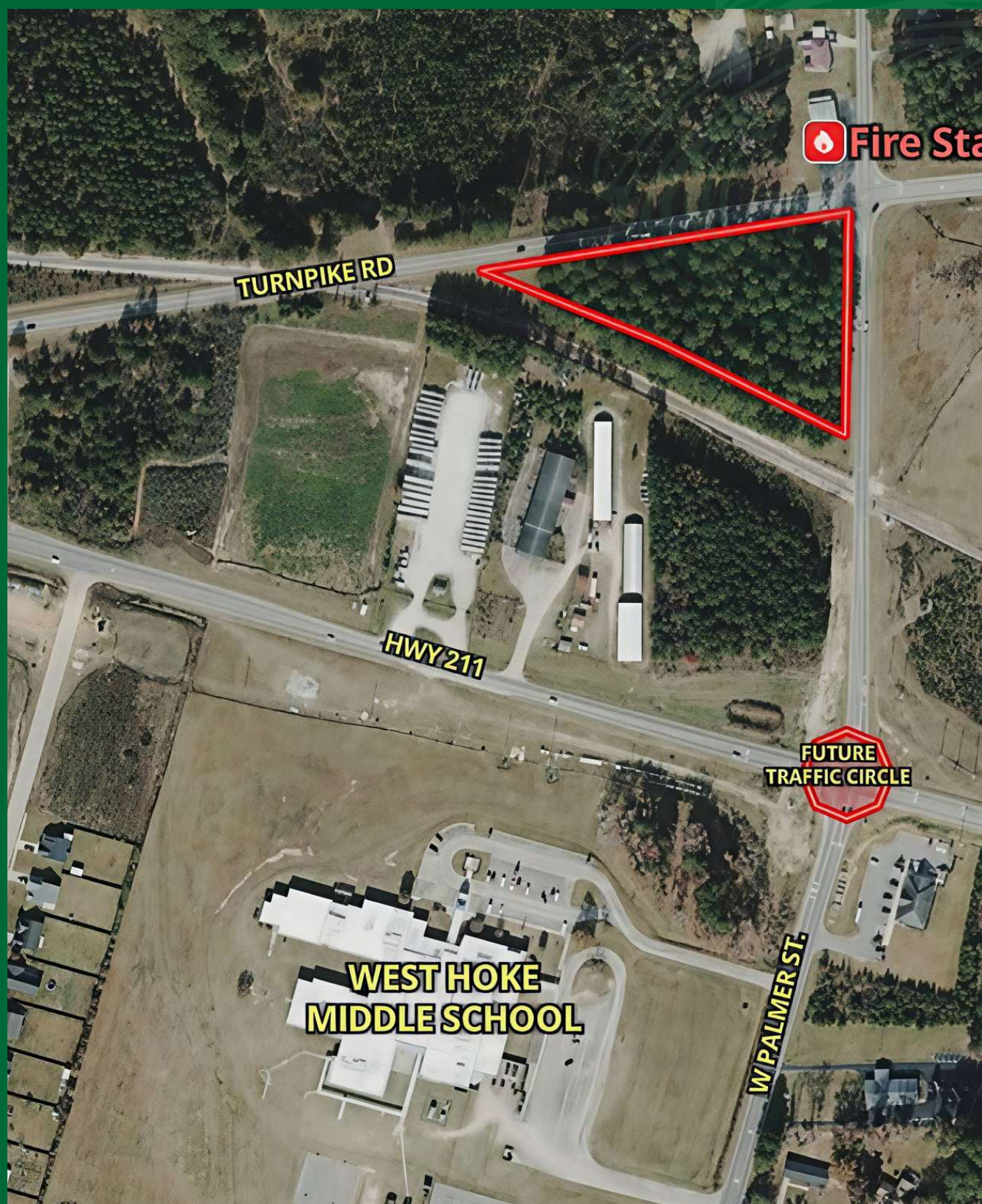
chuck@grantmurrayre.com



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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	Subject to Offer
Pin #	694251901030
Lot Size	±2.75 Acres
Zoning	Light Industrial (IL)
Market	Raeford

Property Description

The subject property consists of approximately ±2.75 acres located at the corner of Turnpike Road and Mockingbird Hill Road in Raeford, Hoke County. The site is zoned light industrial, allowing for a range of uses including warehouse, distribution, contractor operations, and flex industrial development. Its corner configuration provides frontage along both roadways, supporting strong access, visibility, and efficient site planning. The layout offers flexibility for users seeking functional industrial land with practical circulation and multiple ingress/egress options. The property benefits from its position within a growing industrial corridor with continued infrastructure and residential expansion in the surrounding area. Connectivity to Highway 211 and other regional routes supports efficient access throughout Hoke County and beyond. An additional ±2.68-acre parcel (PIN #694251901028 at Hwy 211/Aberdeen Road and Mockingbird Hill Road) is also available nearby, offering expansion potential for users or investors seeking additional land in close proximity.

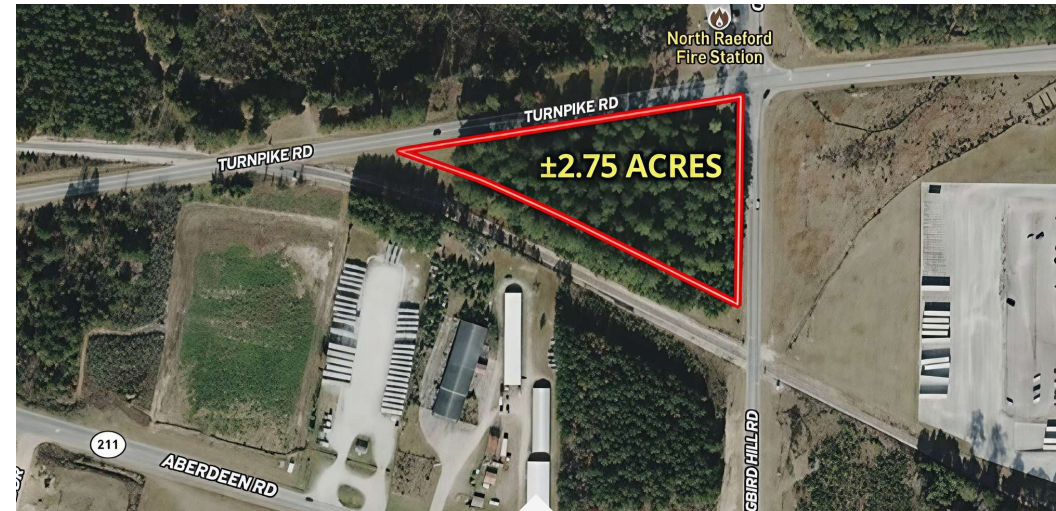
Turnpike Rd
RAEFORD, NC 28376

PROPERTY DETAILS & HIGHLIGHTS

Lot Size	±2.75 Acres
Pin #	694140001128
Zoning	Light Industrial (IL)
Market	Raeford

The property is located in a developing industrial and residential area of Hoke County with convenient access to Raeford and surrounding regional markets. Turnpike Road and Mockingbird Hill Road serve as key local connectors, linking directly to Highway 211, a primary corridor that supports movement throughout the county and into neighboring employment centers including Fayetteville and Fort Bragg. This accessibility makes the site well suited for industrial users requiring regional distribution, contractor operations, or service-based facilities.

The surrounding area continues to experience steady residential growth, bringing increased workforce availability and supporting demand for commercial and industrial services. Ongoing infrastructure improvements throughout the corridor further enhance long-term accessibility and functionality. The presence of expanding neighborhoods, schools, and supporting commercial activity contributes to a stable and evolving submarket environment. The nearby ±2.68-acre parcel adds further strategic value, offering flexibility for users or investors seeking additional land within close proximity.



- ±2.75 acre corner parcel
- ±2.68 acre adjacent parcel available
- Light industrial zoning
- Turnpike Rd & Mockingbird Hill Rd
- Dual road frontage
- Strong regional connectivity
- Growing industrial corridor location

for more information

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ADDITIONAL PHOTOS



for more information

KEVIN CARROLL
Broker
O: 910.829.1617
C: 910.990.3974
kevin.c@grantmurrayre.com

DR. CHUCK MAXWELL
Broker
O: 910.829.1617 x203
C: 910.624.1966
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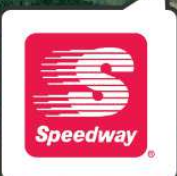
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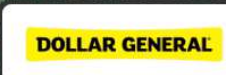
North Raeford Fire Department

Available Site

Additional Available Site



West Hoke Middle School



for more information

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DEMOGRAPHICS MAP & REPORT

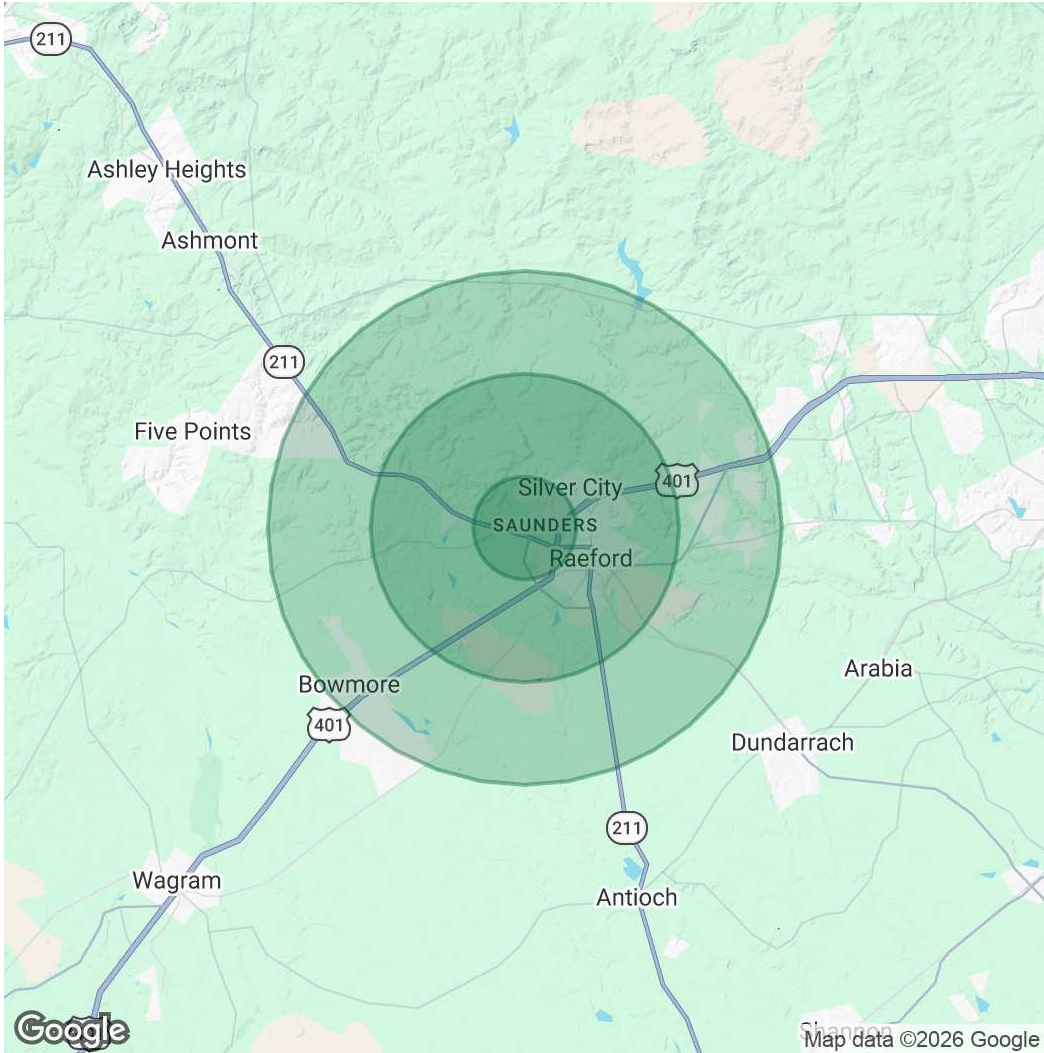
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,317	7,775	14,865
Average Age	47.2	38.8	35.2
Average Age (Male)	43.7	38.3	35.5
Average Age (Female)	50.1	40.8	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	514	2,828	5,239
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$45,215	\$52,277	\$55,828
Average House Value	\$185,180	\$171,516	\$168,993

2023 American Community Survey (ACS)



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