

LAND FOR SALE

# 47+ Acres Development Site in Hoke County

7339 Fayetteville Rd, Raeford, NC 28376



**SITE**

*for more information*

**PATRICK MURRAY, CCIM, SIOR**

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**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



# SITE

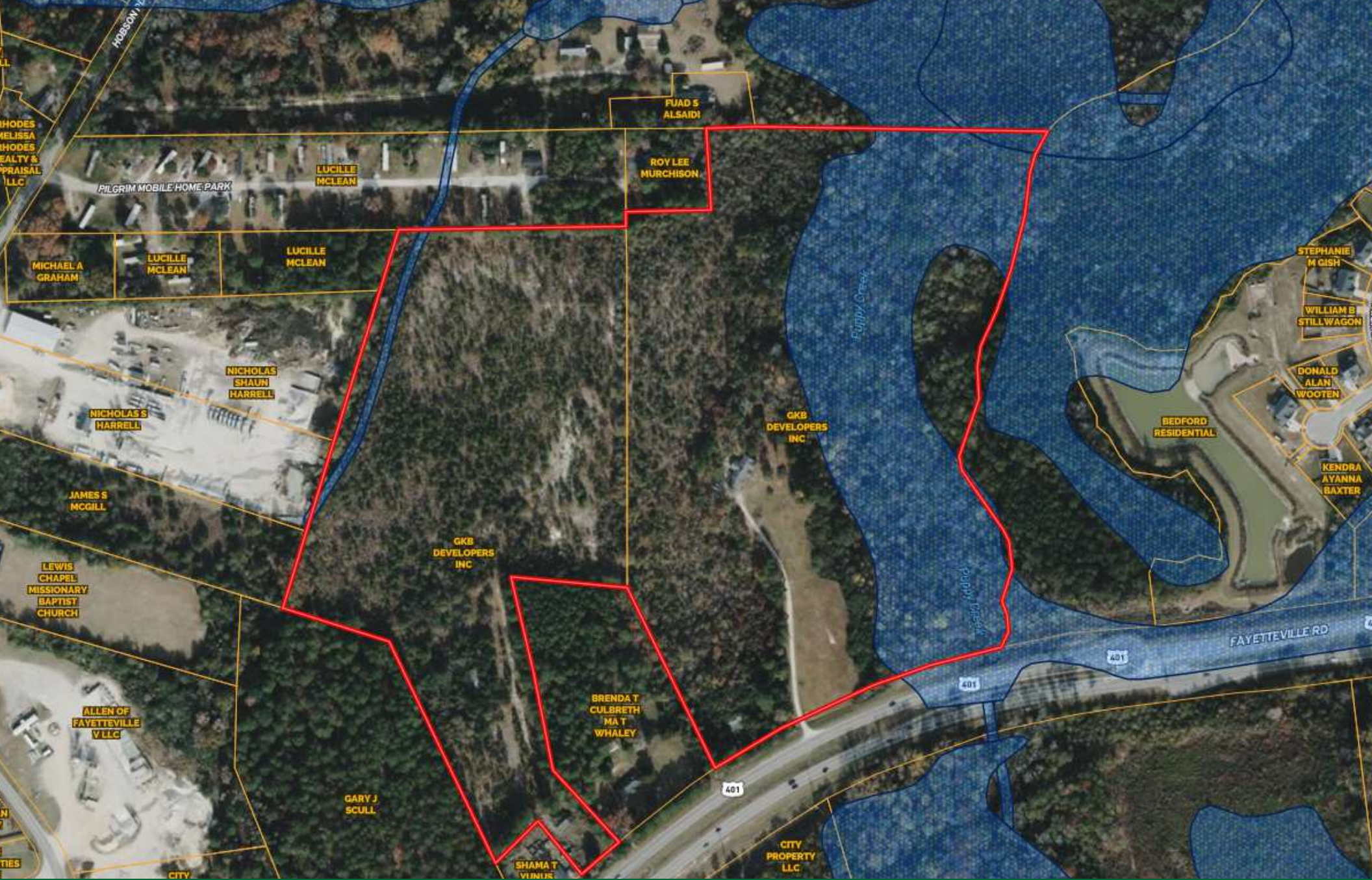
## PROPERTY OVERVIEW

<b>Sale Price:</b>	See Agent
<b>Lot Size:</b>	47.4 Acres
<b>Zoning:</b>	RA-20
<b>Submarket:</b>	Hoke County
<b>Traffic Count:</b>	24,902

### property description

These two parcels total more than 47 acres available for sale along Fayetteville Road (US Hwy 401) in one of Hoke County's fastest-growing corridors. Located minutes from Raeford, Fayetteville, and Fort Bragg, the property offers an excellent opportunity for residential subdivision development. A preliminary site plan illustrates the potential for up to 95 residential lots and three commercial outparcels, subject to rezoning approval. The property is currently zoned RA-20, and a portion of the eastern section is located within the flood zone; additional details and mapping are available through the listing agent. Numerous new residential communities surrounding the site continue to drive growth and housing demand throughout the area.

Positioned along Hwy 401 between Fayetteville and Raeford, the property provides convenient access to major employment and healthcare centers throughout the region. FirstHealth Hoke Community Hospital is approximately 1.5 miles west of the site, while Cape Fear Valley Health Pavilion Hoke is approximately 1.7 miles east. Within a 5-mile radius, the area has more than 45,000 residents with average household incomes approaching \$90,000, reflecting strong residential growth and long-term development potential.



for more information

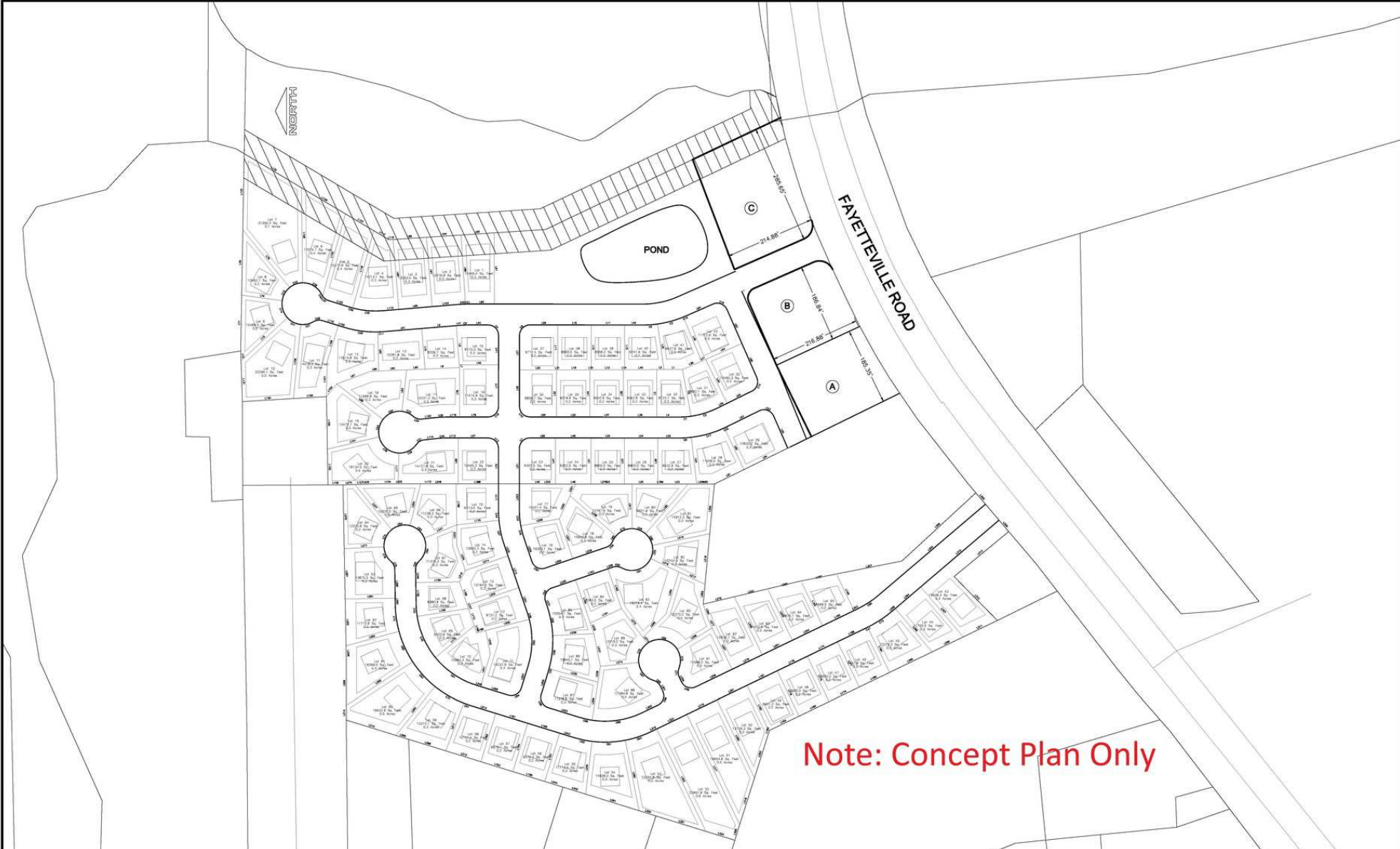
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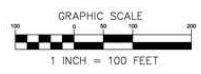


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Note: Concept Plan Only



**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

**REVISIONS**


**SKETCH PLAN**

**GKB - MIXED USE**  
FAYETTEVILLE ROAD, HOKE COUNTY

TOWNSHIP: MCLAUCHLIN	COUNTY: HOKE
STATE: NORTH CAROLINA	
PROJECT: GKB DEVELOPMENT, INC.	

**ENGINEERING - SURVEYING - DESIGNING - DRAFTING**

**Larry King & Associates, R.L.S., P.A.**  
P.O. Box 53787  
1333 Morganton Road, Suite 201  
Fayetteville, North Carolina 28305  
P: (910) 483-4300 F: (910) 483-4052  
[www.lkanda.com](http://www.lkanda.com)

DATE: 5/02/2013	DRAWN BY: N/A	FIELD BOOK: N/A
SCALE: AS NOTED	INCHES BY: LANCE	FILE NO: PUP13-048

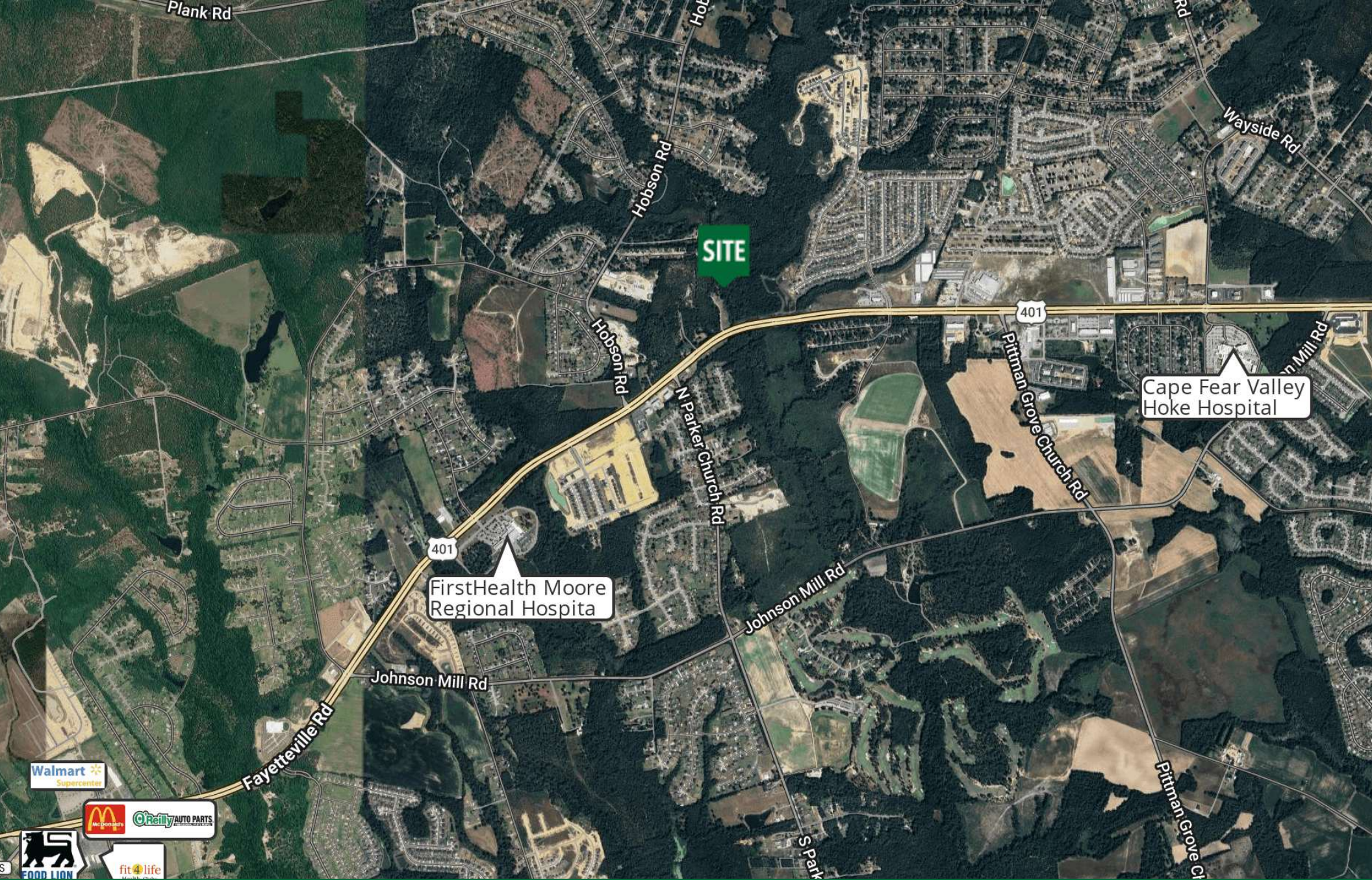
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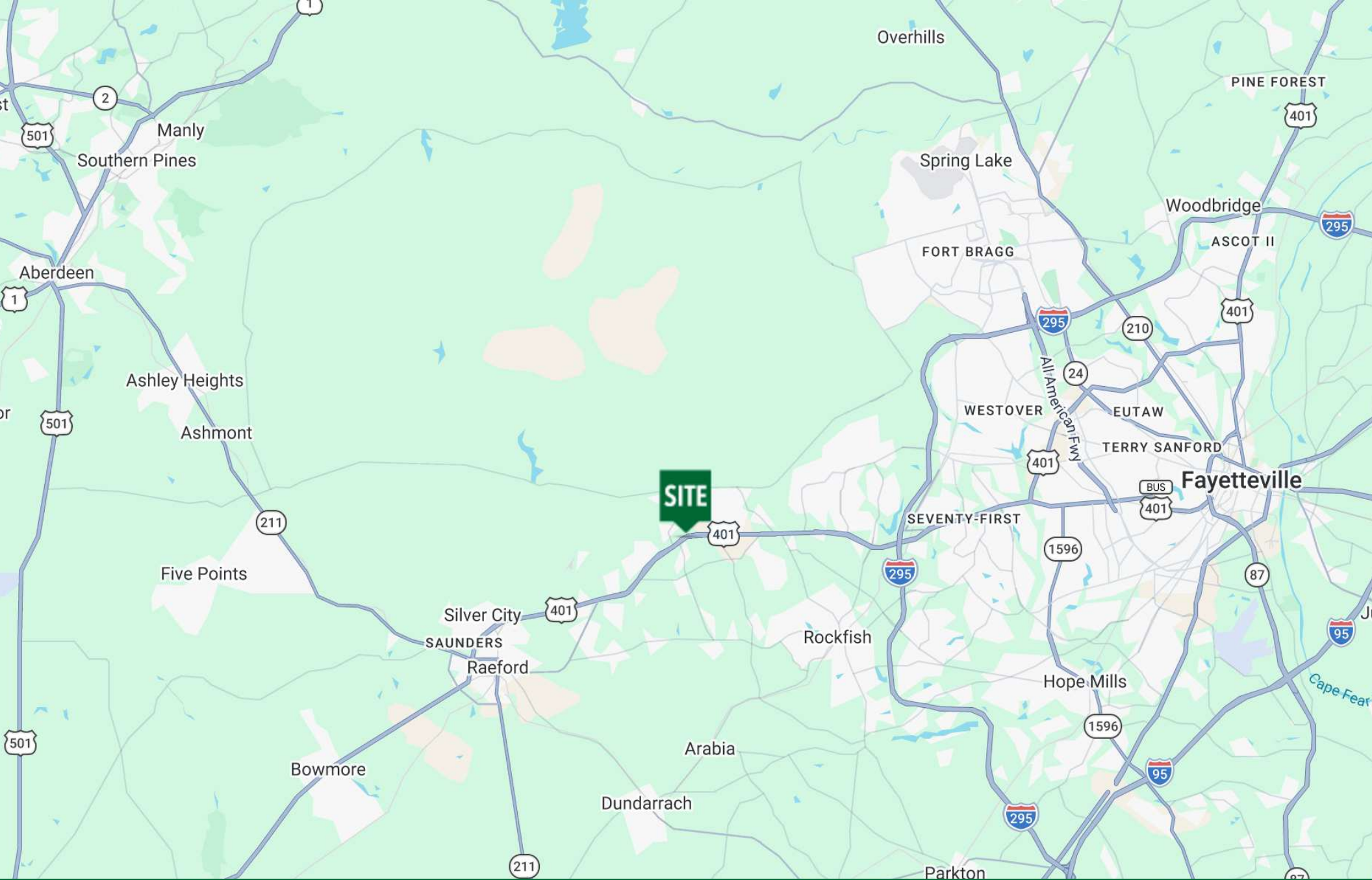
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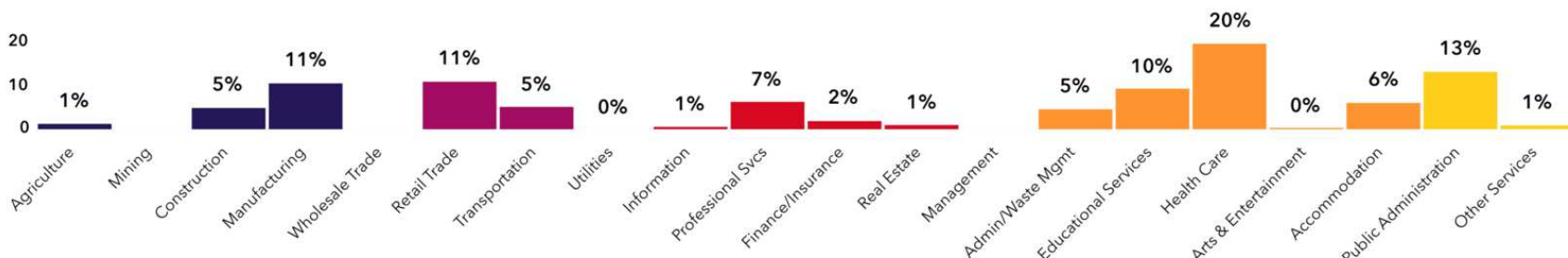
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**23,120**  
Total Population



## Population

**16,060**  
Daytime Population



**\$70,814**  
Median HH Income



## Income

**\$32,792**  
Per Capita Income



**8,010**  
Total Households



## Housing

**8,516**  
Total Housing Units



**\$254,606**  
Median Home Value



## Homes

**66.6%**  
Home Ownership



**32.8**  
Median Age



## People

**Tapestry Segment**



# Demographics

**7339 Fayetteville Rd, Raeford, North Carolina, 28376**



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025)

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