

LAND FOR SALE

Aberdeen Road

Raeform, NC 28376



±2.68 ACRES

**West Hoke
Middle School**

**FUTURE
TRAFFIC CIRCLE**

for more information

KEVIN CARROLL
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Grant - Murray
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

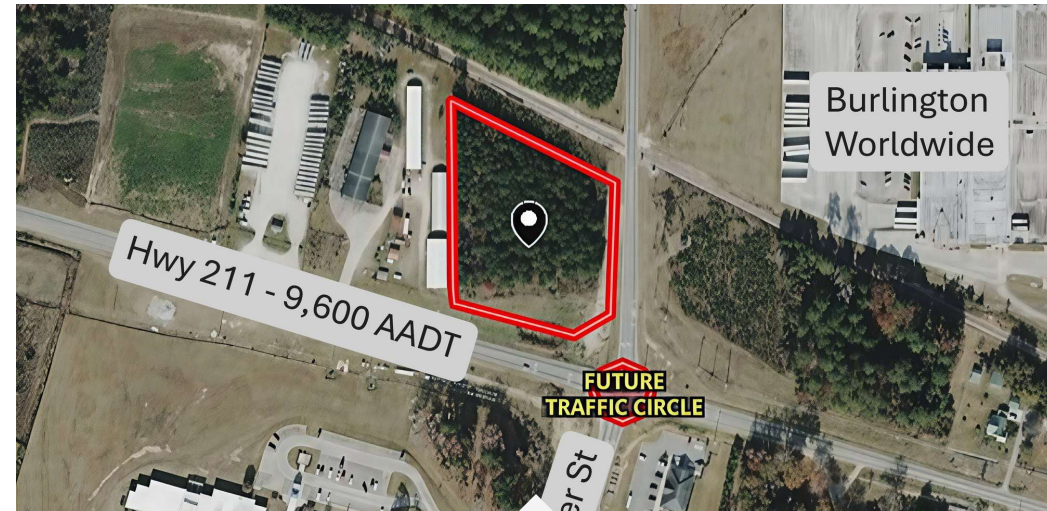
The subject property offers approximately ±2.68 acres at the corner of Highway 211/Aberdeen Road and Mockingbird Hill Road in Hoke County, delivering a versatile platform for light industrial development. The site's corner configuration supports efficient circulation and flexible site planning for a 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.

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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.



- ±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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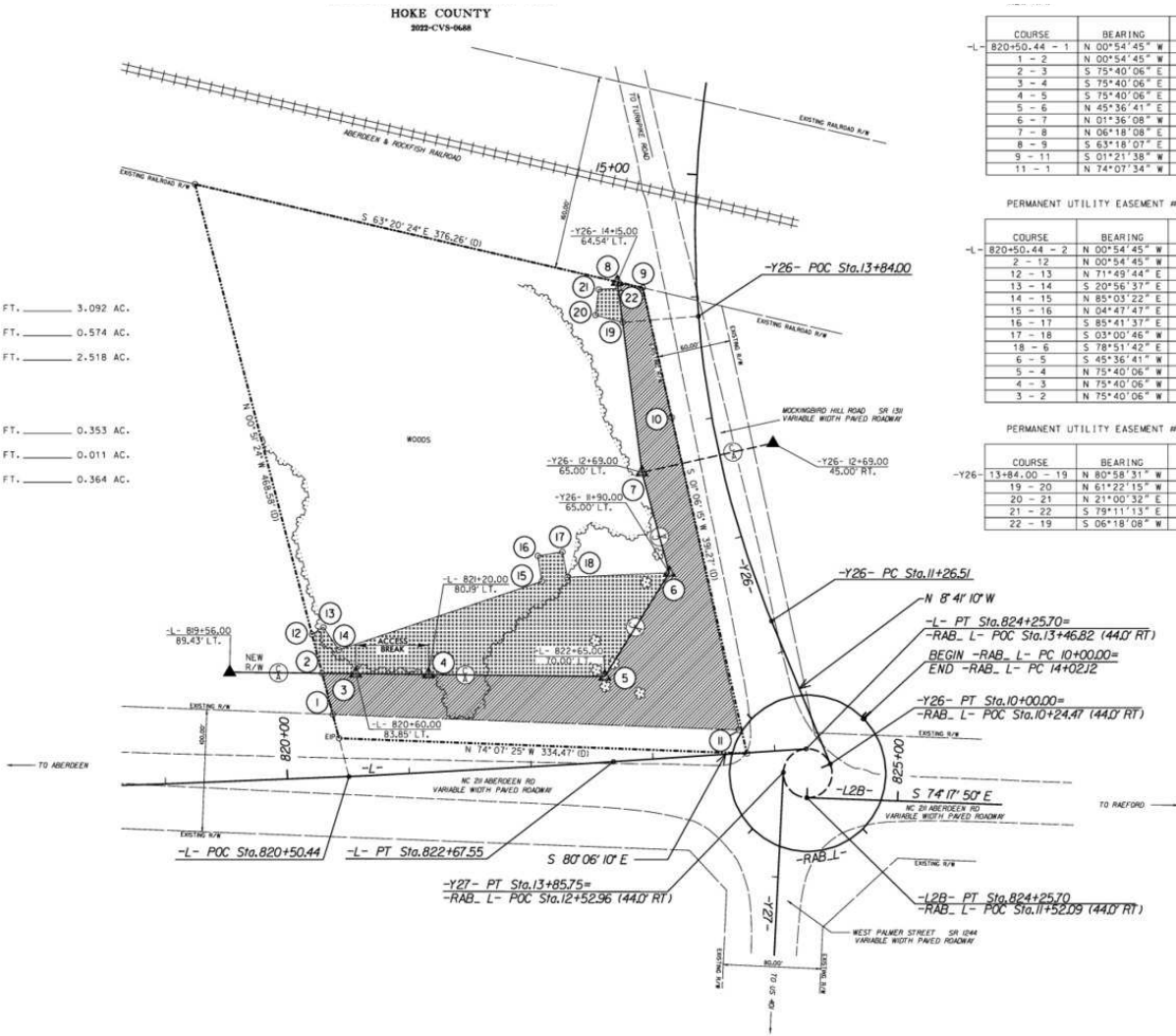
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ADDITIONAL PHOTOS



TABLE OF AREAS

TOTAL AREA	134704 SQ. FT.	3.092 AC.
NEW R/W	25020 SQ. FT.	0.574 AC.
REMAINING AREA	109684 SQ. FT.	2.518 AC.
REMAINING AREA SUBJECT TO EASEMENTS:		
PERMANENT UTILITY EASEMENT		
#1	15372 SQ. FT.	0.353 AC.
#2	464 SQ. FT.	0.011 AC.
TOTAL	15836 SQ. FT.	0.364 AC.



COURSE	BEARING	DISTANCE	ARC	RADIUS
-L- 820+50.44 - 1	N 00°54'45" W	52.60'		
1 - 2	N 00°54'45" W	34.74'		
2 - 3	S 75°40'06" E	27.55'		
3 - 4	S 75°40'06" E	59.67'		
4 - 5	S 75°40'06" E	144.38'		
5 - 6	N 45°36'41" E	100.03'		
6 - 7	N 01°36'08" W	85.13'		
7 - 8	N 06°18'08" E	157.15'		
8 - 9	S 63°18'07" E	21.34'		
9 - 11	S 01°21'38" W	370.32'	370.33' R	24260.8467'
11 - 1	N 74°07'34" W	333.20'		

PERMANENT UTILITY EASEMENT #1

COURSE	BEARING	DISTANCE
-L- 820+50.44 - 2	N 00°54'45" W	87.34'
2 - 12	N 00°54'45" W	32.92'
12 - 13	N 71°49'44" E	10.28'
13 - 14	S 20°56'37" E	22.41'
14 - 15	N 85°03'22" E	175.45'
15 - 16	N 04°47'47" E	21.09'
16 - 17	S 85°41'37" E	20.40'
17 - 18	S 03°00'46" W	21.23'
18 - 6	S 78°51'42" E	83.78'
6 - 5	S 45°36'41" W	100.03'
5 - 4	N 75°40'06" W	144.38'
4 - 3	N 75°40'06" W	59.67'
3 - 2	N 75°40'06" W	27.59'

PERMANENT UTILITY EASEMENT #2

COURSE	BEARING	DISTANCE
-Y26- 13+84.00 - 19	N 80°58'31" W	62.33'
19 - 20	N 61°22'15" W	22.97'
20 - 21	N 21°00'32" E	21.25'
21 - 22	S 79°11'13" E	15.90'
22 - 19	S 06°18'08" W	28.03'

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
LOCATION AND SURVEYS UNIT
JOEL R. GULLEDGE, PE, PLS
STATE LOCATION AND SURVEYS ENGINEER
ANTHONY C. ELLIP

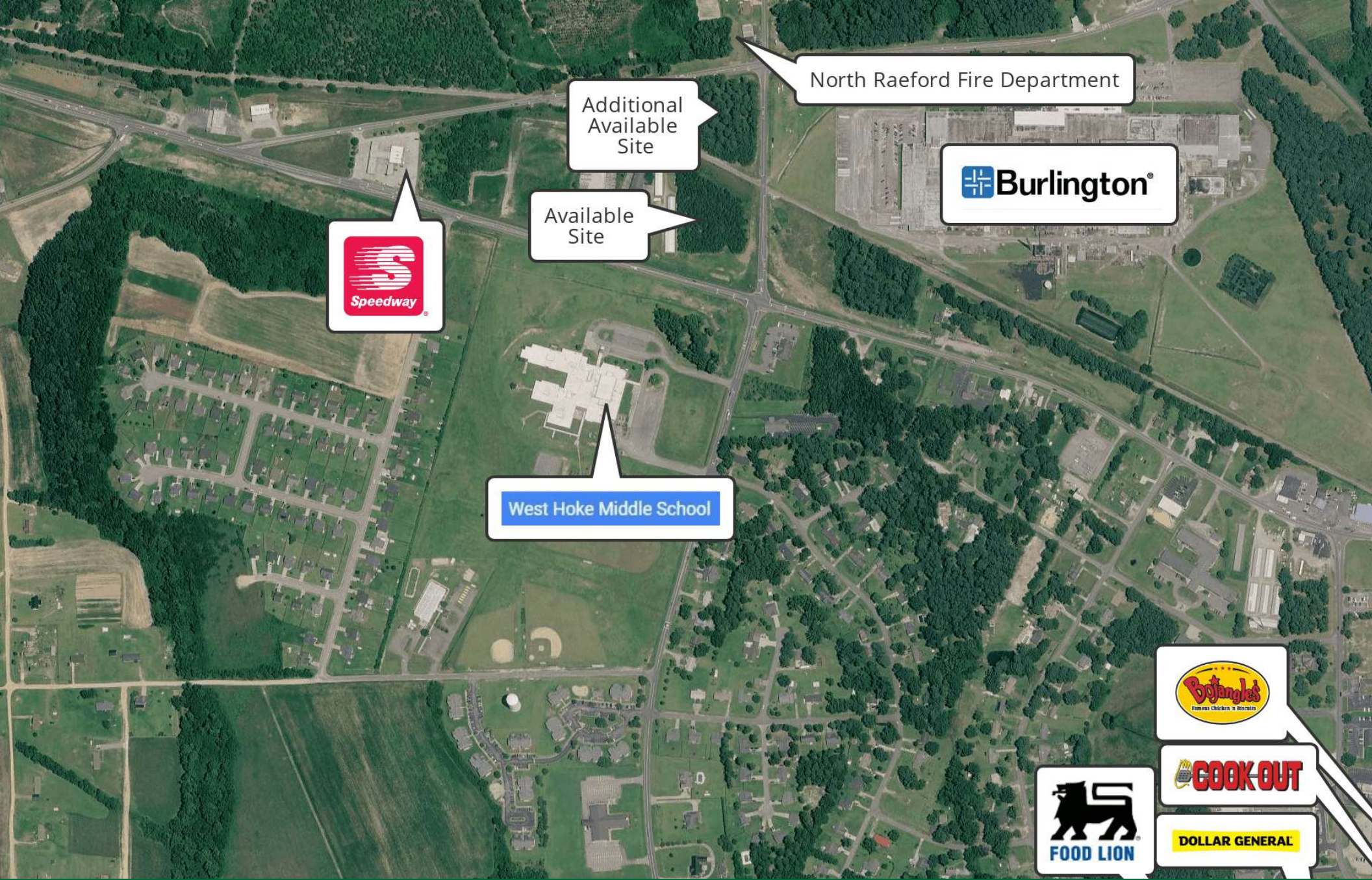
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North Raeford Fire Department

Additional Available Site

 Burlington®

Available Site

 Speedway

West Hoke Middle School

 Bojangles
Famous Chicken & Biscuits

 COOK OUT

 FOOD LION

 DOLLAR GENERAL

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DEMOGRAPHICS MAP & REPORT

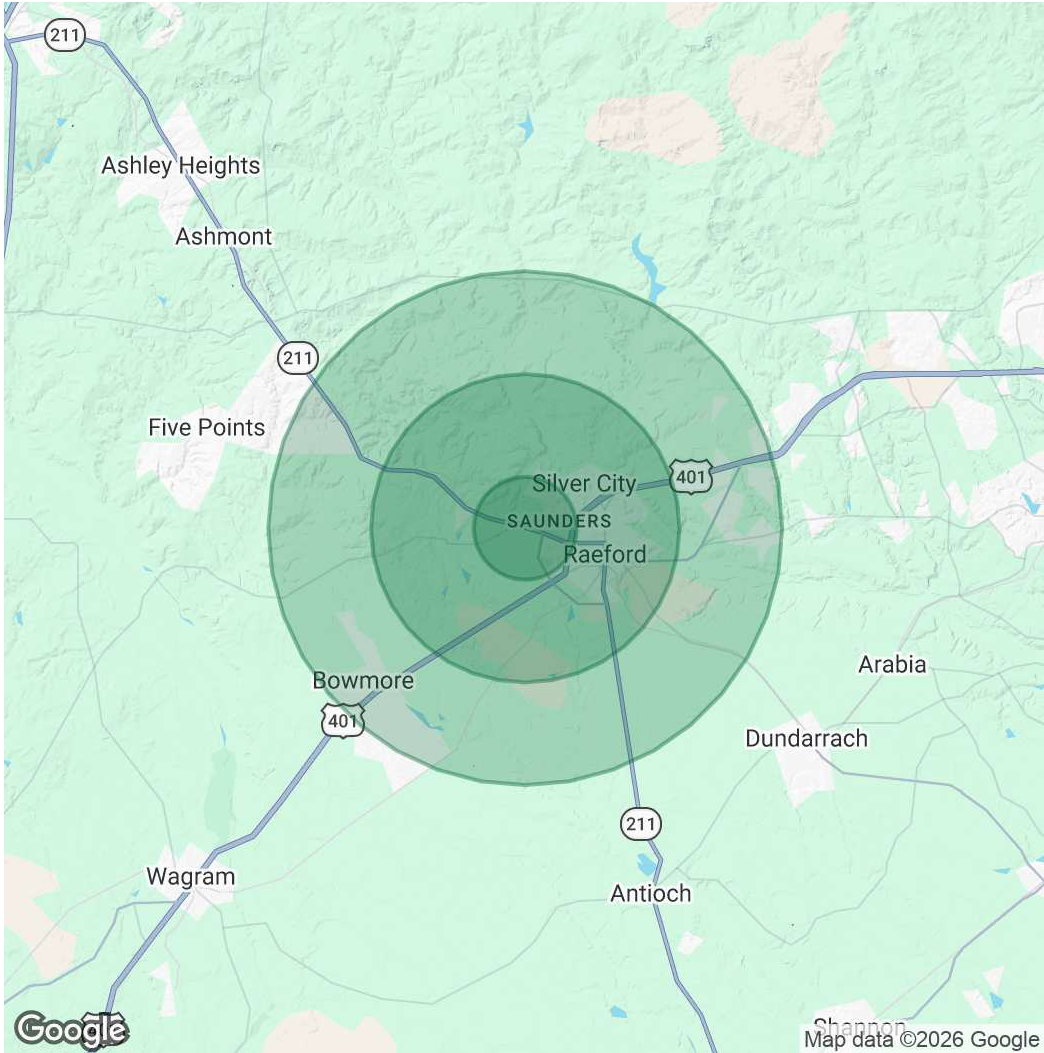
POPULATION

	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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