

LAND FOR SALE

5.9+ Acre Development Site

xxxx Aberdeen Rd, Raeford, NC 28376



for more information

PATRICK MURRAY, CCIM, SIOR

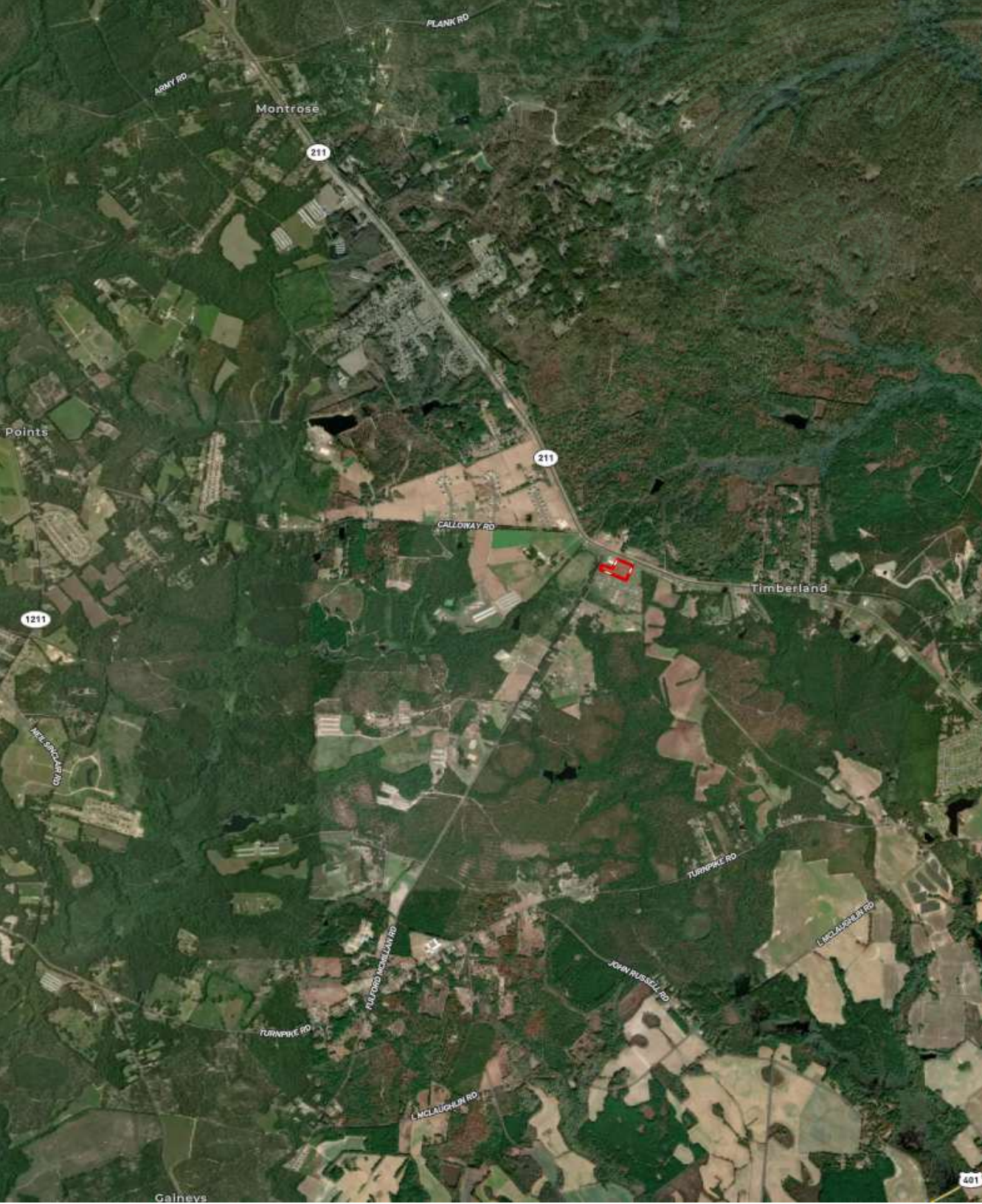
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



PROPERTY OVERVIEW

Sale Price:	\$675,000
Lot Size:	5.933 Acres
Zoning:	NB
Traffic Count:	11,000
Topography:	Flat
Utilities:	County water, septic

property description

NOW AVAILABLE FOR SALE this approximately 9+ acre property along Aberdeen Rd/Hwy 211 in Raeford, NC, is for sale. With over 450' of road frontage, zoned NB (Neighborhood Business), a 11,000 daily traffic count, and two points of ingress/egress, this site is suitable for many commercial development uses. County water is available and site to be serviced by a private septic. The seller will consider subdividing depending on use and lot configuration.

The property is located along Aberdeen Rd/Hwy 211 at the intersection of Fulford McMillan Rd and next to a recently constructed Dollar General. Hwy 211 is the primary route between the town of Raeford and Aberdeen/Southern Pines with a daily traffic count of 11,000 and a NC DOT project (R-5709) that will widen the highway and include a raised median, however, the property will still benefit from the left-over access point at Fulford McMillan Rd. Within a five-mile radius there are 9,045 residents with an average household income of \$67,041.



DG

5.933 NET ACRES

EXISTING PRIVATE ACCESS EASEMENT

SELF STORAGE FACILITY

for more information

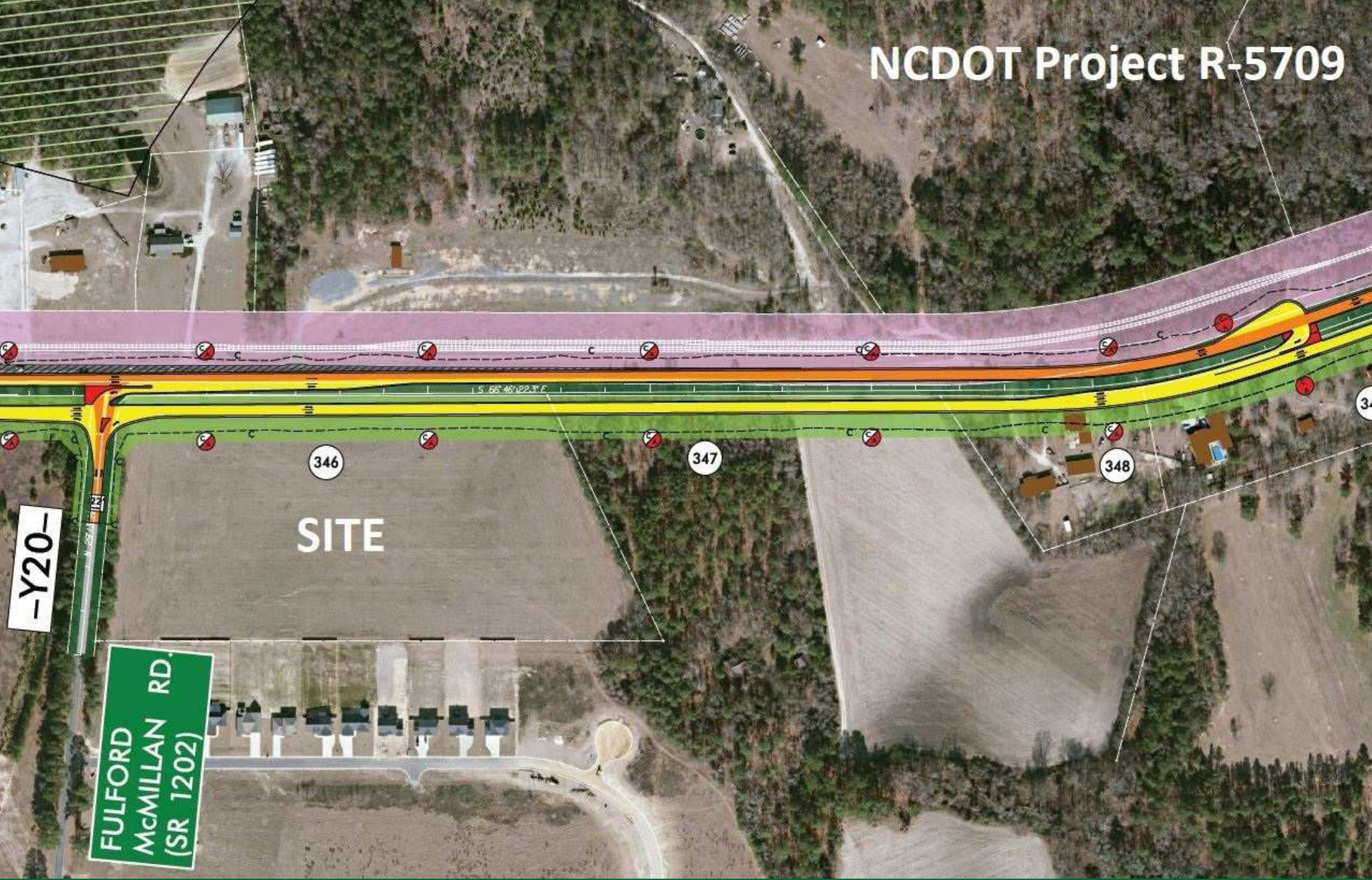
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NCDOT Project R-5709



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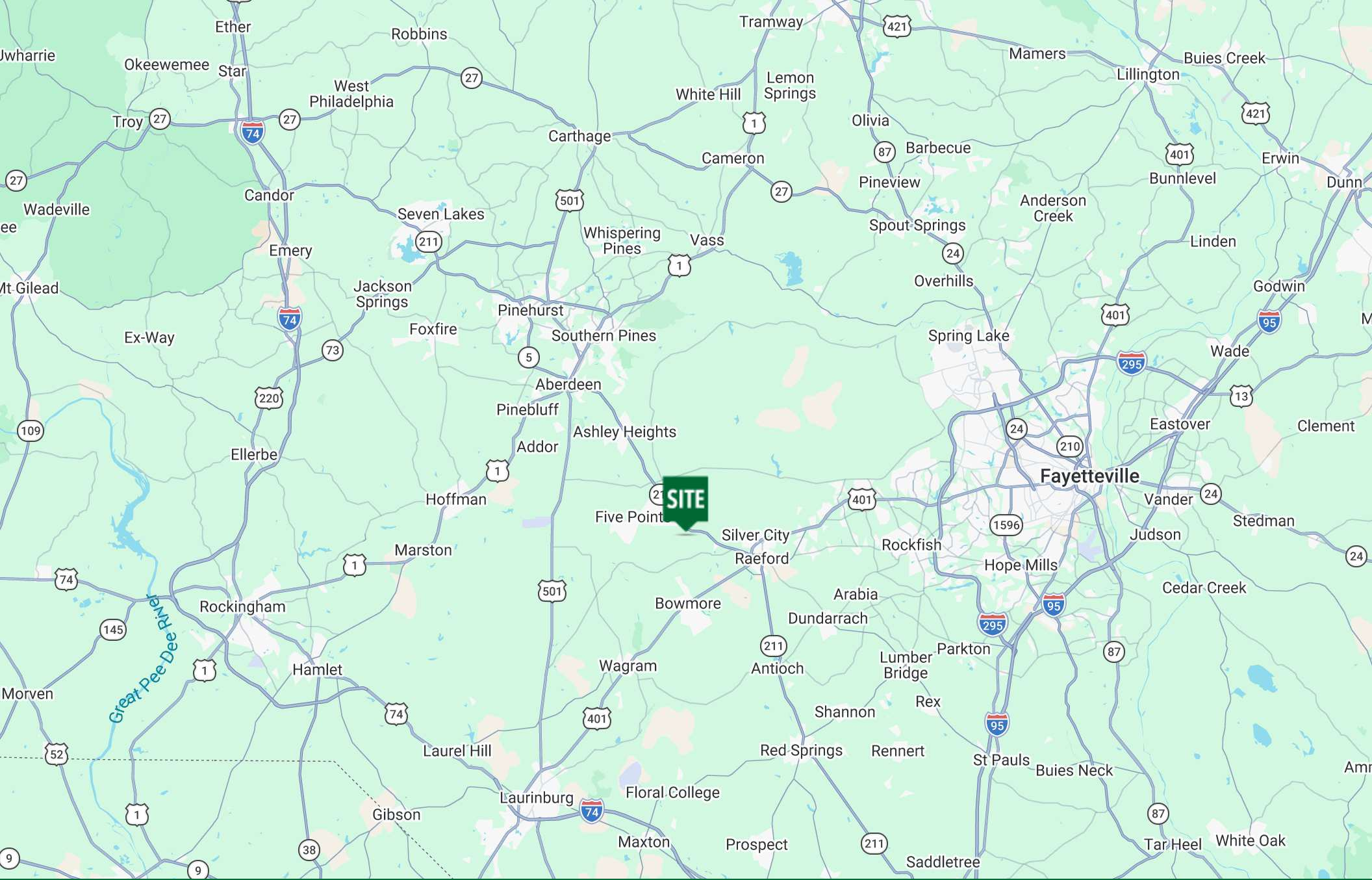
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150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



SITE

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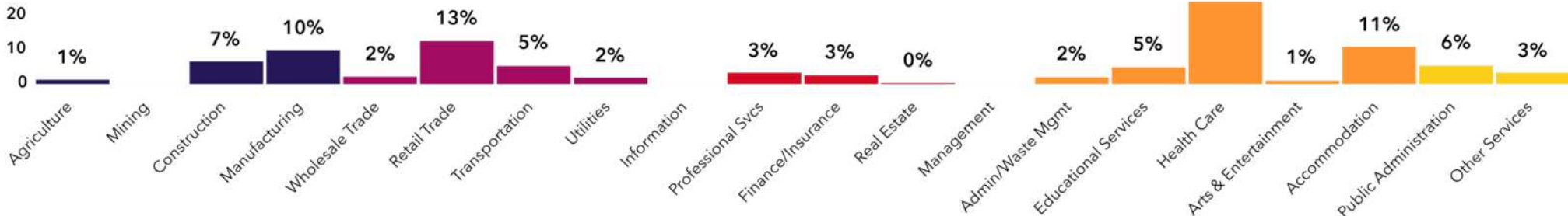
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150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



3,425
Total Population

Population

2,532
Daytime Population

\$57,072
Median HH Income

Income

\$29,811
Per Capita Income

1,339
Total Households

Housing

1,436
Total Housing Units

\$257,115
Median Home Value

Homes

77.6%
Home Ownership

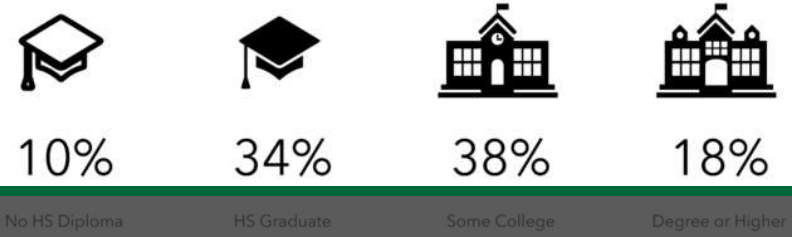
37.4
Median Age

People

Tapestry Segment

Demographics

28376, Raeford, North Carolina



for more information

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Source: U.S. Census



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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021