



DEVELOPEMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$3,100,000

PIN | 494660101009

ACREAGE | 9 +/- ACRES

AADT | 30,000

ZONING | HC - HIGHWAY COMMERCIAL

Prime development opportunity on Fayetteville Rd/401, a pivotal commercial corridor linking Fayetteville and Raeford. This prime 9 +/- acre corner parcel, bordered by Hwy 401 and Pittman Grove Church Rd, boasts a daily traffic count of up to 30,000 passersby. The existing structures on the property hold minimal value. The surrounding area features a diverse mix of amenities, including a multi-family complex, retail centers, assisted living facilities, and a utility company. Additionally, its strategic location places it in close proximity to FirstHealth Moore Regional Hospital - Hoke and Cape Fear Valley Health Hoke Hospital.

GEORGE MANLEY
NC BROKER
C: 910.603.8395
GEORGE@CSGNC.COM

CAROLINA SUMMIT GROUP
235 E Pennsylvania Ave.
Southern Pines, NC 28387
910.684.5353
carolinasmittgroup.com

HOLLY BELL
NC BROKER
C: 910.690.1065
HOLLY@CSGNC.COM

AERIAL

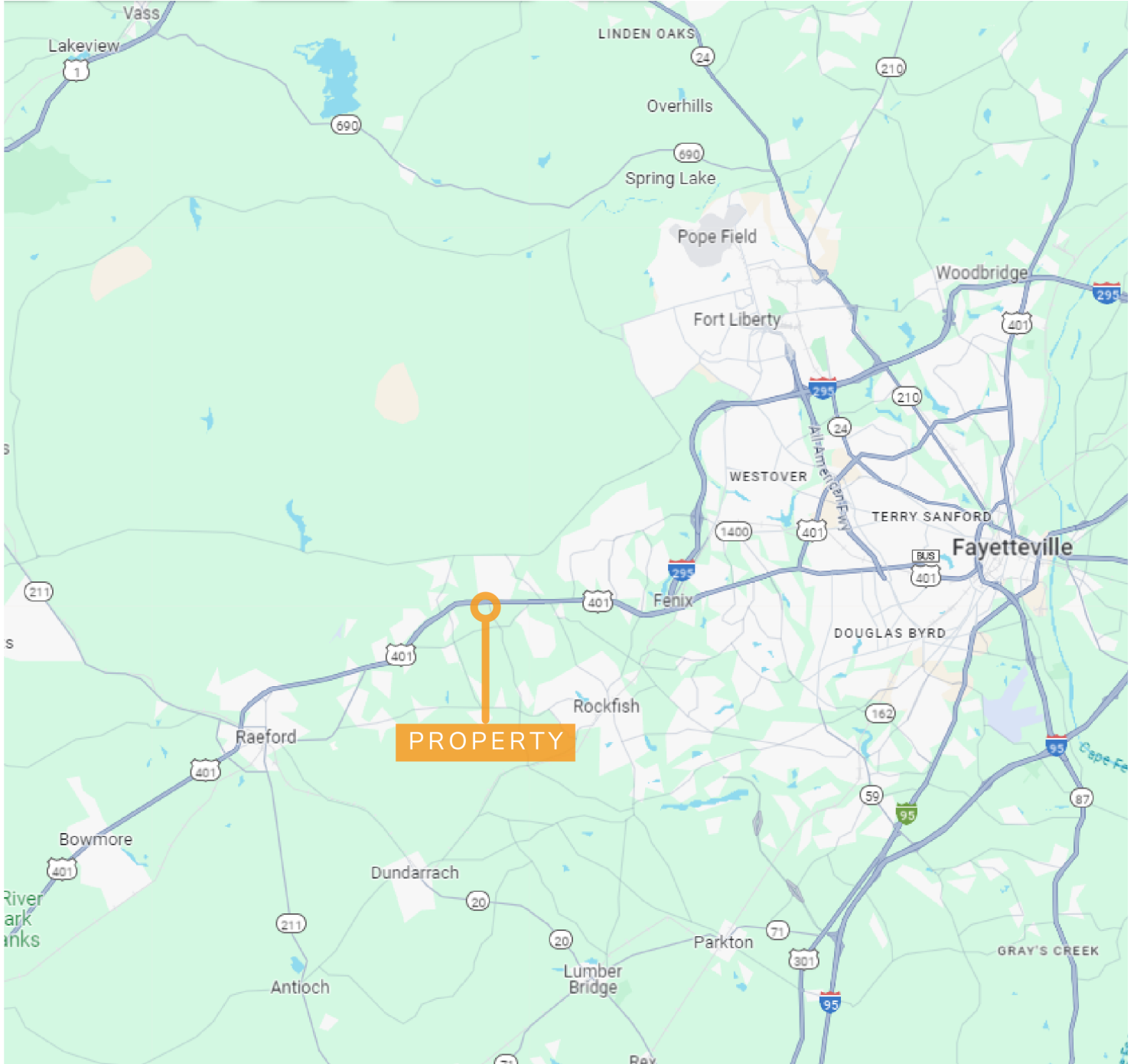


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LOCATION MAP



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