



DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$650,000.00

ACREAGE | ESTIMATED +/- 2.44 ACRES

PIN | 584970001112 & PORTION OF PIN
584970001023

TRAFFIC | 9,600 - 11,500 AADT

ZONING | INDUSTRIAL

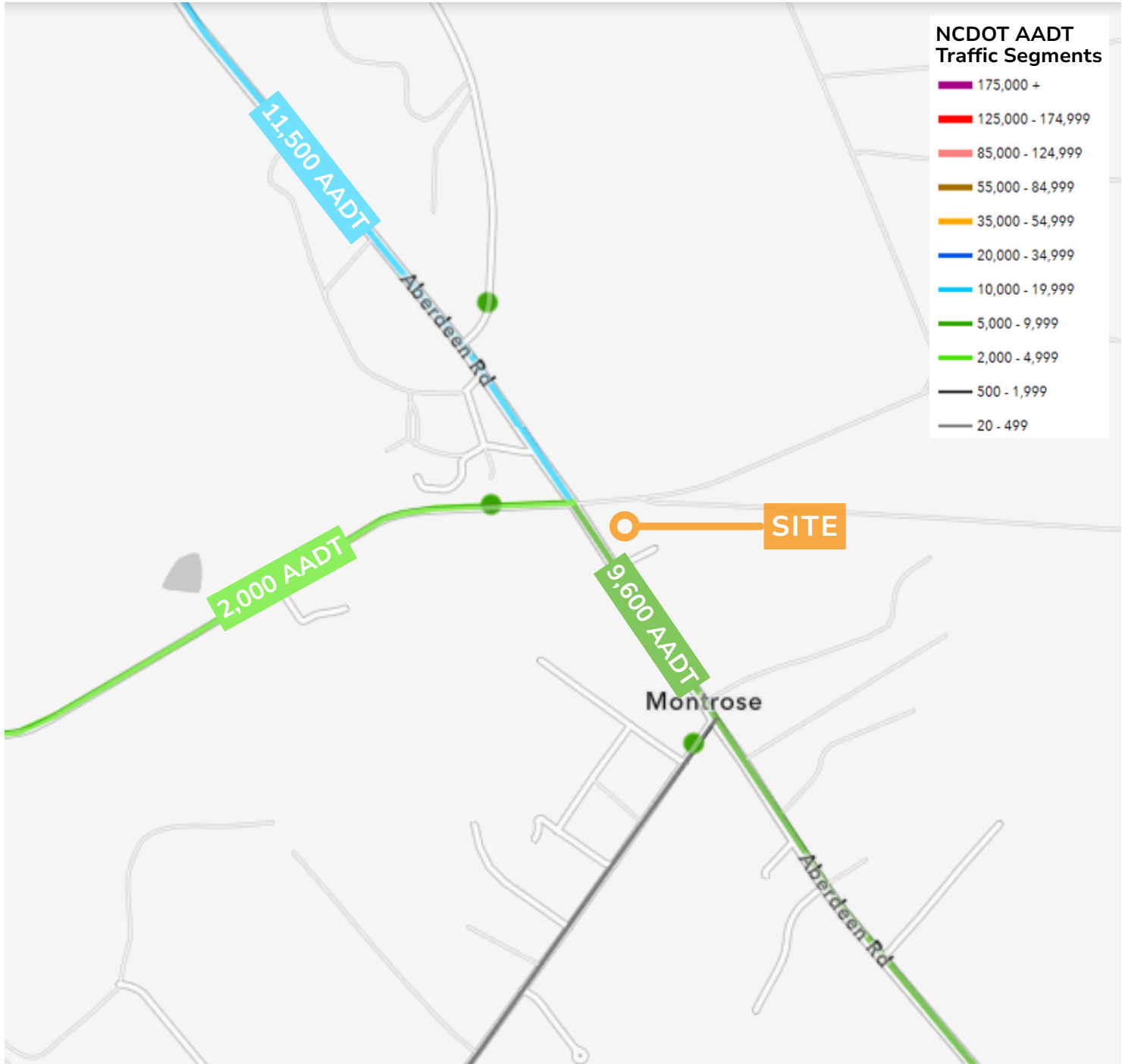
Prime development opportunity near the intersection of NC Hwy 211 & Plank Road in Hoke County, just outside the boundaries of Fort Bragg. Zoned industrial, the property offers visibility & positioning for a variety of commercial or industrial uses. Approximately 14 miles from Pinehurst, the site benefits from N.C. 211 traffic counts of 9,600 vehicles per day in front of the property & up to 11,500 vehicles per day at the intersection. N.C. 211—the primary route between Raeford & Aberdeen/Moore County—is undergoing upgrades to improve accessibility. The property consists of two parcels totaling an estimated +/- 2.44 acres, including Lot 1-B (+/- 0.17 acres) accessible via the larger tract. No value is assigned to existing structures. Buyer to perform their own due diligence regarding acreage, septic, access, & other site conditions.

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TRAFFIC COUNTS

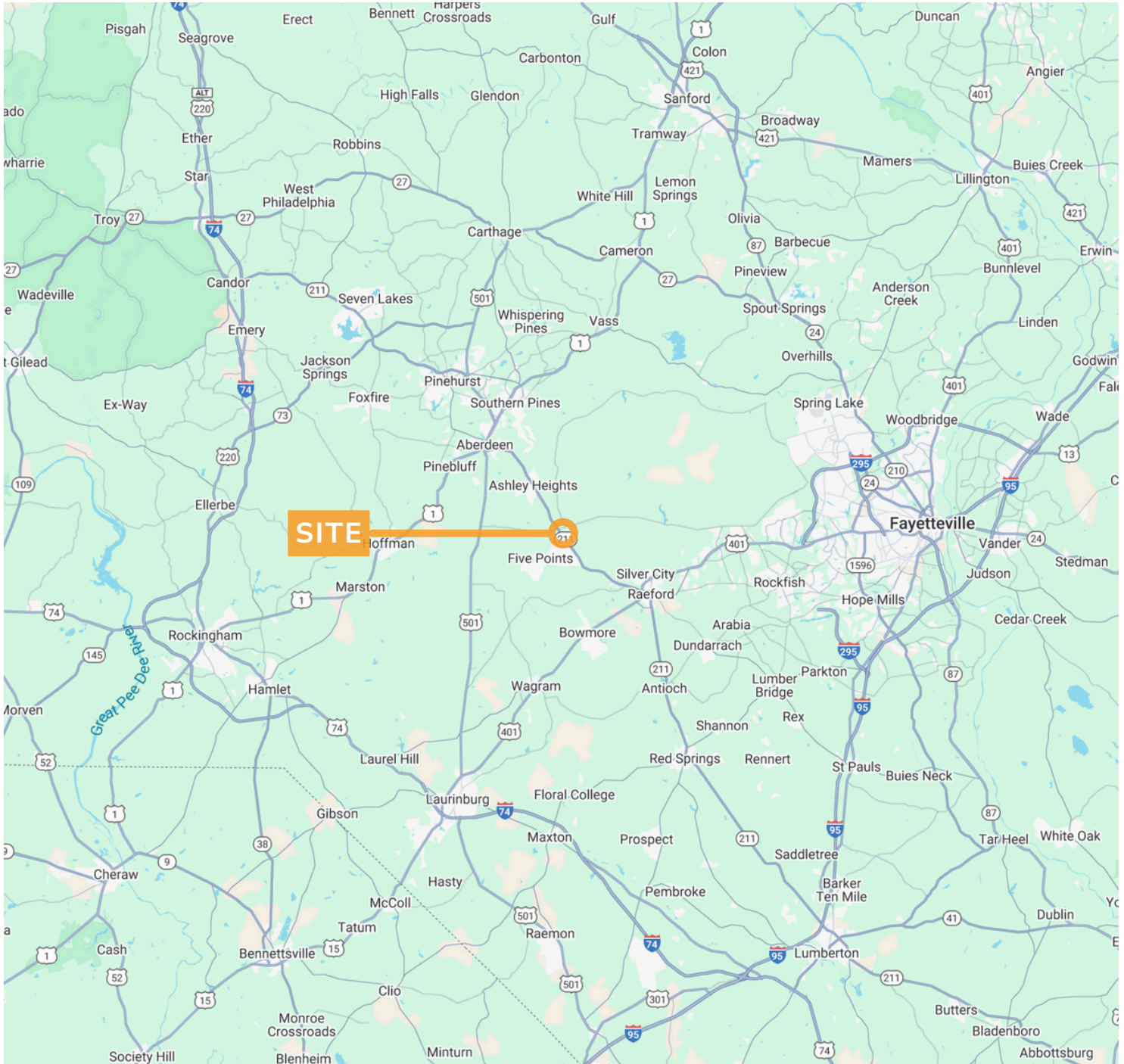


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LOCATION MAP



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