

LAND OFFERING MEMORANDUM

150± ACRES OF LAND IN ROBESON COUNTY

492 DOC HENDERSON ROAD, MAXTON, NC 28364



OFFERING MEMORANDUM

KW COMMERCIAL | KELLER WILLIAMS

1708 East Arlington Boulevard Ste.100
Greenville, NC 27858

kw POINTS EAST
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

PRESENTED BY:

TIM FERRUZZI, CRE

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89665, NC

TABLE OF CONTENTS

492 DOC HENDERSON ROAD



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1 - PROPERTY INFORMATION

Executive Summary	4
Location & Highlights	5

2 - LOCATION INFORMATION

Location Maps	7
Demographics	8

3 - AGENT PROFILE

Professional Bio	10
Disclaimer	11



492 DOC HENDERSON ROAD

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	4
LOCATION & HIGHLIGHTS	5

EXECUTIVE SUMMARY

492 DOC HENDERSON ROAD



OFFERING SUMMARY

Lot Size: 150.15 Acres

Price: \$650,000

Zoning: RA

PROPERTY OVERVIEW

492 Doc Henderson Rd. is located on 150± acres near NC-71 South. 100 +/- acres are mostly cleared farmland (doesn't show flooding on the NC flood map), and the other 50+/- acres are wooded, and this side of the property does flood at times. The property is 5.4 miles from downtown Maxton and 7.8 miles from Laurinburg-Maxton Airport. Fun fact In Maxton, NC, we have a Campbell Noodle Soup Manufacture, which is 3.3 miles away from the property and roughly employs 800 people in their Maxton location. A few attractions in the surrounding areas are Lumber River State Park (41.2 miles) and South of the Border Park (23.5 miles). The property is located only 8.3 miles from UNC Pembroke and 38 miles from Fort Bragg, NC. NC Hwy i-95 is 30 miles from Robeson County, which connects from the Canada-US border to Miami, FL, along the east coast.

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LOCATION & HIGHLIGHTS

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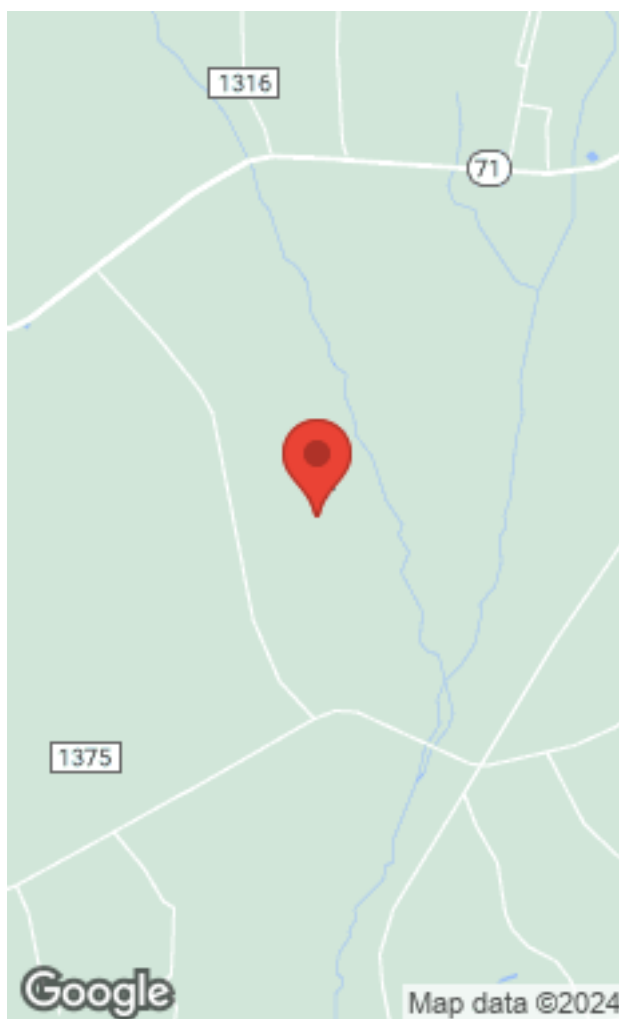


LOCATION INFORMATION

Building Name: 492 Doc Henderson Rd, Maxton, NC
Street Address: 492 Doc Henderson Road
City, State, Zip: Maxton, NC 28364
County: Robeson
Market: Maxton, NC

LOCATION OVERVIEW

The property is located 5.4 miles from downtown Maxton and 7.8 miles from Laurinburg-Maxton Airport. Campbell Soup Company opened its Maxton facility in Robeson County in 1978, and it currently employs roughly 800 people. The facility in Maxton is 3.3 miles from the property. There were 232,350 people living within a 25-mile radius of Maxton in 2022. Scotland County, Cumberland County, and Bladen County are some of the nearby counties. Scotland County is home to various historic monuments and landmarks, including Camp Mackall Military Reservation, Richmond Temperance and Literary Society Hall, and the Jesse Mason House. Some of Scotland County's attractions include St. Andrews University, Cypress Bend Vineyards, and Lumber River State Park. Cumberland County is home to Fayetteville State University, Methodist University, Pope Army Airfield, Simmons Army Airfield, and Fort Liberty (30 miles from the property). Interstate 95 serves as Fayetteville's eastern bypass. The traffic count on I-95 in Fayetteville, NC,



PROPERTY HIGHLIGHTS

- Large undeveloped parcel of 150+/- acres in Robeson County
- 100+/- cleared land for farming
- 50+/- of wooded land
- 5.4 miles from downtown Maxton, NC
- 8.9 miles to Interstate 74 West

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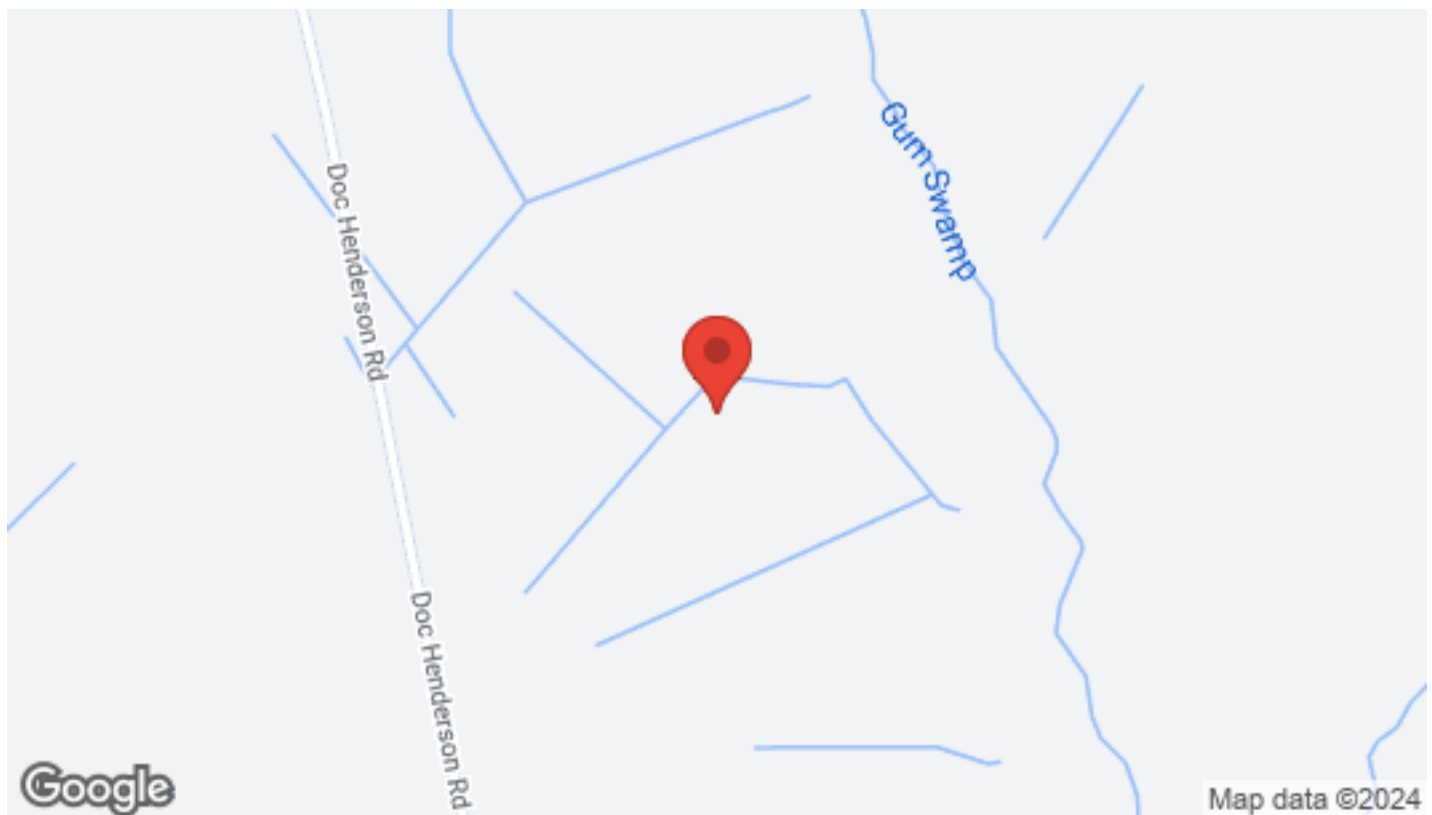
2

LOCATION MAPS 7

DEMOGRAPHICS 8

LOCATION MAPS

492 DOC HENDERSON ROAD



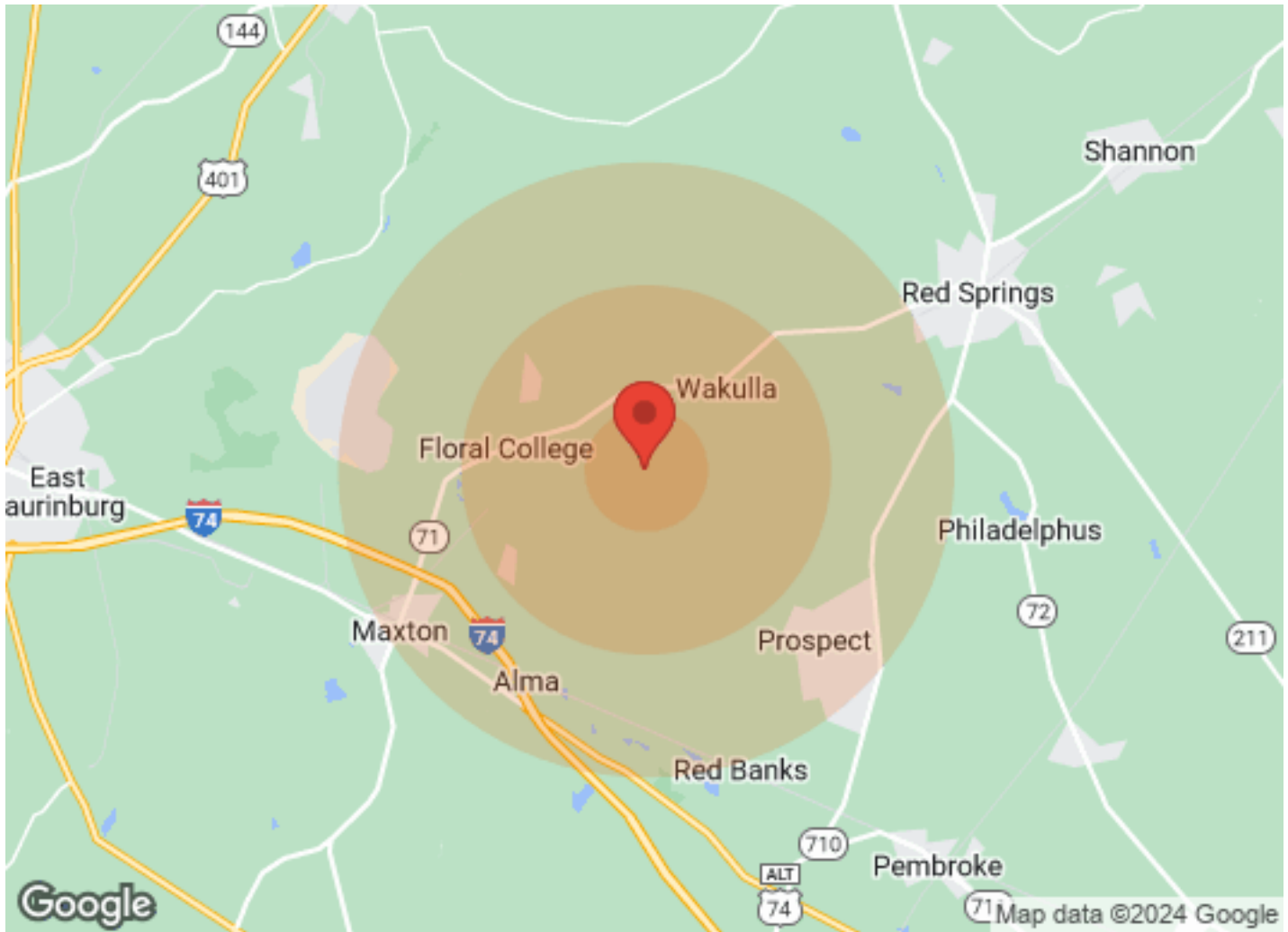
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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	2,674	5,427	Median	N/A	\$42,198	\$29,139
Female	N/A	2,598	5,718	< \$15,000	N/A	346	760
Total Population	N/A	5,272	11,145	\$15,000-\$24,999	N/A	343	981
				\$25,000-\$34,999	N/A	184	422
Age				\$35,000-\$49,999	N/A	401	781
Ages 0-14	N/A	1,363	2,957	\$50,000-\$74,999	N/A	335	618
Ages 15-24	N/A	926	1,902	\$75,000-\$99,999	N/A	122	166
Ages 25-54	N/A	2,065	4,216	\$100,000-\$149,999	N/A	63	143
Ages 55-64	N/A	493	1,034	\$150,000-\$199,999	N/A	N/A	15
Ages 65+	N/A	425	1,036	> \$200,000	N/A	N/A	16
				Housing			
Race				Total Units	N/A	2,026	4,679
White	N/A	180	912	Occupied	N/A	1,896	4,228
Black	N/A	271	2,490	Owner Occupied	N/A	1,517	2,967
Am In/AK Nat	N/A	4,729	7,288	Renter Occupied	N/A	379	1,261
Hawaiian	N/A	N/A	N/A	Vacant	N/A	130	451
Hispanic	N/A	132	598				
Multi-Racial	N/A	184	910				

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AGENT PROFILE

3

PROFESSIONAL BIO 10

DISCLAIMER 11

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Tim Ferruzzi holds an MBA and is also a business and construction consultant. Tim started his journey as an entrepreneur in 1987, during his college years, at the age of 20. It was at this time that he founded Handy Helpers Inc., a reputable remodeling, small jobs, and repair company.

Building on his success, Tim went on to establish Highland Residential & Commercial Roofing in 1994, further solidifying his presence in the construction industry. Later in 2015, Tim expanded his portfolio by acquiring Greenville Seamless Gutters and Greater Triangle Gutter & Gutter Guard Company. Currently, all these enterprises operate under the leadership of Tim Ferruzzi.

In addition to his expertise in construction, Tim's licenses as a NC Licensed Commercial Plumber and Licensed Residential Indoor Fire Sprinkler contractor further augment his value as a commercial real estate broker.

Tim Ferruzzi's diverse skill set, encompassing construction knowledge, roofing expertise, and plumbing qualifications, sets him apart in commercial real estate brokerage. His expertise in identifying improvement opportunities, estimating costs, and managing construction projects provides a unique perspective as a broker.

EDUCATION

East Carolina University

Master in Business Administration (M.B.A.) Master o Business Administration (M.B.A.) 1997–199

Activities and societies: MBA Society within East Carolina University East Carolina University

Bachelor's Degree, Business Administration and Management, Bachelor's Degree, Business Administration and Management, General

1985–1990

Activities and societies: Rugby Club. Extracurricular classes in Racquetball, Sailing, and Golf

MEMBERSHIPS

Cape Fear REALTORS®

REALTORS® Commercial Alliance of Southeastern North Carolina (RCASENC) BBB Member

NRCA

IBECC

IBHS

DISCLAIMER

492 DOC HENDERSON ROAD



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