

LAND FOR SALE

Turnpike Rd

Raeford, NC 28376

North Raeford
Fire Station

TURNPIKE RD

±2.75 ACRES

TURNPIKE RD

211

ABERDEEN RD

LOCKINGBIRD HILL RD

for more information

KEVIN CARROLL

Broker

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DR. CHUCK MAXWELL

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Sale Price:

Subject to Offer

Pin #

694251901030

Lot Size

±2.75 Acres

Zoning

Light Industrial (IL)

Market

Raeform

Property Description

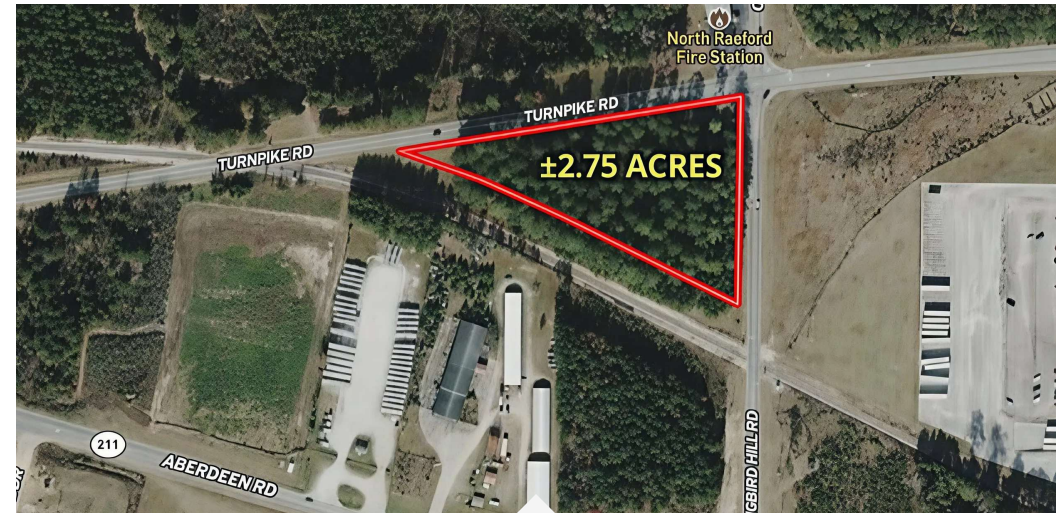
The subject property consists of approximately ±2.75 acres located in Raeform, Hoke County, at the corner of Turnpike Road and Mockingbird Hill Road. The site is zoned light industrial, supporting a wide range of potential uses including warehouse, distribution, contractor operations, and flex industrial development. Its positioning provides strong frontage along two roadways, allowing for efficient site access and operational layout flexibility. The configuration is well suited for users seeking functional industrial land with multiple ingress and egress points. An additional ±2.68-acre parcel located directly to the south (PIN #694251901028 at Hwy 211/Aberdeen Road and Mockingbird Hill Road) is also available for purchase, offering expansion potential in the immediate area. Please note NCDOT plans for future Turnpike and Mockingbird Hill layouts are included in the brochure pictures. R-5709: N.C. 211 - Aberdeen to Raeform

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PROPERTY DETAILS & HIGHLIGHTS

Lot Size	±2.75 Acres
Pin #	694140001128
Zoning	Light Industrial (IL)
Market	Raeford

The property is located within an active industrial and commercial corridor of Hoke County, with convenient access to Raeford and surrounding regional markets. Turnpike Road and Mockingbird Hill Road provide connectivity to Highway 211 and other key transportation routes supporting regional mobility. The surrounding area continues to see infrastructure improvements and steady development activity, contributing to increased demand for industrial-zoned land. Nearby schools, residential growth, and expanding commercial presence help support a stable labor base and service network. The availability of the adjacent ±2.68-acre parcel further enhances long-term flexibility for users or investors seeking additional land nearby. Please note NCDOT plans for future Turnpike and Mockingbird Hill layouts are included in the brochure pictures. R-5709: N.C. 211 - Aberdeen to Raeford



- ±2.75 acre corner parcel
- ±2.68 acre adjacent parcel available
- Light industrial zoning
- Turnpike Rd & Mockingbird Hill Rd
- Dual road frontage
- Strong regional connectivity
- Growing industrial corridor location

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ADDITIONAL PHOTOS



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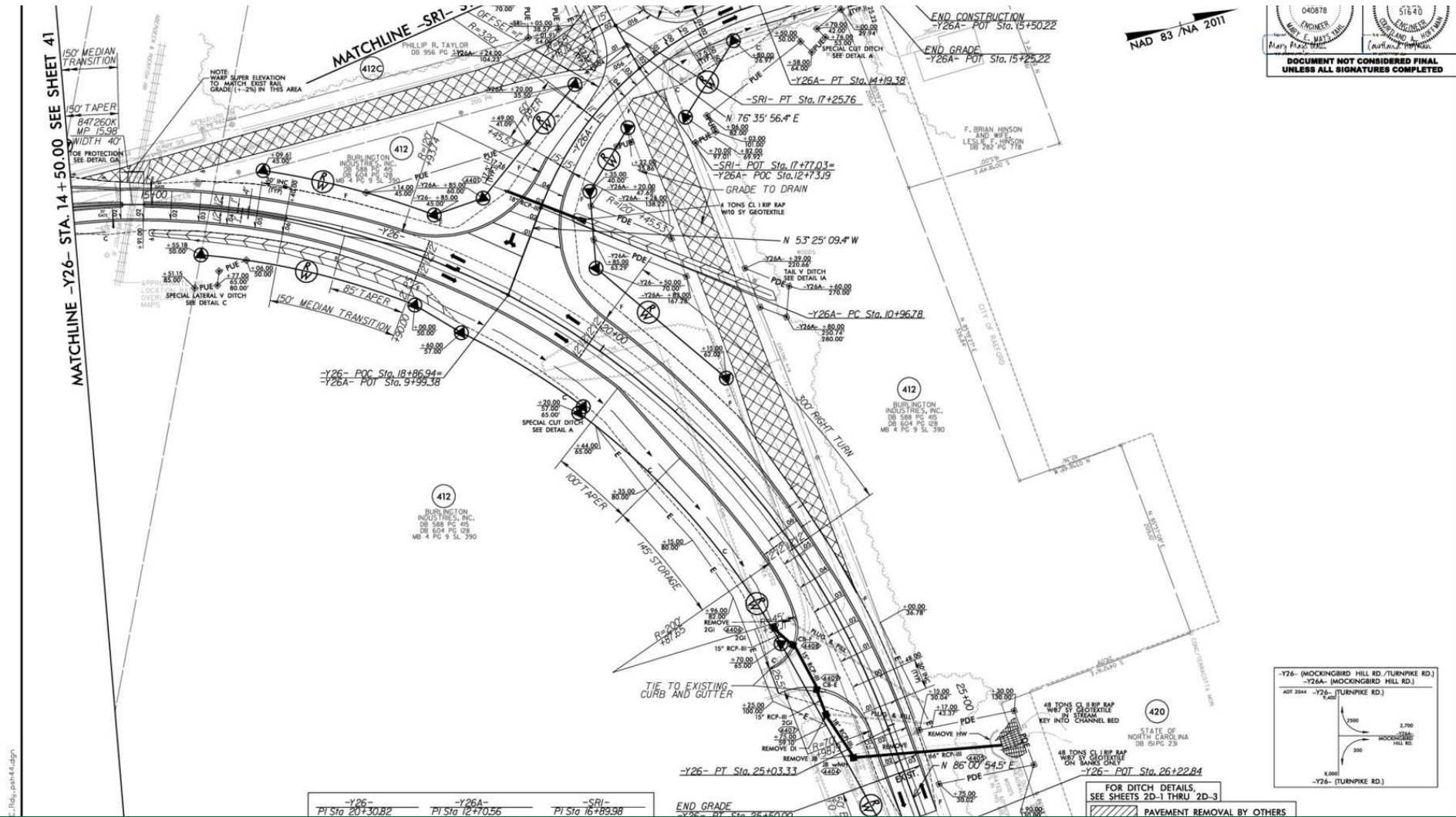
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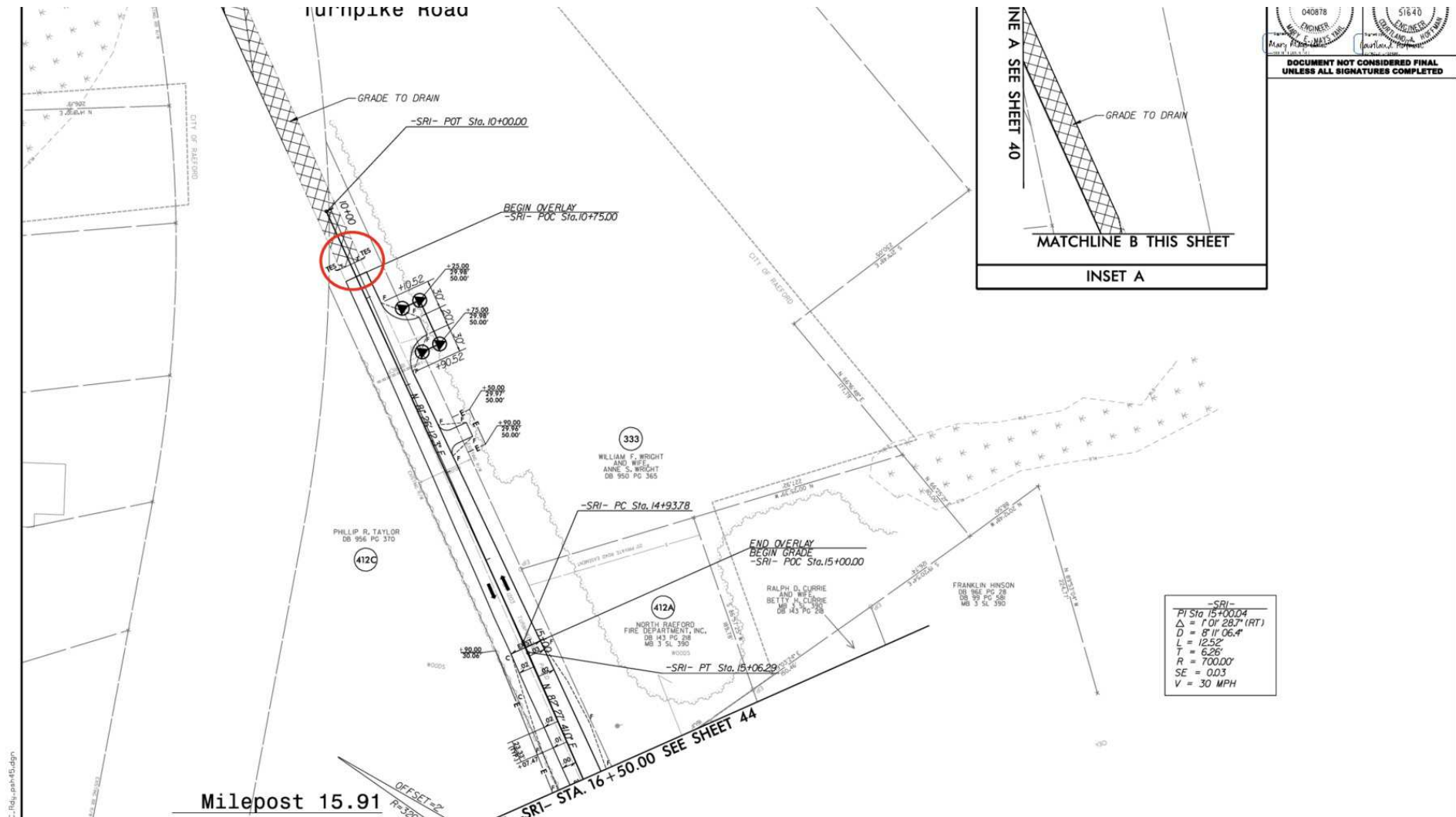
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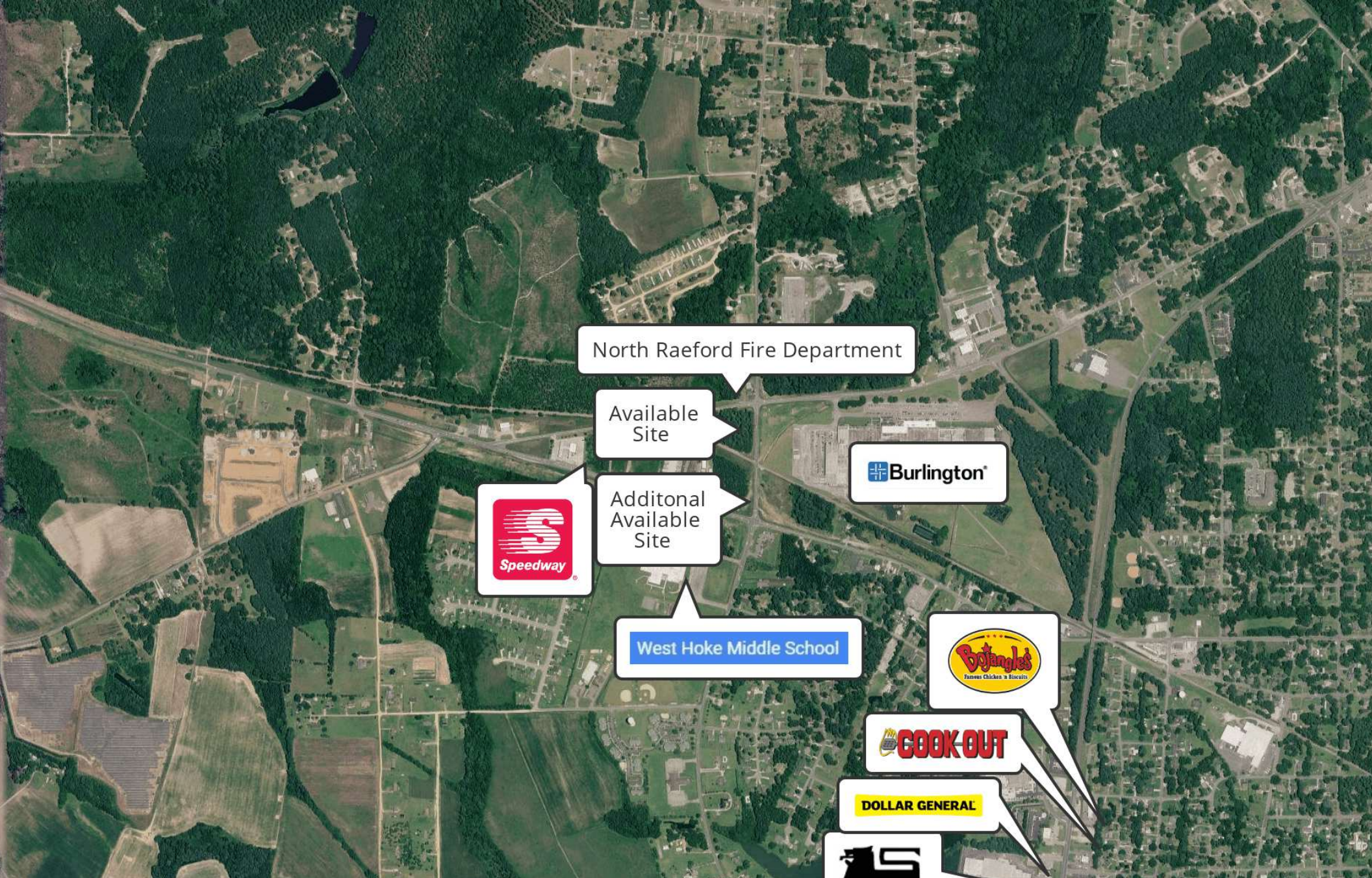
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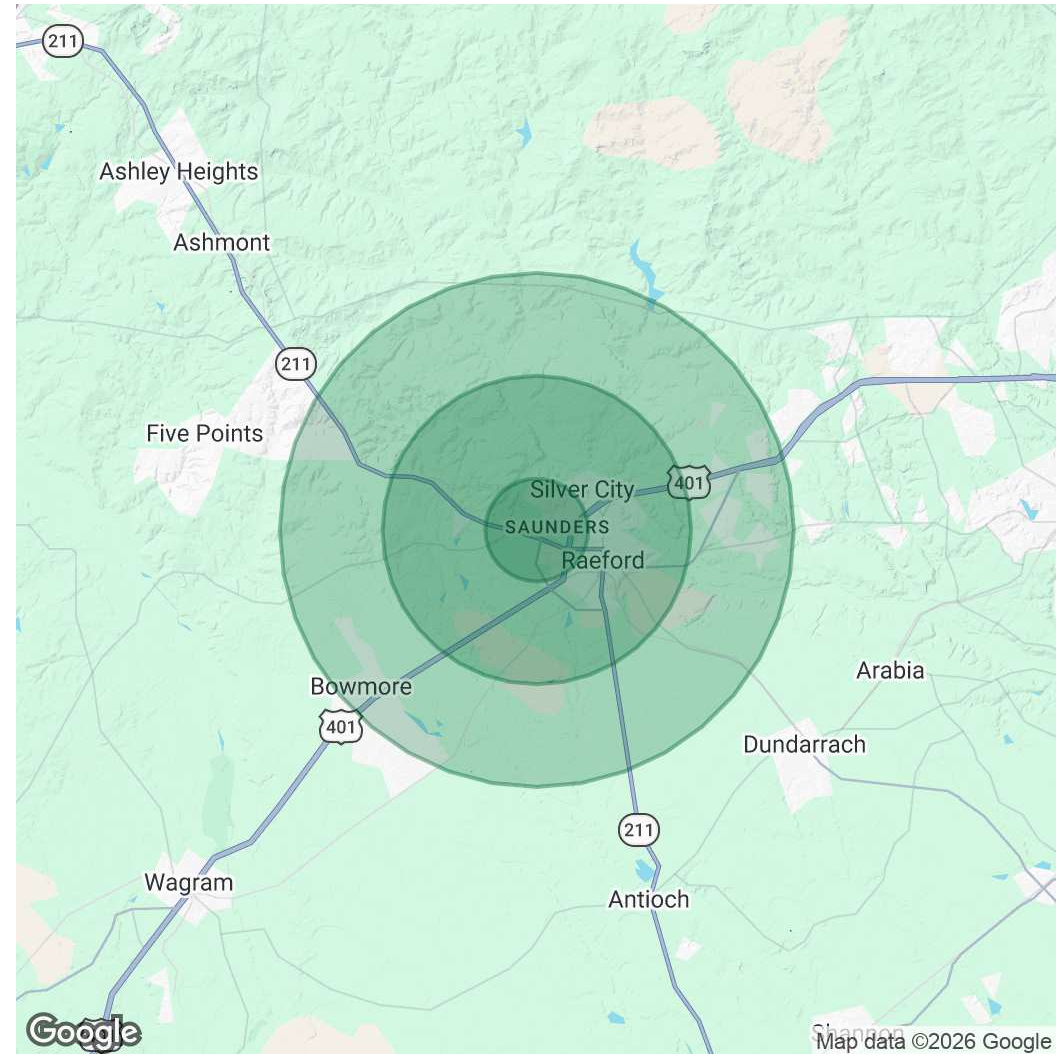
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,317	7,775	14,865
Average Age	47.2	38.8	35.2
Average Age (Male)	43.7	38.3	35.5
Average Age (Female)	50.1	40.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	514	2,828	5,239
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$45,215	\$52,277	\$55,828
Average House Value	\$185,180	\$171,516	\$168,993

2023 American Community Survey (ACS)



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