

LAND FOR SALE

# Commercial Land Opportunity in Raeford, NC

West Palmer Street, Raeford, NC 28376



*for more information*

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

[patrick@grantmurrayre.com](mailto:patrick@grantmurrayre.com)



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



# Commercial Land Opportunity in Raeford, NC

## WEST PALMER STREET, RAEFORD, NC 28376

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	3.08 Acres
Price / Acre:	\$81,169
Zoning:	HC
Market:	Fayetteville
Submarket:	Raeford

### PROPERTY OVERVIEW

This 3.08-acre site in Raeford, NC, zoned for Highway Commercial (HC) use, offers exceptional development potential at \$250,000. Located at the signalized intersection of W Prospect Avenue and W Palmer Street, the property boasts dual frontage on both roads, maximizing visibility and accessibility. The parcel wraps around an established family medical practice with a shared driveway, enhancing its appeal for complementary commercial uses such as retail, office space, or service-oriented businesses. Its substantial size and strategic layout provide flexibility for various development concepts, from single-tenant builds to multi-use commercial projects.

### PROPERTY HIGHLIGHTS

- 3.08 acres zoned HC
- Frontage on W Prospect Ave & W Palmer St
- Priced at \$250,000 (\$81,168 per acre)
- Shared driveway with the adjacent medical practice

*for more information*

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





*for more information*

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

[patrick@grantmurrayre.com](mailto:patrick@grantmurrayre.com)

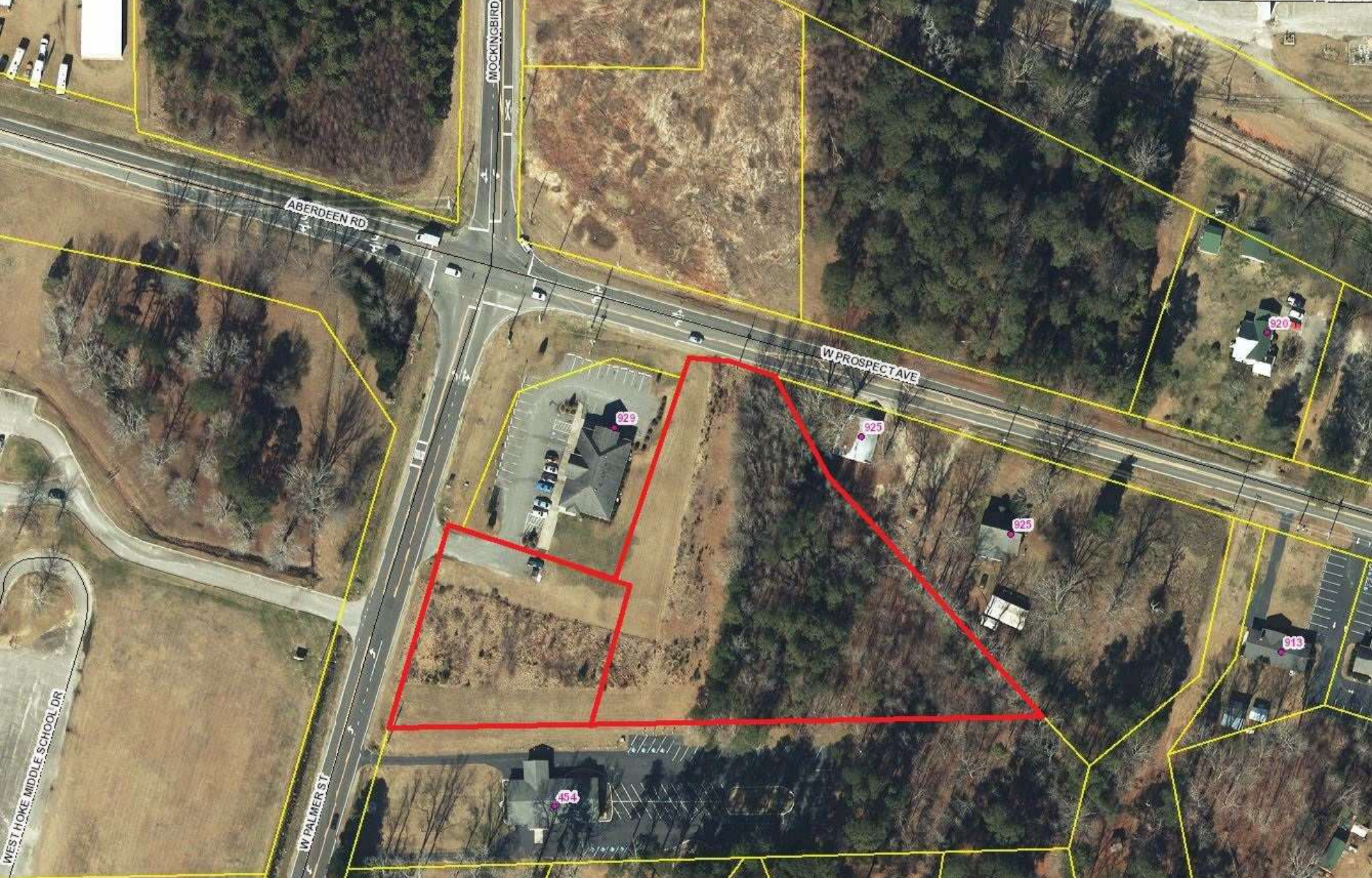


**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





*for more information*

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

[richard@grantmurrayre.com](mailto:richard@grantmurrayre.com)

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

[patrick@grantmurrayre.com](mailto:patrick@grantmurrayre.com)

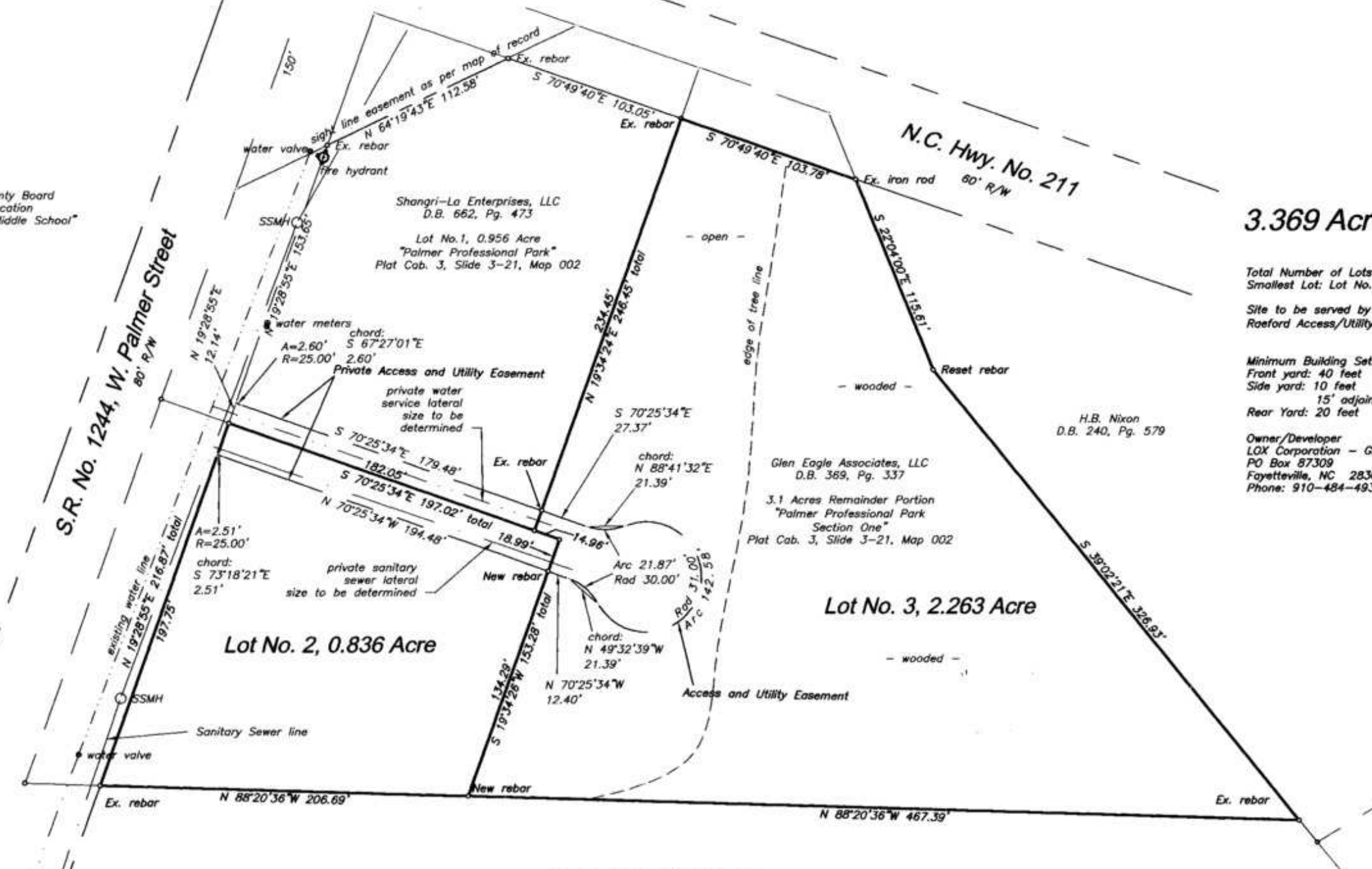


**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





for more information

RICHARD L. FOX III, ESQ.

Broker  
 O: 910.829.1617  
 C: 910.988.4263

richard@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge  
 O: 910.829.1617  
 C: 910.861.0449

patrick@grantmurrayre.com

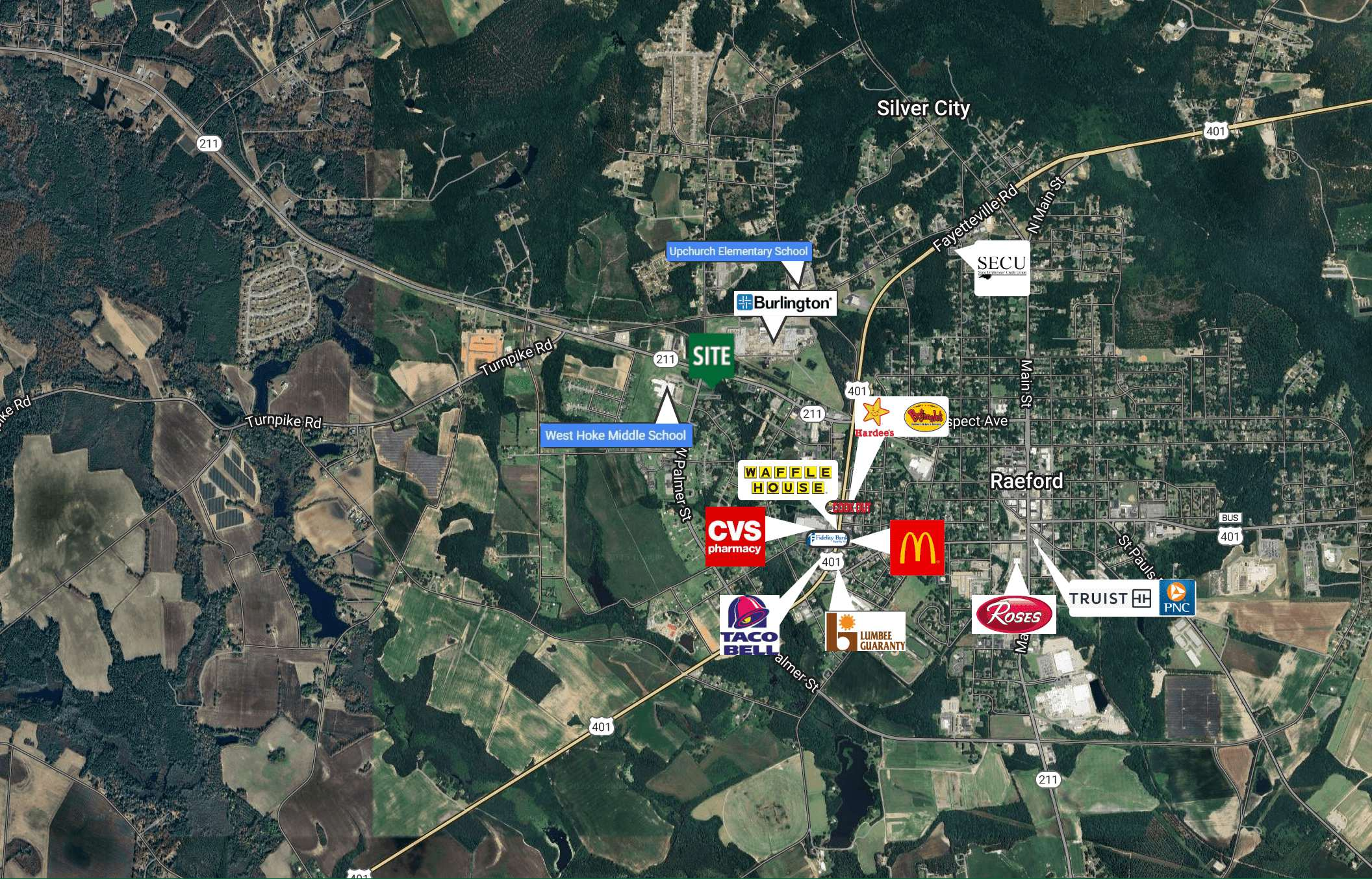


**Grant - Murray**  
 REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

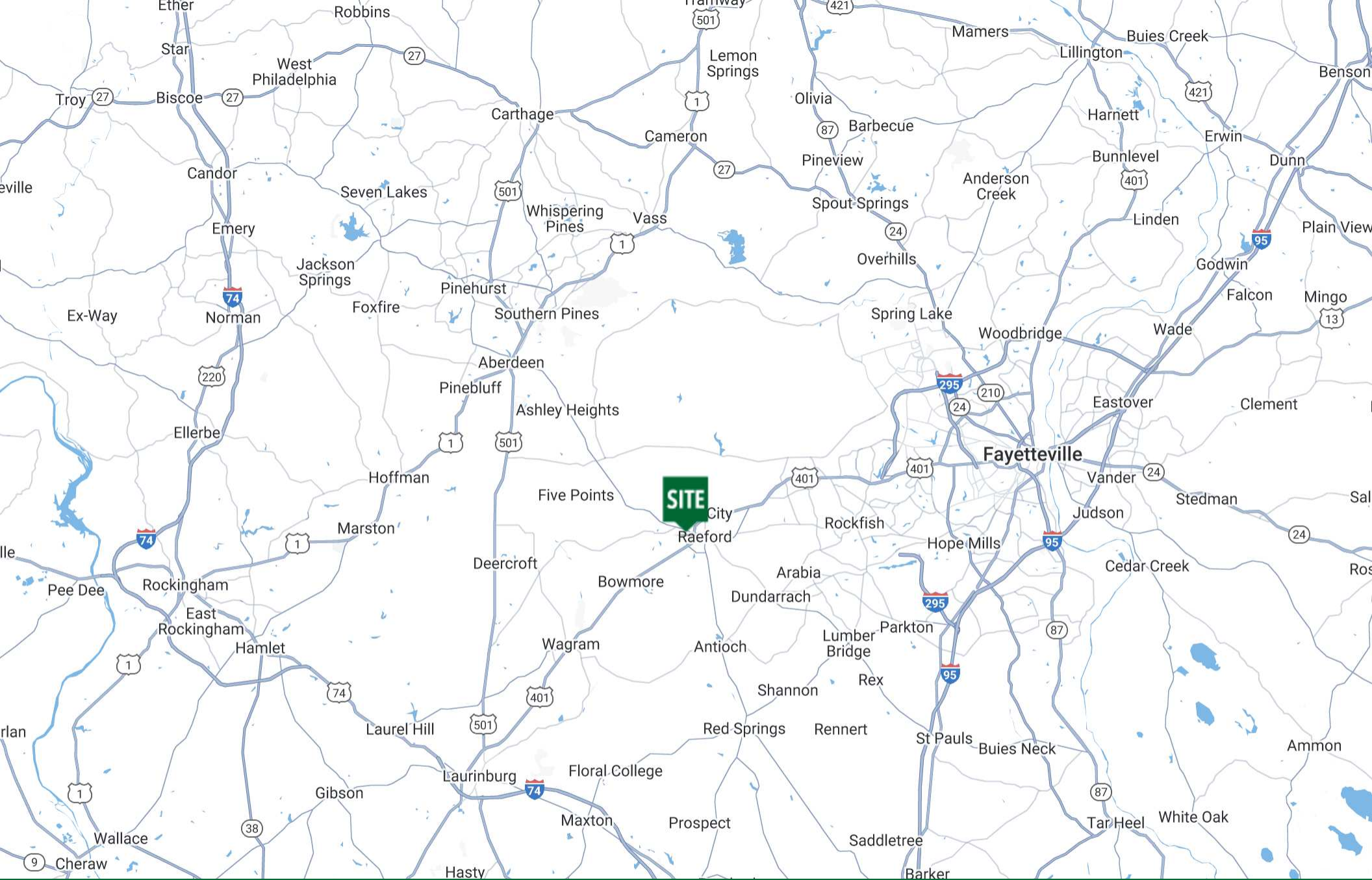
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

Map data ©2020 Imagery ©2020 Airbus, CNES / Airbus, Landsat Copernicus

Maxar Technologies





for more information

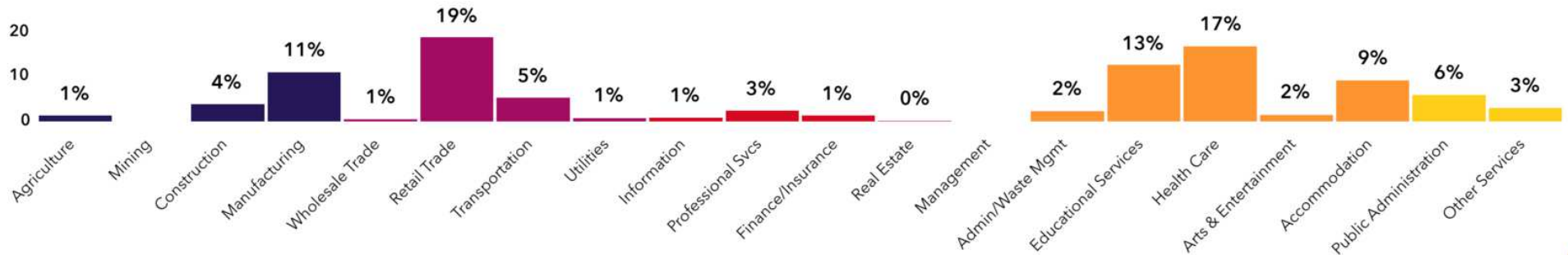
RICHARD L. FOX III, ESQ.  
Broker  
O: 910.829.1617  
C: 910.988.4263  
Richard@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR  
Principal / Broker in Charge  
O: 910.829.1617  
C: 910.861.0449  
patrick@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



8,550  
Total Population



## Population



9,946  
Daytime Population

\$40,511  
Median HH Income



## Income



\$21,867  
Per Capita Income

3,321  
Total Households



## Housing



3,700  
Total Housing Units

\$187,110  
Median Home Value



## Homes



64.3%  
Home Ownership

39.1  
Median Age



## People



Southern Satellites  
Tapestry Segment



12%  
No HS Diploma



34%  
HS Graduate



35%  
Some College



19%  
Degree or Higher

# Demographics

923-925 W Prospect Rd, Raeford, North Carolina, 28376

for more information

RICHARD L. FOX III, ESQ.

Broker  
O: 910.829.1617  
C: 910.988.4263  
richard@grantmurrayre.com

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge  
O: 910.829.1617  
C: 910.861.0449  
patrick@grantmurrayre.com

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)





## 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.*

  **X**   **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](http://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