



# PRIME 1.94 ACRE HWY COMMERCIAL LAND: Builder-Ready, Versatile Zoning!

**LAND FOR SALE**  
With Utilities!

## RAEFORD ENTRY, HIGH TRAFFIC COMMERCIAL

0 Bus US-401 Raeford NC, 28376  
(Adjacent to 1384 Bus US-401)

**Tyler Mills**  
(480) 332-3653  
[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
867 Washington St. Raleigh  
27605

**STEELE**  
COMMERCIAL



**Nash Patton**  
(803) 622-1585  
[Nashpatton@gmail.com](mailto:Nashpatton@gmail.com)  
1707 John B White Sr Blvd.  
Suite E, Spartanburg SC, 29301

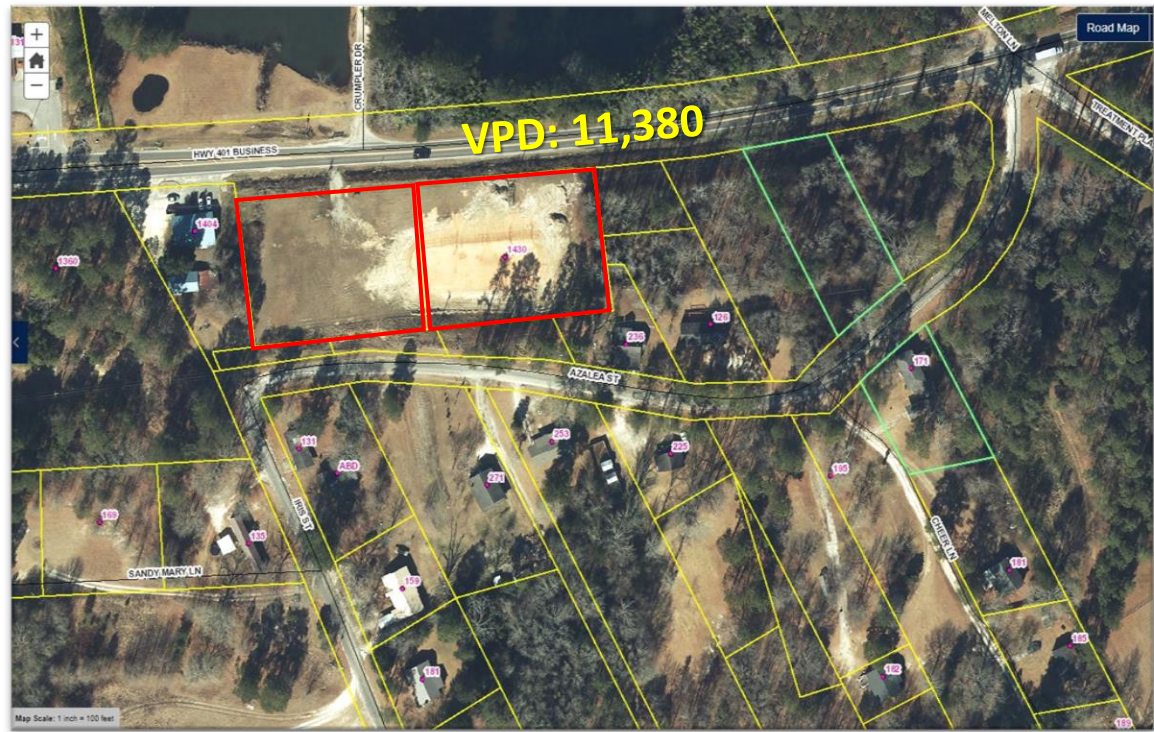
**kw**



# Property Highlights:

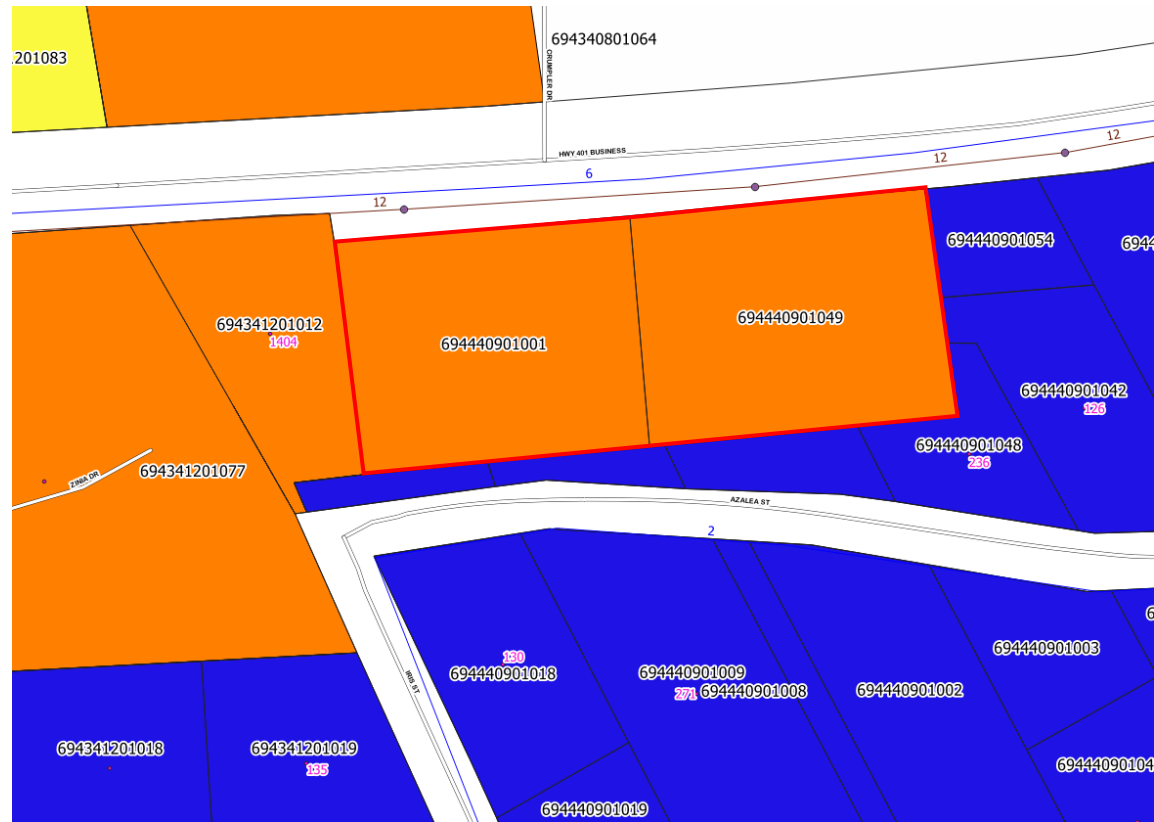
**Builder Ready! The land has been improved-graded for water run-off and curb-cut with driveway.**

- 11,380 traffic count per day and access to Raeford!
- Excellent by right commercial zoning with many uses allowed - including assembly or electronic gaming(c).
- Opportunity to rezone for a residential duplex or industrial.



## Offering Summary

Pricing	\$400,000.00
Zoning	HC - HWY Commercial District
Sewer   Utilities	6-inch water line & 12-inch sewer on frontage
Acres	1.94 combined 2 lots (PINS:69444090100, 694440901049)
Market	Raeford   Hoke County



# City of Raeford Zoning (as of August 1, 2022)

**Highest & Best Zoning according to map:**  
Currently zoned HC - HWY Commercial.

**Rezoning precedents for:**  
Residential - R6  
Neighborhood Business - NB

- city\_limits
- etj
- Zoning\_Aug\_2022
- CB
- CD-R-8
- HC
- IL
- NB
- R-12
- R-6
- R-8
- RA-20
- RMF-12
- RMH

FOR SALE  
1.94 acres

HAZALEA ST