



LAND FOR SALE

6.87 ACRES COMMERCIAL LOTS FOR SALE

1249 Chickenfoot Rd , Hope Mills, NC 28348

for more information

DR. CHUCK MAXWELL

Broker

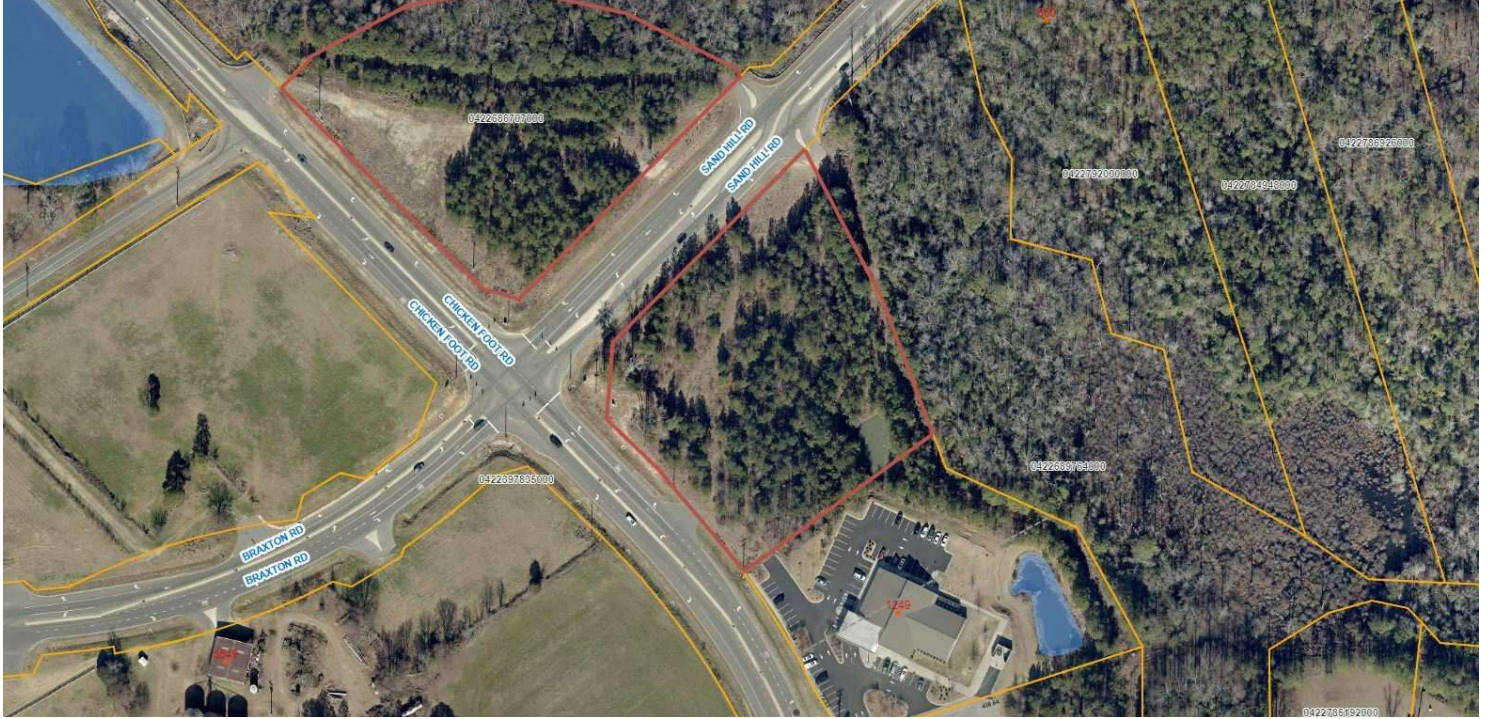
O: 910.829.1617 x203

C: 910.624.1966

chuck@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 6.87 Acres

Zoning: CC

Market: Hope Mills

Submarket: Fayetteville

Price / SF:

PROPERTY OVERVIEW

This corner property, strategically located with dual access from Chicken Foot and Sandhills Rd., has undergone recent enhancements by the North Carolina Department of Transportation (NCDOT) as part of a completed road construction project, including the installation of a new traffic light in 2019. Boasting commercial zoning, the site ensures excellent visibility and accessibility, further accentuated by its proximity to the Walmart Distribution Center and its mere 0.5-mile distance from Interstate 95. The planned 200+ unit multifamily development nearby adds an extra layer of appeal, suggesting potential increased foot traffic and economic activity. Moreover, the property's advantageous position near the evolving landscape of a sizable subdivision, currently nearing completion with about 2,200 homes, solidifies its standing as a significant player in the changing dynamics of the Hope Mills area. This combination of factors makes the property an enticing prospect for a variety of business endeavors, offering both strategic advantages and growth potential in a vibrant commercial landscape.

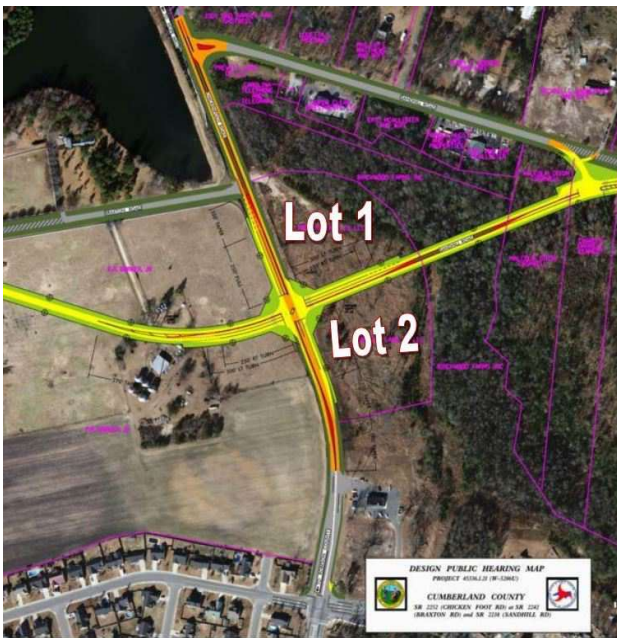
PROPERTY HIGHLIGHTS

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[ADDITIONAL PHOTOS](#)

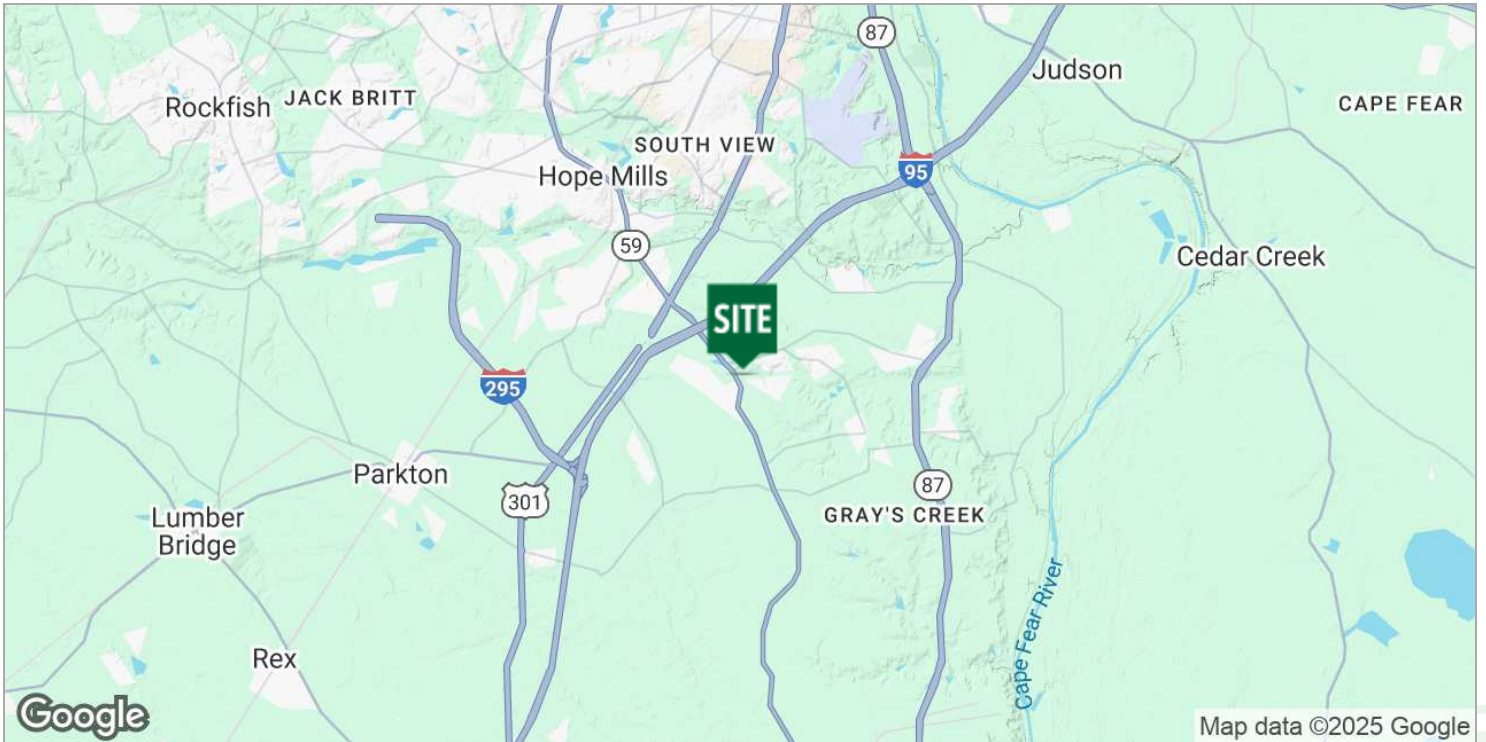


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LOCATION MAPS



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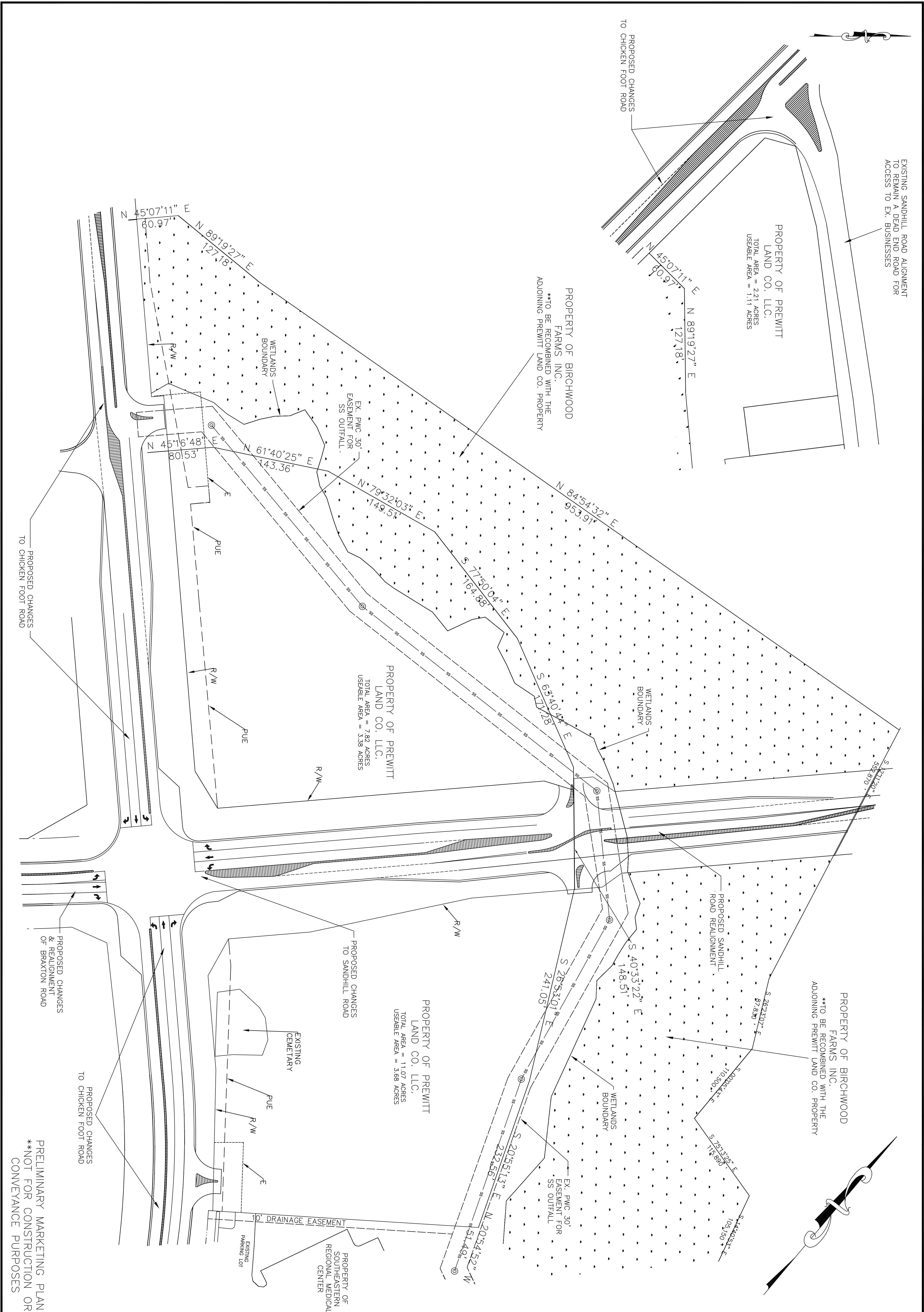
RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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EXISTING SANDHILL ROAD ALIGNMENT
TO REMAIN A DEAD END ROAD FOR
ACCESS TO EX. BUSINESSES

PROPERTY OF PREWITT
LAND CO., LLC.
TOTAL AREA = 2.21 ACRES
USEABLE AREA = 1.11 ACRES

PROPERTY OF BIRCHWOOD
FARMS, INC.
**TO BE RECOMBINED WITH THE
ADJOINING PREWITT LAND CO. PROPERTY

EX. PWC 30'
EASEMENT FOR
SS OUTFALL

PROPERTY OF PREWITT
LAND CO., LLC.
TOTAL AREA = 7.82 ACRES
USEABLE AREA = 3.38 ACRES

PROPERTY OF PREWITT
LAND CO., LLC.
TOTAL AREA = 11.07 ACRES
USEABLE AREA = 3.68 ACRES

PROPERTY OF BIRCHWOOD
FARMS, INC.
**TO BE RECOMBINED WITH THE
ADJOINING PREWITT LAND CO. PROPERTY

EX. PWC 30'
EASEMENT FOR
SS OUTFALL

PROPERTY OF
SOUTHEASTERN
REGIONAL MEDICAL
CENTER

EXISTING
PARKING LOT

EXISTING
CEMETERY

PROPOSED CHANGES
& REALIGNMENT
OF BRAXTON ROAD

PROPOSED CHANGES
TO CHICKEN FOOT ROAD

PROPOSED CHANGES
& REALIGNMENT
OF BRAXTON ROAD

PRELIMINARY MARKETING PLAN
**NOT FOR CONSTRUCTION OR
CONVEYANCE PURPOSES

drawn by	KNS JR.
checked	JMK JR.
reviewed	JMK JR.
date	February 2016
job no.	00-2142-01

Prewitt Commercial Property
Chicken Foot & Sandhill Road Realignment
DEVELOPMENT BY
Moorman, Kizer & Reitzel, Inc.
Gray's Creek, NC

no.	revision	by	date

115 Broadfoot Ave.
P.O. Box 53774
Fayetteville, N.C., 28305
Phone 910-484-5191
License #: F-0106

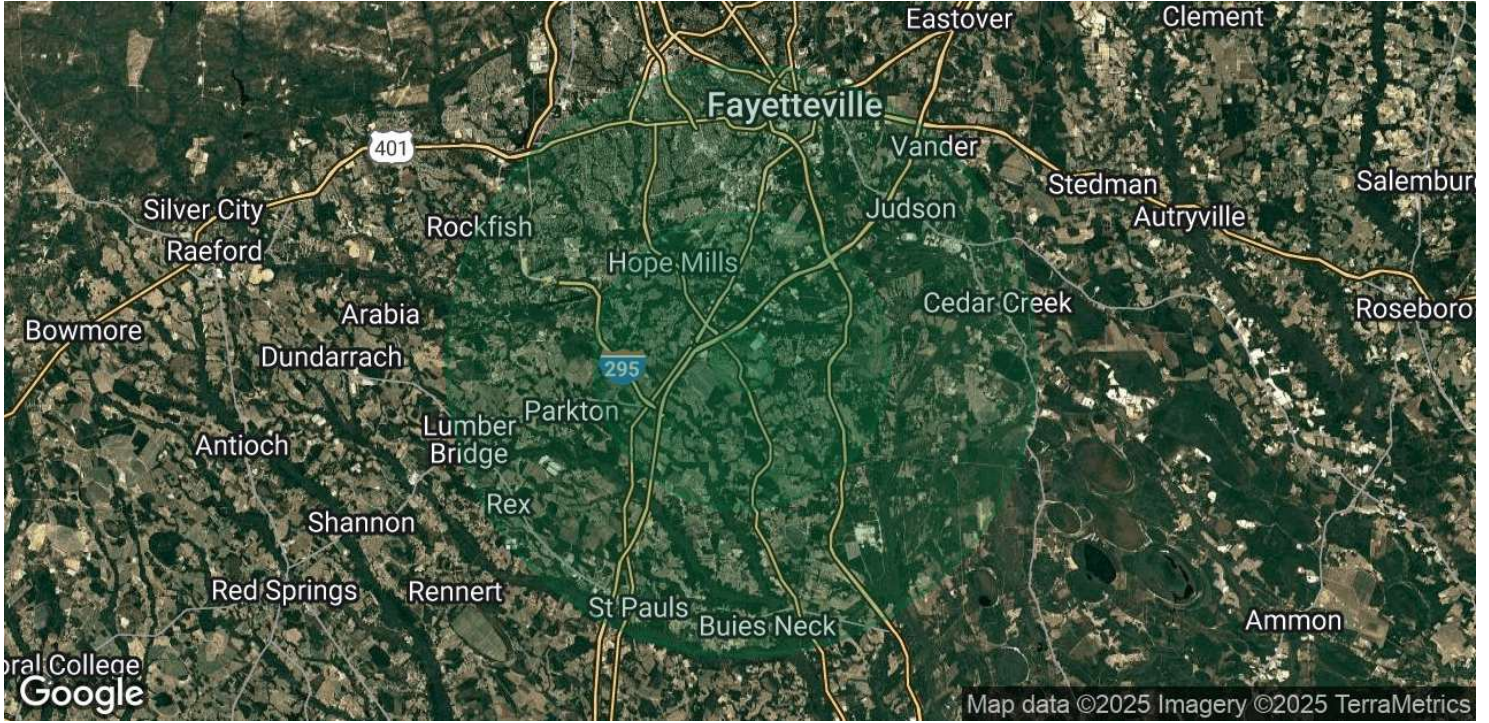
**ENGINEERS
PLANNERS
SURVEYORS**

MOORMAN, KIZER & REITZEL, INC.

scale
1" = 60'
Field Book No. N/A
SHEET
1 of 1



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	820	37,226	168,322
Average Age	34.8	32.7	34.6
Average Age (Male)	34.3	31.0	33.1
Average Age (Female)	35.5	33.9	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	284	13,415	65,331
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$66,208	\$55,732	\$55,846
Average House Value		\$116,307	\$119,785

2020 American Community Survey (ACS)

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