

± 12.61
ACRES

W PALMER ST

LAURINBURG RD

FOR SALE

±12.61 Acres in Raeford

598 LAURINBURG ROAD + 3 PARCELS

Raeford, NC 28376

PRESENTED BY:

CURT BRITT

O: 919.948.7231

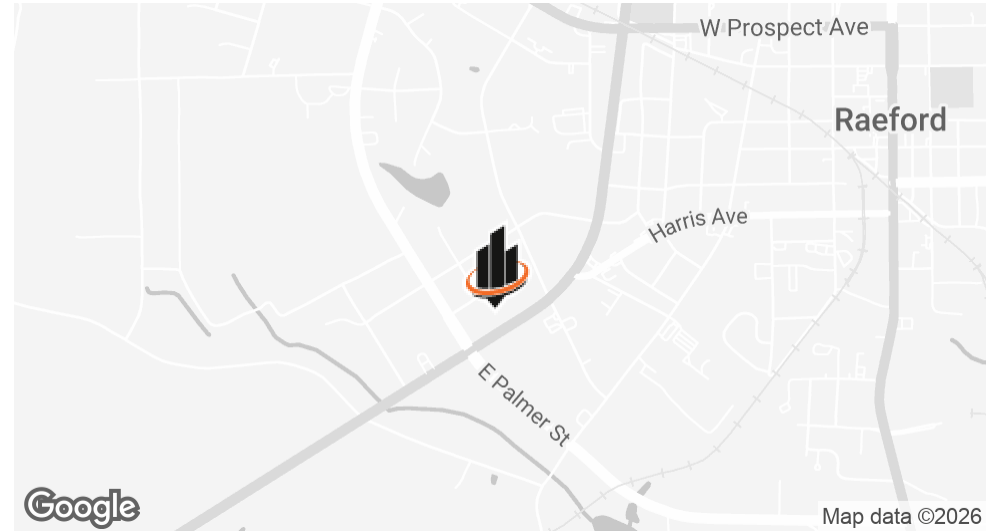
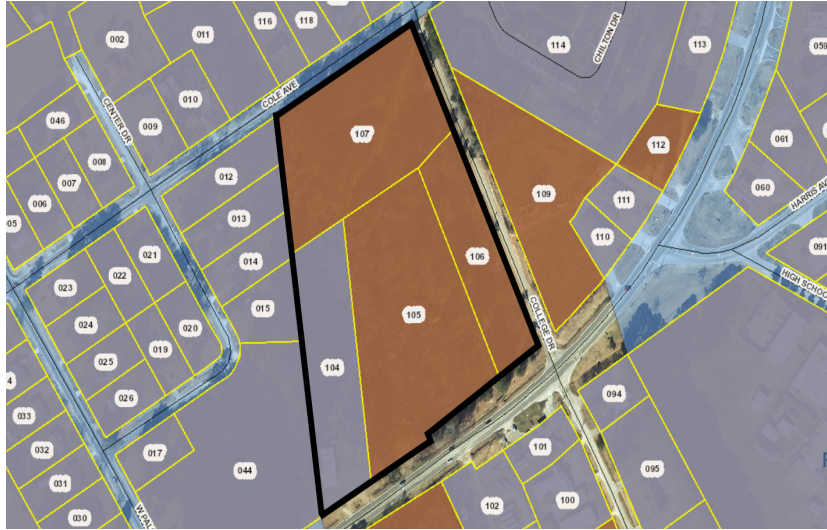
curt.britt@svn.com

KIM MILLS

O: 919.418.8456

kim.mills@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

ACREAGE:	±12.61 Acres
PINS:	694241201104, 694241201105, 694241201106, 694241201107
ZONING:	R12: 694241201104 HC: 694241201105, 694241201106, 694241201107
OPPORTUNITY ZONE:	Yes
SALE PRICE:	\$1,700,000.00

PROPERTY DESCRIPTION

This ±12.61-acre assemblage consists of four contiguous parcels with road frontage on Laurinburg Road in Raeford. The property is located within an Opportunity Zone and includes three parcels zoned Highway Commercial and one parcel zoned R-12 Residential. One parcel lies within the City of Raeford limits, while the remaining parcels are outside city limits.

Situated along Laurinburg Road, a well-traveled corridor connecting Raeford to surrounding markets, the property offers convenient access to downtown Raeford, US-401, and nearby residential growth areas. The location provides visibility and connectivity to local commercial services, regional road networks, and the broader Hoke County area.

CURT BRITT

O: 919.948.7231

curt.britt@svn.com

KIM MILLS

O: 919.418.8456

kim.mills@svn.com

LOCATION MAP



CURT BRITT

O: 919.948.7231

curt.britt@svn.com

KIM MILLS

O: 919.418.8456

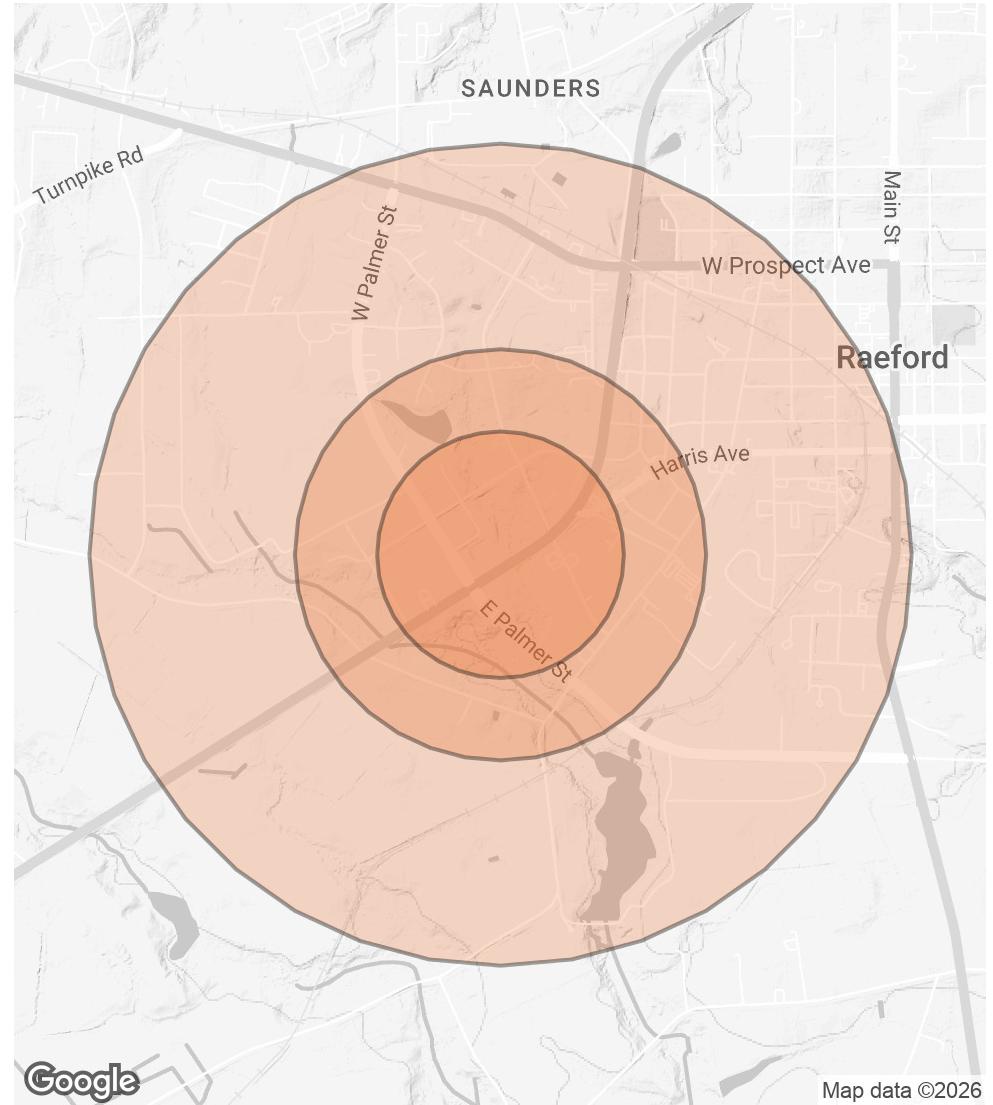
kim.mills@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	130	661	2,295
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	53	271	927
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$59,793	\$59,240	\$58,906
AVERAGE HOUSE VALUE	\$199,336	\$198,545	\$203,109

Demographics data derived from AlphaMap



CURT BRITT
 O: 919.948.7231
 curt.britt@svn.com

KIM MILLS
 O: 919.418.8456
 kim.mills@svn.com