

# HOKE LOOP LANDING

2354 HOKE LOOP RD, FAYETTEVILLE, NC 28314

Available  
+/- 2.31 AC



Outparcel 1 Available  
+/- 1.73 AC

Outparcel 2 Available  
+/- 1.74 AC

Outparcel 3 Available  
+/- 1.16 AC

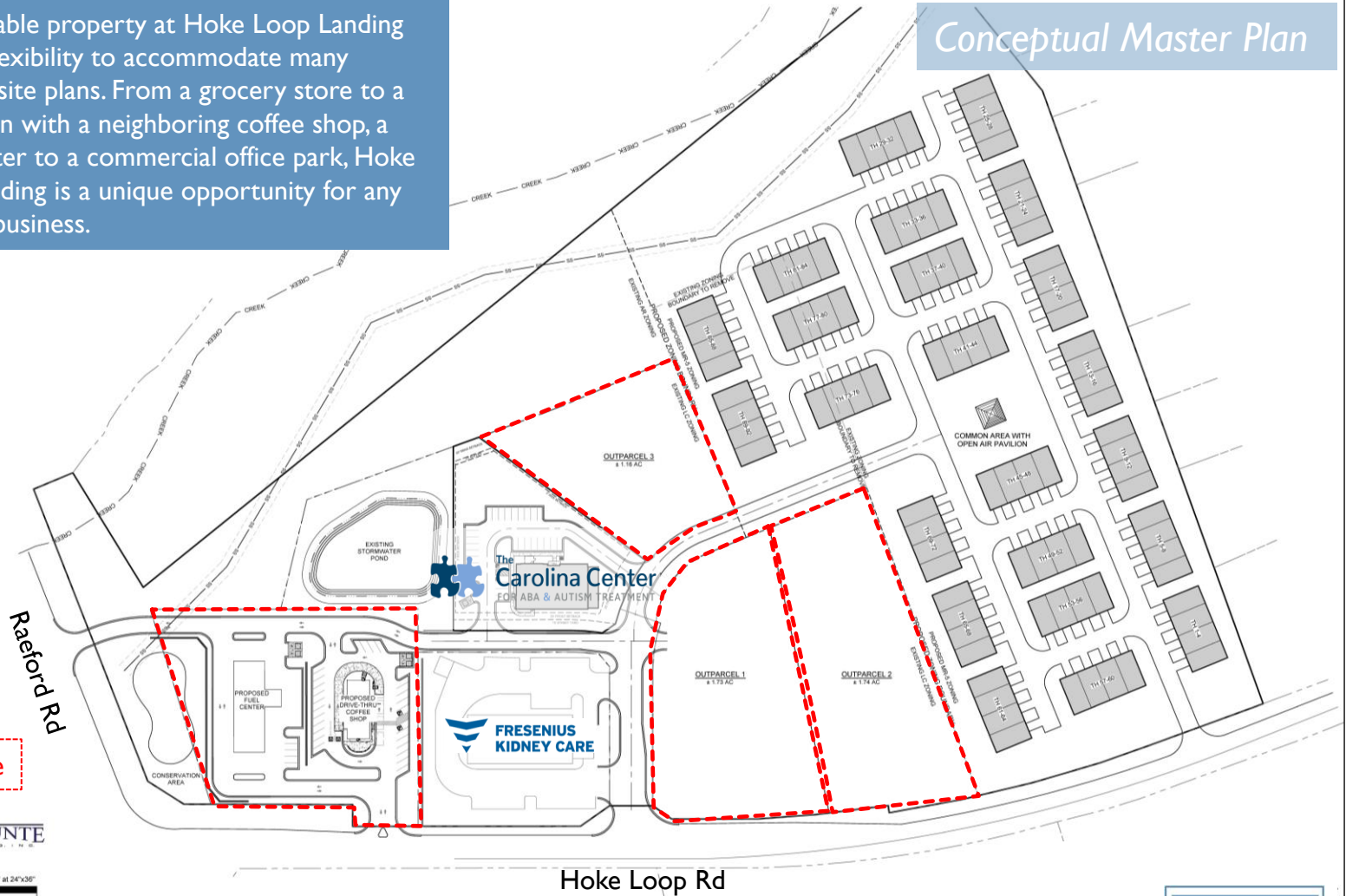
**FOR MORE INFORMATION:**

PALMER WILLIAMS | [PWILLIAMS@C-SPROP.COM](mailto:PWILLIAMS@C-SPROP.COM) | 910.864.1125  
[C-SPROP.COM](http://C-SPROP.COM)



# Conceptual Master Plan

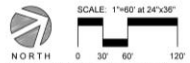
The available property at Hoke Loop Landing has the flexibility to accommodate many different site plans. From a grocery store to a gas station with a neighboring coffee shop, a strip center to a commercial office park, Hoke Loop Landing is a unique opportunity for any growing business.



Available

Prepared by:  
**PARAMOUNT**  
ARCHITECTS

Date: 16 October 2023

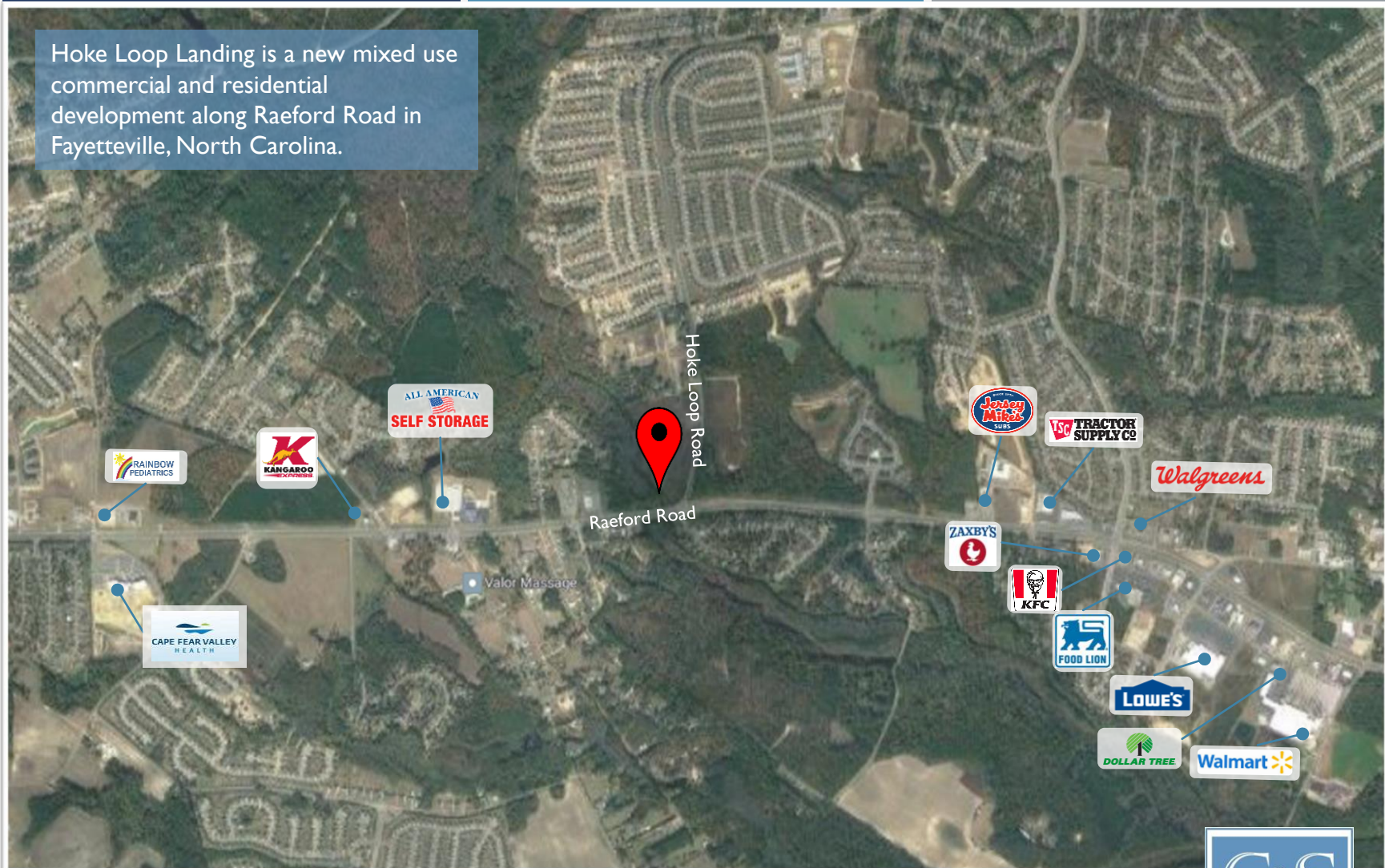


Preliminary. Not For Construction. This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

**FOR MORE INFORMATION:**  
PALMER WILLIAMS | [PWILLIAMS@C-SPROP.COM](mailto:PWILLIAMS@C-SPROP.COM) | 910.864.1125  
[C-SPROP.COM](http://C-SPROP.COM)



Hoke Loop Landing is a new mixed use commercial and residential development along Raeford Road in Fayetteville, North Carolina.



FOR MORE INFORMATION:  
PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125  
C-SPROP.COM



# PROPERTY FACTS

**PROPERTY ADDRESS** 2354 Hoke Loop Road, Fayetteville, NC 28314

**SUBMARKET** West Fayetteville

**LAND AVAILABLE** 2.31 Acres | Corner of Raeford Road

1.73 Acres | Outparcel 1

1.74 Acres | Outparcel 2

1.16 Acres | Outparcel 3

**RECENTLY LEASED** The Carolina Center for ABA & Autism Treatment

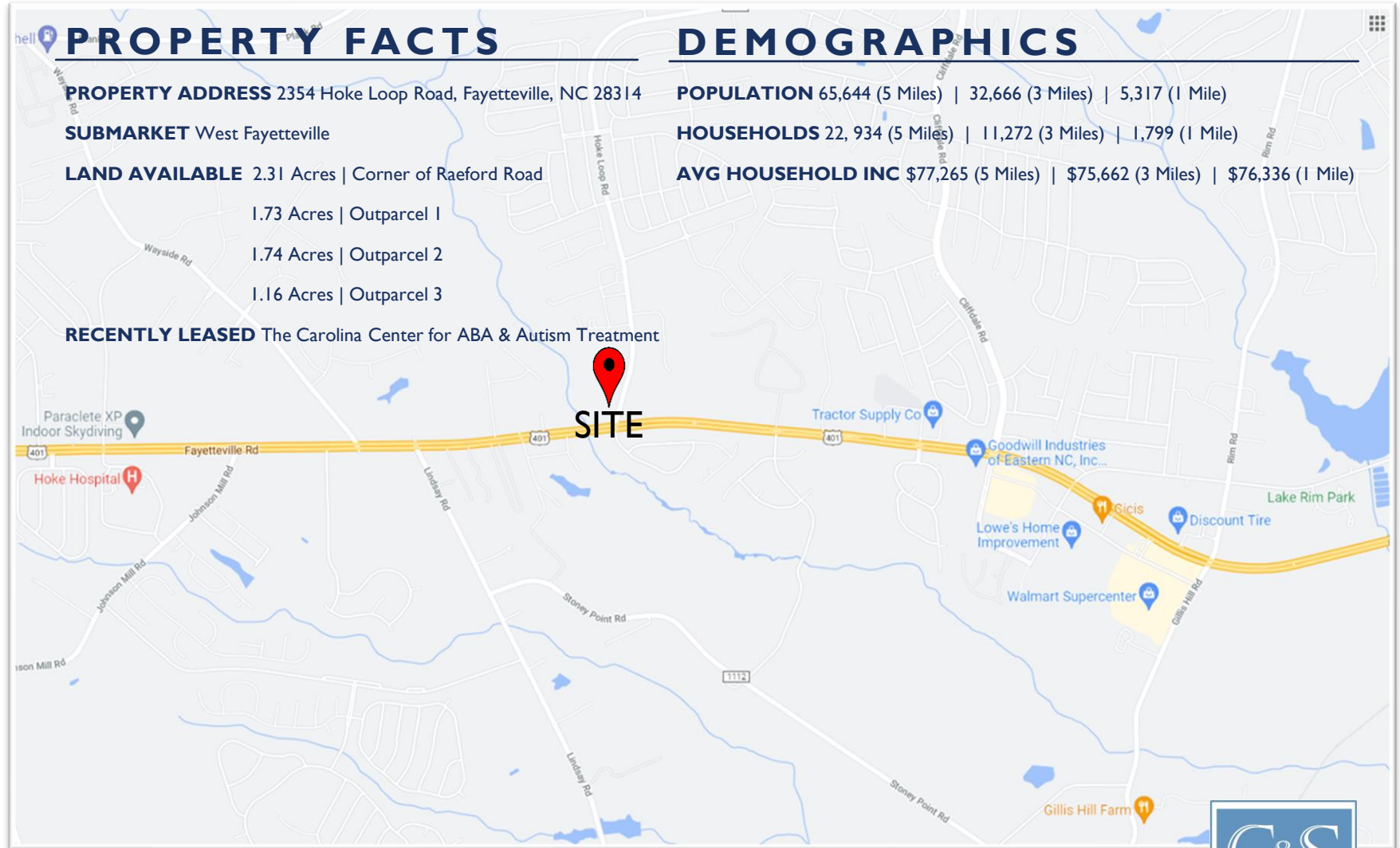
# DEMOGRAPHICS

**POPULATION** 65,644 (5 Miles) | 32,666 (3 Miles) | 5,317 (1 Mile)

**HOUSEHOLDS** 22,934 (5 Miles) | 11,272 (3 Miles) | 1,799 (1 Mile)

**AVG HOUSEHOLD INC** \$77,265 (5 Miles) | \$75,662 (3 Miles) | \$76,336 (1 Mile)

**SITE**



**FOR MORE INFORMATION:**

PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125

C-SPROP.COM



# Conceptual Site Plan

**LOT 1 SITE DATA**

PN: 9476-57-4127

SITE ACREAGE: ± 2.31 AC.

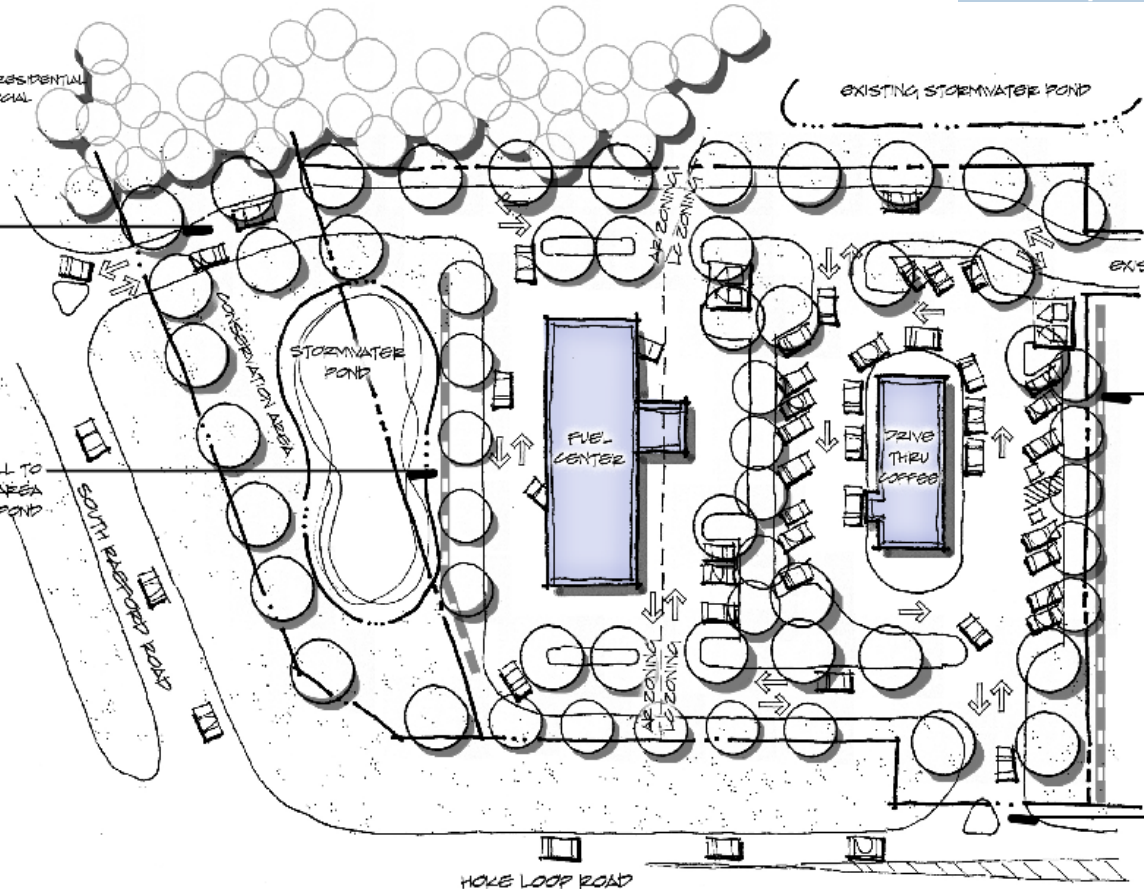
ZONED: AR - AGRICULTURAL-RESIDENTIAL  
LC - LIMITED COMMERCIAL

**SETBACKS (LC):**

FRONT: 25'  
SIDE / CORNER: 3' / 15'  
REAR: 10'

TWO-WAY DRIVE ACROSS  
SEWER BASINEMENT

PROPOSED RETAINING WALL TO  
RAISE SITE AND CREATE AREA  
FOR STORMWATER POND



Prepared by:

**PARAMOUNTE**  
ENGINEERING, INC.

DATE: 11 June 2020  
SCALE: 1" = 50' At 11" x 17"

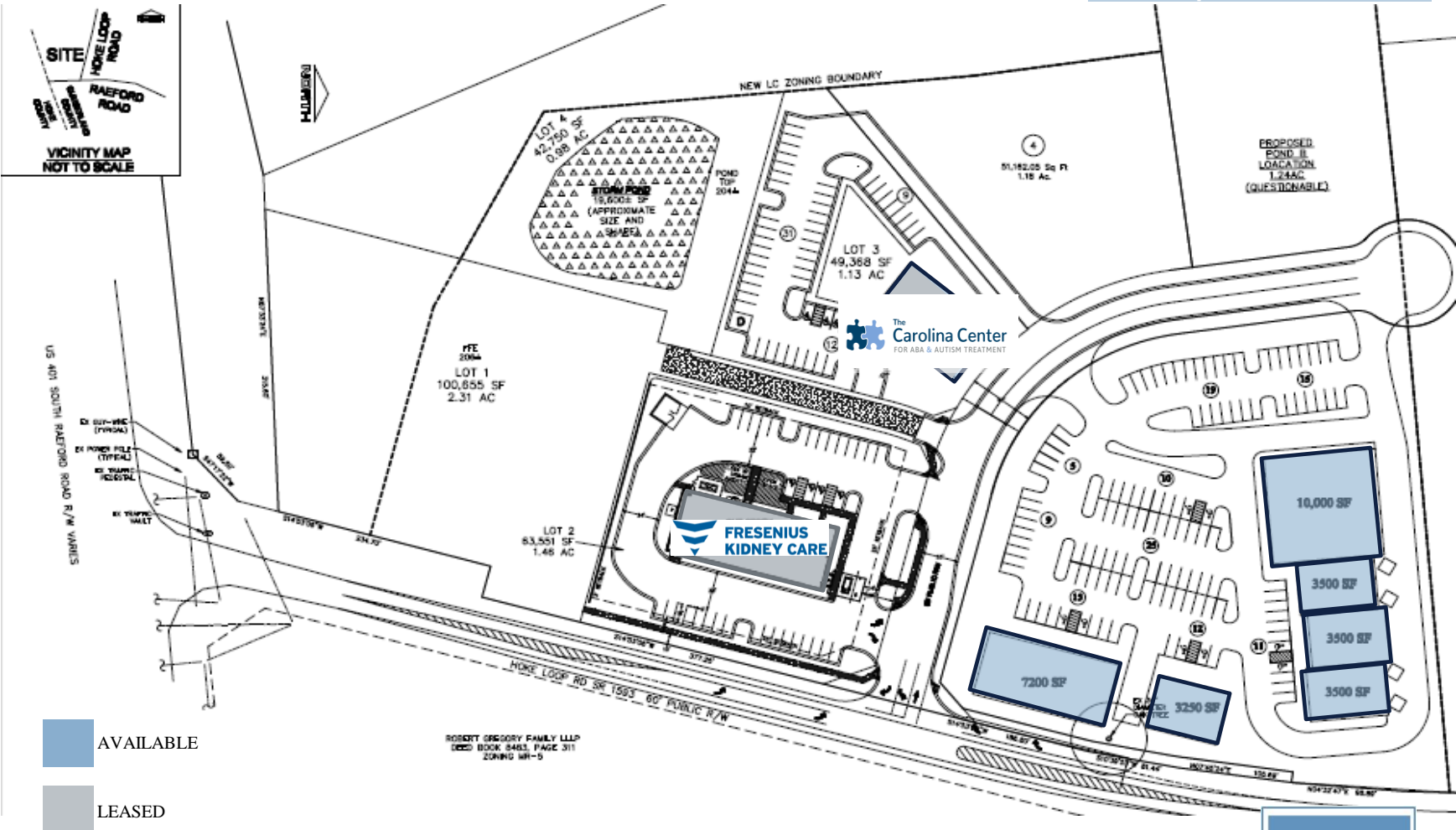


Preliminary / Not For Construction. This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulation and requirements at the time of approvals and/or development activity.

**FOR LEASING INFORMATION:**  
PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125  
C-SPROP.COM



# Conceptual Site Plan



**FOR LEASING INFORMATION:**  
 PALMER WILLIAMS | PWILLIAMS@C-SPROP.COM | 910.864.1125  
 C-SPROP.COM

