SITE

DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | $650,000.00

ACREAGE | ESTIMATED +/- 2.44 ACRES

PIN | 584970001112 & PORTION OF PIN 584970001023

TRAFFIC | 9,600 - 11,500 AADT

ZONING | INDUSTRIAL

Prime development opportunity near the intersection of NC Hwy 211 & Plank Road in Hoke County, just outside the boundaries of Fort Bragg. Zoned industrial, the property offers visibility & positioning for a variety of commercial or industrial uses. Approximately 14 miles from Pinehurst, the site benefits from N.C. 211 AADT of 9,600 in front of the property & up to 11,500 at the intersection. N.C. 211—the primary route between Raeford & Aberdeen/Moore County—is undergoing upgrades to improve accessibility. The property consists of two parcels totaling an estimated +/- 2.44 acres, including Lot 1-B (+/- 0.17 acres) with a mobile home and the larger tract improved with an approximately 3,000 SF storage warehouse. No value given to structures. Buyer to perform their own due diligence regarding acreage, septic, access, & other site conditions.

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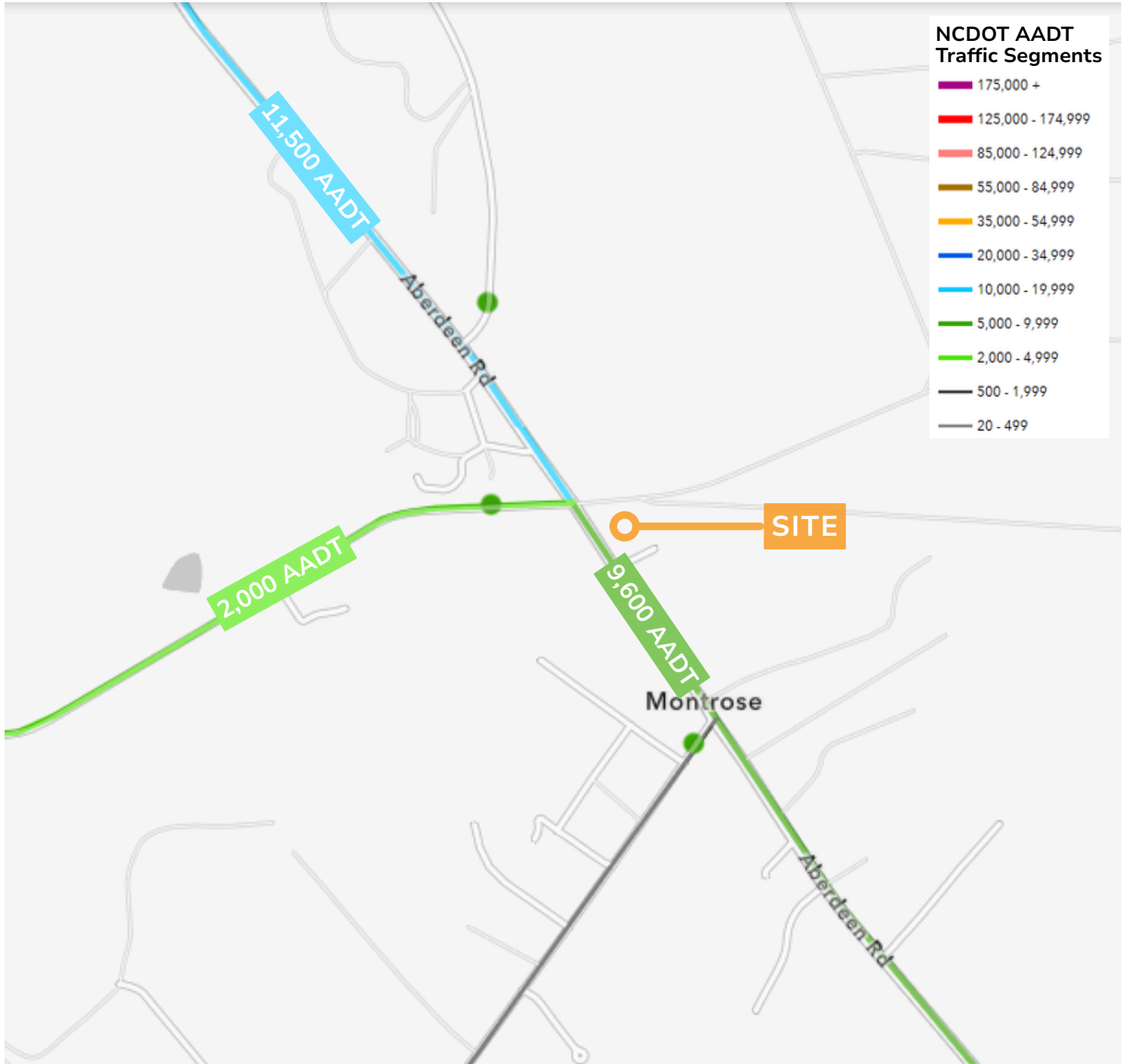C: 910.690.1065
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TRAFFIC COUNTS

NCDOT AADT Traffic Segments

- 175,000 +
- 125,000 - 174,999
- 85,000 - 124,999
- 55,000 - 84,999
- 35,000 - 54,999
- 20,000 - 34,999
- 10,000 - 19,999
- 5,000 - 9,999
- 2,000 - 4,999
- 500 - 1,999
- 20 - 499

11,500 AADT

2,000 AADT

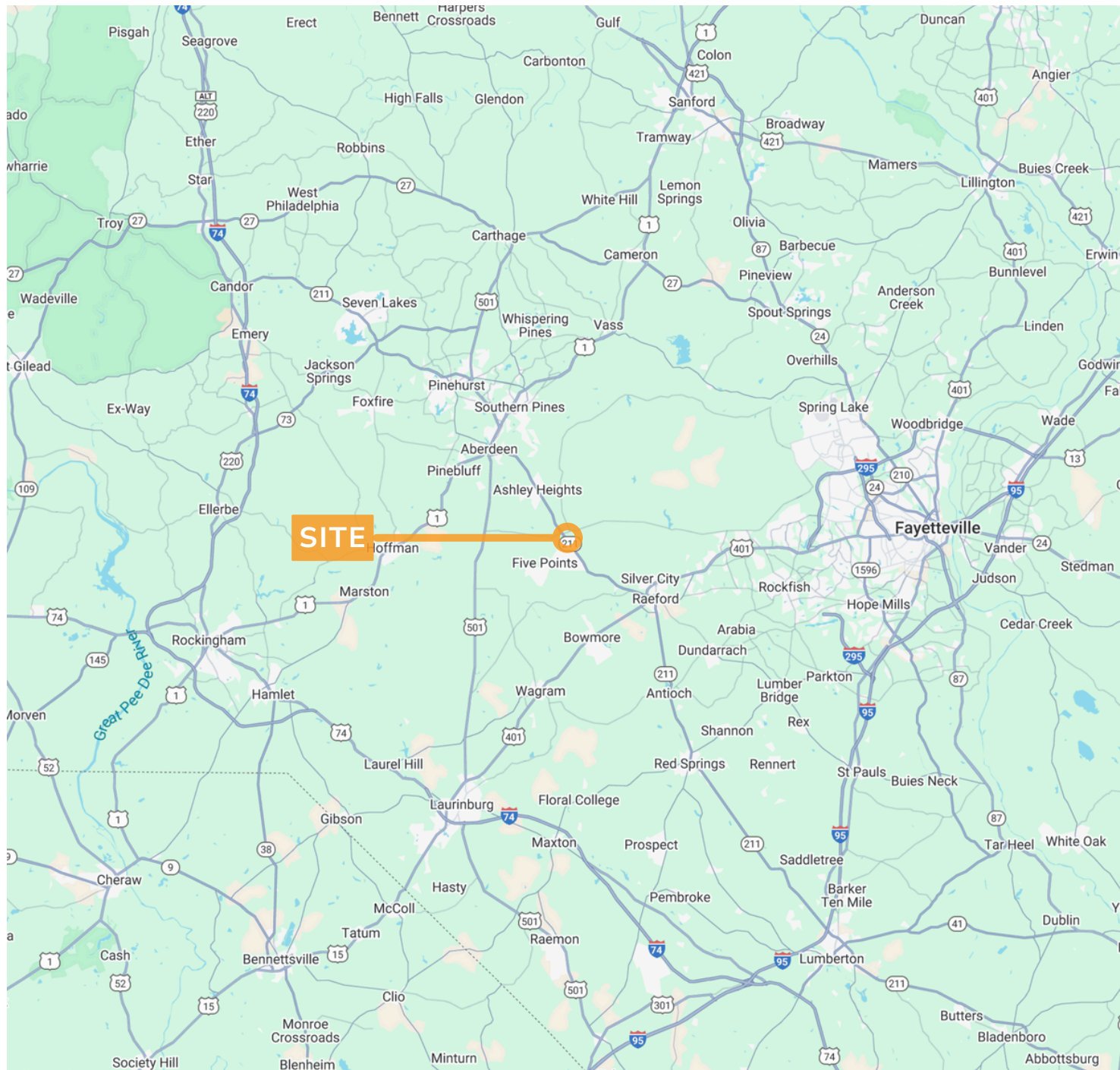9,600 AADT

SITE

Aberdeen Rd

Montrose

Aberdeen Rd

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CAROLINA SUMMIT GROUP
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LOCATION MAP

SITE

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