

# HOKE LOOP LANDING

FAYETTEVILLE, NC



**FOR LEASING INFORMATION:**

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Hoke Loop Landing is a new commercial office and industrial park planned for a site located in the northwest quadrant of the Hoke Loop Road – U.S. Highway 401 (Raeford Road) intersection in Fayetteville, North Carolina.



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## PROPERTY FACTS

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

**SUBMARKET** West Fayetteville

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

1.13 Acres Beside Fresenius Kidney Care

20.56 Acres | Commercial/Multifamily

## 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)



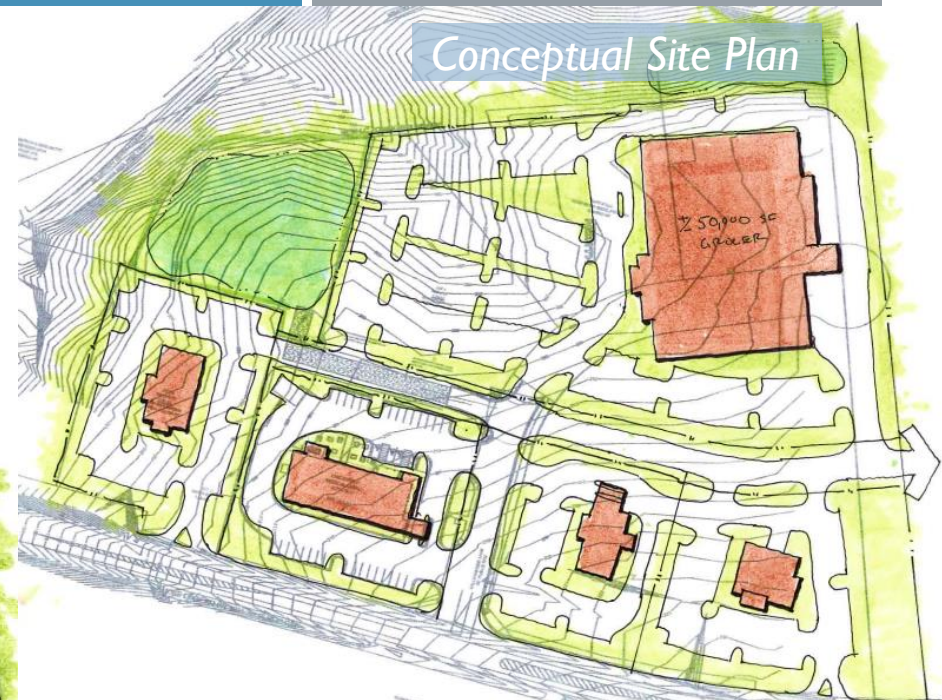
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The available property at Hoke Loop Landing has the flexibility to accommodate many different site plans. From a grocery store to a gas station with a neighboring coffee shop, a strip center to a commercial office park, Hoke Loop Landing is a unique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



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# Conceptual Site Plan

## LOT 1 SITE DATA

PIN: 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 BASINMENT

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

SOUTH RASPOUR ROAD

STORMWATER  
POND

FUEL  
CENTER

EXISTING STORMWATER POND

EXISTING DRIVE

EXISTING RETAINING  
WALL

MEDICAL CLINIC  
SITE

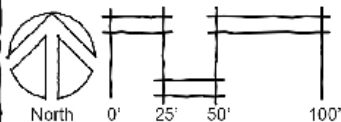
RIGHT-IN RIGHT-OUT  
ACCESS FROM HOKE  
LOOP ROAD

HOKE LOOP ROAD

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.

## Conceptual Site Plan Hoke Loop Landing Lot 1 Fayetteville, North Carolina

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**VICINITY MAP  
NOT TO SCALE**

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US 401 SOUTH RAIFORD ROAD R/M VARIES

EX GUY-WIRE (TYPICAL)

EX POWER POLE (TYPICAL)

EX TRAMP (FEDESTAL)

EX TRAMP (WALK)

AVAILABLE

LEASED

ROBERT GREGORY FAMILY LLP  
DEED BOOK 8483, PAGE 311  
ZONING NR-5

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