



property information

name	magnolia hill - village commons
location	hwy 22 carthage, nc
county	moore
acreage	80.11
zoning	PUD/mixed-use
price	\$5,500,000
potential uses	commercial/office/residential development
utilities	water, sewer
pin	847500624523
lrk	31348
tax data	tbd

property description

80.11 acre PUD zoned site now available for Sale. Magnolia Hill - Village Commons is strategically located on Hwy 22 and McCaskill Road in Carthage, North Carolina. This site is fully entitled and perfectly positioned for a mixed use project. Located just 5.4 miles from the Village of Pinehurst and in one of the most demanding growth markets in the South East.

With over three thousand existing home sites and ten thousand new home sites planned, there is, at present no available goods and services for the residential need. This is changing rapidly as Harris Teeter and Food Lion have both been approved for July 08 construction within a three mile radius of this site.

Moore County is experiencing such unprecedented demand that two moratoriums were enacted in Aberdeen and Southern Pines, with a third in nearby Whispering Pines soon after. The entitlement, zoning, location and jurisdiction of this site represent a key component to future commercial development success on this property.

Owner financing available.

please visit www.cliftcommercial.com or call

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