



Clift COMMERCIAL
REAL ESTATE SERVICES

murray hill pines 17.02 acres

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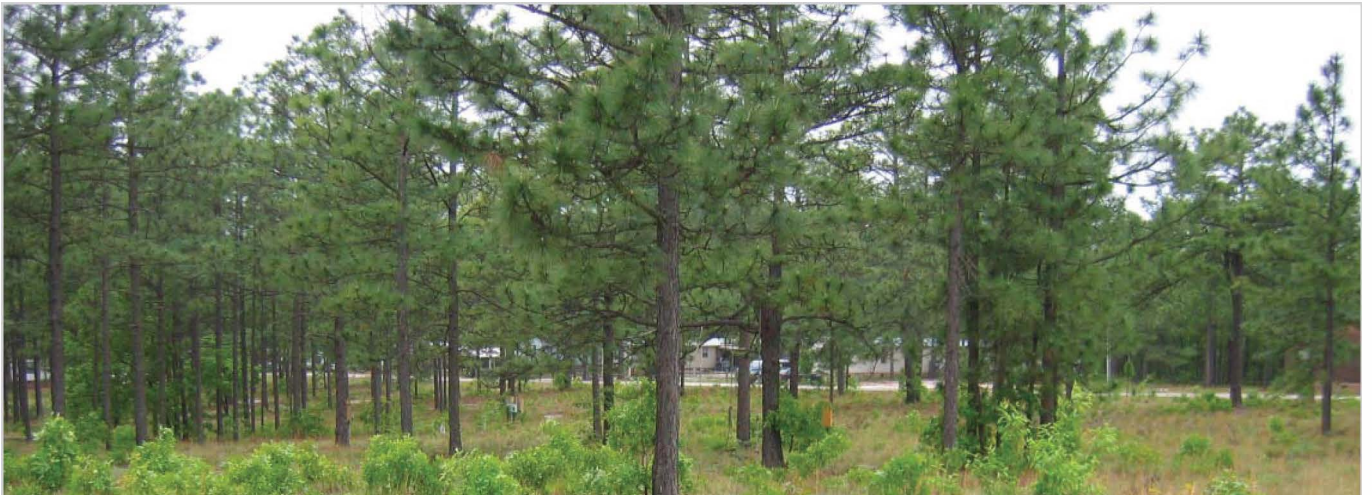
property information

name	murray hill pines
location	ridgewood drive and long street southern pines, north carolina
county	moore
acreage	17.02 +/-
zoning	RM 1
price	\$300,000 per acre
potential uses	residential, multi-family, office, commercial, retail
utilities	water, sewer, power
pin	8571005555776/85700653945
lrk	50398/49517
tax data	

property description

Perfectly primed for residential, office, or commercial development, this 17.02 +/- acre tract is now available for sale in the Southern Pines/ Pinehurst area of Moore County, one of the most explosive growth areas in North Carolina. Strategically located off of Murray Hill Road between the two main thoroughfares of highway 15/501 and US #1. Surrounded by numerous amenities, inclusive of over twenty golf courses and the famed Pinehurst Resort. One of the few remaining sites that can accommodate 10-12 units per acre. Sewer and water to the boundary and 95% of road infrastructure in place. Contiguous to the Mixed-Use Projects, Morganton Park North and Morganton Park South.

please call or email Susan Clift Brown **910.585.2595 ~ scb@cliftcommercial.com**



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murray hill pines

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According to the Convention and Visitors Bureau, the Southern Pines-Pinehurst area has received national accolades as one of the nation's most desirable places to live. Independent research firm POLICOM's ranks the area as 149th in Economic Strength out of 536 micropolitan areas in the United States. American City Business Journals (ACBJ) has ranked the Southern Pines-Pinehurst area as the No. 2 best "Dreamtown" in North Carolina and the 35th best in nation out of 140 smaller communities evaluated throughout the United States.



Moore County ranked 10th in travel impact among North Carolina's 100 counties. The buying power within Moore County is not limited to tourists, however. Statistics reveal that the wealth index of Moore County is the third highest in the Research Triangle Region. Bottom line, Southern Pines/Aberdeen/Pinehurst offers a pro-business environment and a healthy local economy.

The environment for business is as favorable as the climate. Six major sectors make up Moore County's economy: tourism, manufacturing, health services, retail, agriculture and retirement.

First Health of the Carolinas, incorporated in 1929, has been acknowledged as one of the nation's top 100 performing hospitals for the 2nd year in a row. In 2005, First Health was recognized at the annual NC Conference for Excellence for its organizational performance based upon the nationally esteemed Malcolm Baldrige National Quality criteria.



- In North Carolina, visitors spent a record \$21.9 billion in 2015.
- Moore County visitor spending hit a record high of \$441.8 million in 2015.
- Combined state and local tax revenue in 2015 was \$1.7 billion.
- Moore County currently ranks 11th in the state in total travel expenditures of the 100 North Carolina counties (its population places it 32nd).
- Visitor spending also generated \$1.2 million in total daily expenditures in Moore County in 2015, \$101.04 million payroll income and directly supported 5,450 local jobs.

▪ **data compiled from Partners in Progress, NC Commerce and CVB

Population

1990 Census = 59,013

2000 Census = 74,768

% Population Change from 1990 to 2000 = 26.7%

2010 Census = 88,247

% Population Change from 2000 to 2010 = 18.0%

Population Projections

2010 Census	88,247
July, 2015 Projection	94,254
July, 2020 Projection	99,561
July, 2025 Projection	104,226
July, 2030 Projection	108,326





North Carolina is composed of 100 counties. The top two largest metropolitan areas are among the top ten fastest-growing in the country: its capital, Raleigh, and its largest city, Charlotte. In the past five decades, North Carolina's economy has undergone a transition from heavy reliance upon tobacco, textiles, and furniture-making to a more diversified economy with engineering, energy, biotechnology, and finance sectors. North Carolina's capital has grown 17.9 percent since 2001, placing Raleigh-Cary at No. 5 among the 51 largest metro areas in the country where technology is booming. Since 2010, North Carolina has been chosen as the third-best state for business by Forbes Magazine, and the second-best state by Chief Executive Officer Magazine. Site Selection magazine ranked North Carolina 2nd in its annual Top Business Climate survey for 2015.

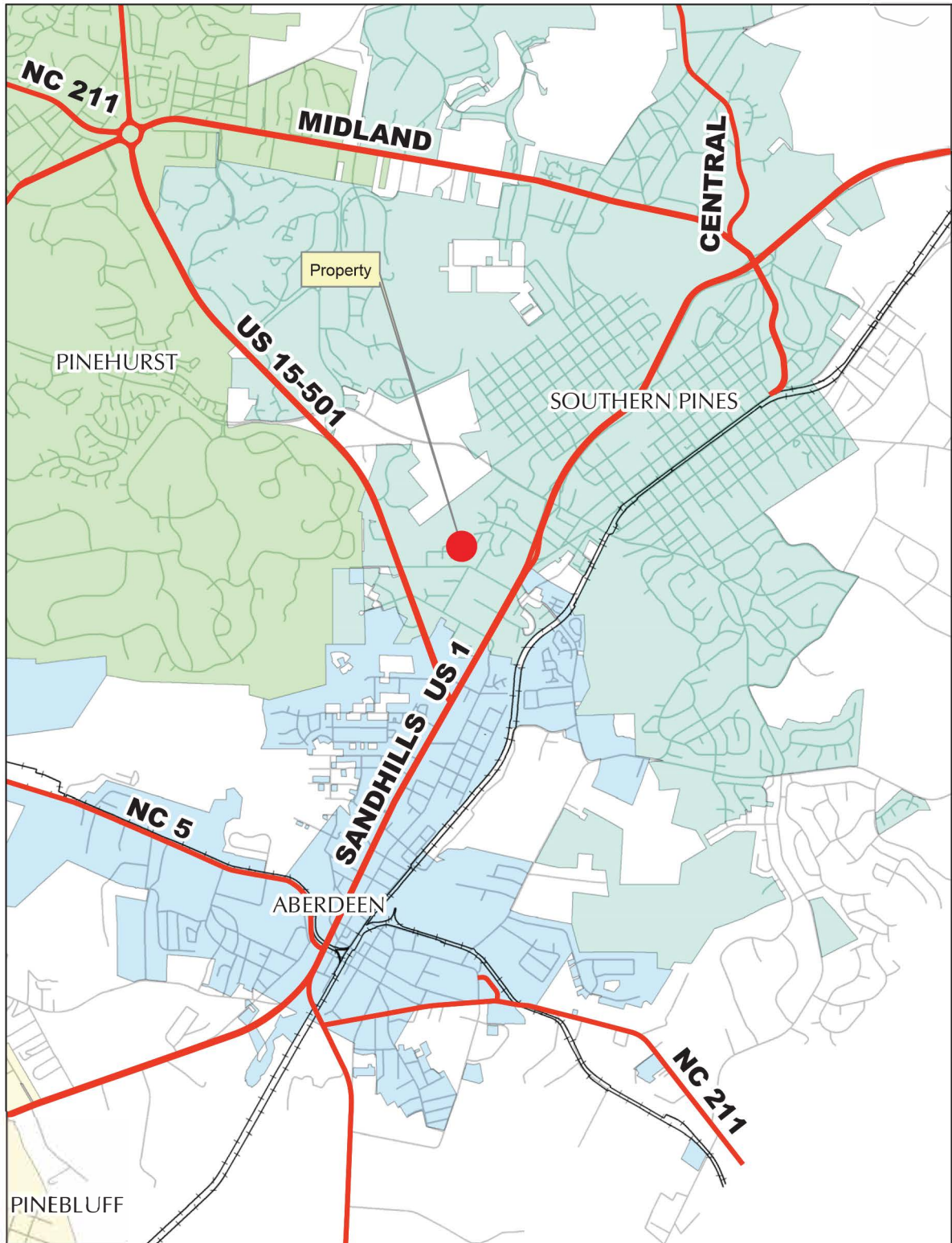


From skilled workers and a comprehensive workforce development network to a nationally touted business climate, North Carolina has the tangibles that businesses need as well as a lifestyle that helps employees flourish. People are at their best in North Carolina and in this increasingly global economy, happy and productive people are the source of a company's competitive advantage.



From business resources and human resources to natural resources, North Carolina provides companies the competitive advantages they need to succeed both locally and globally.



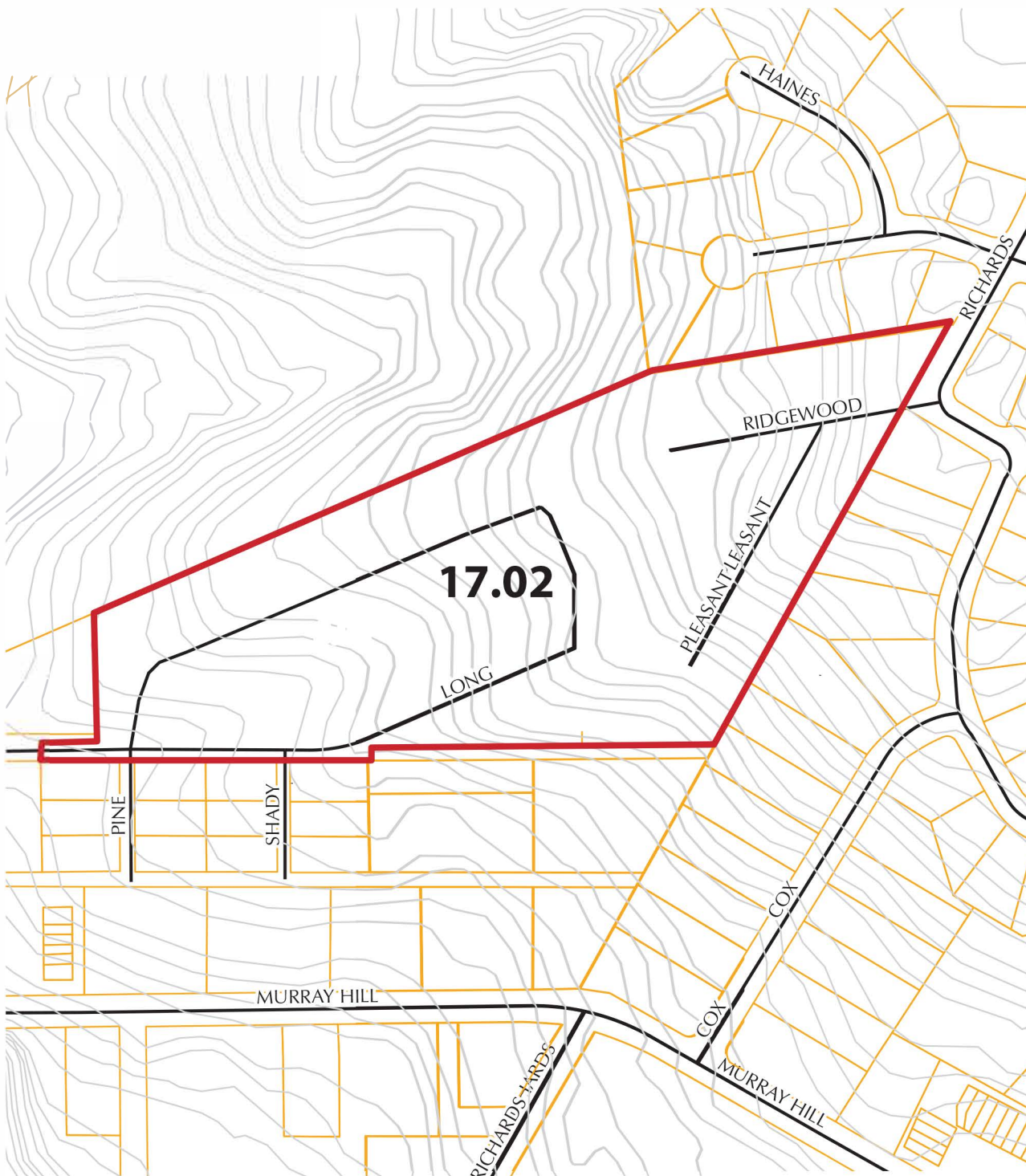


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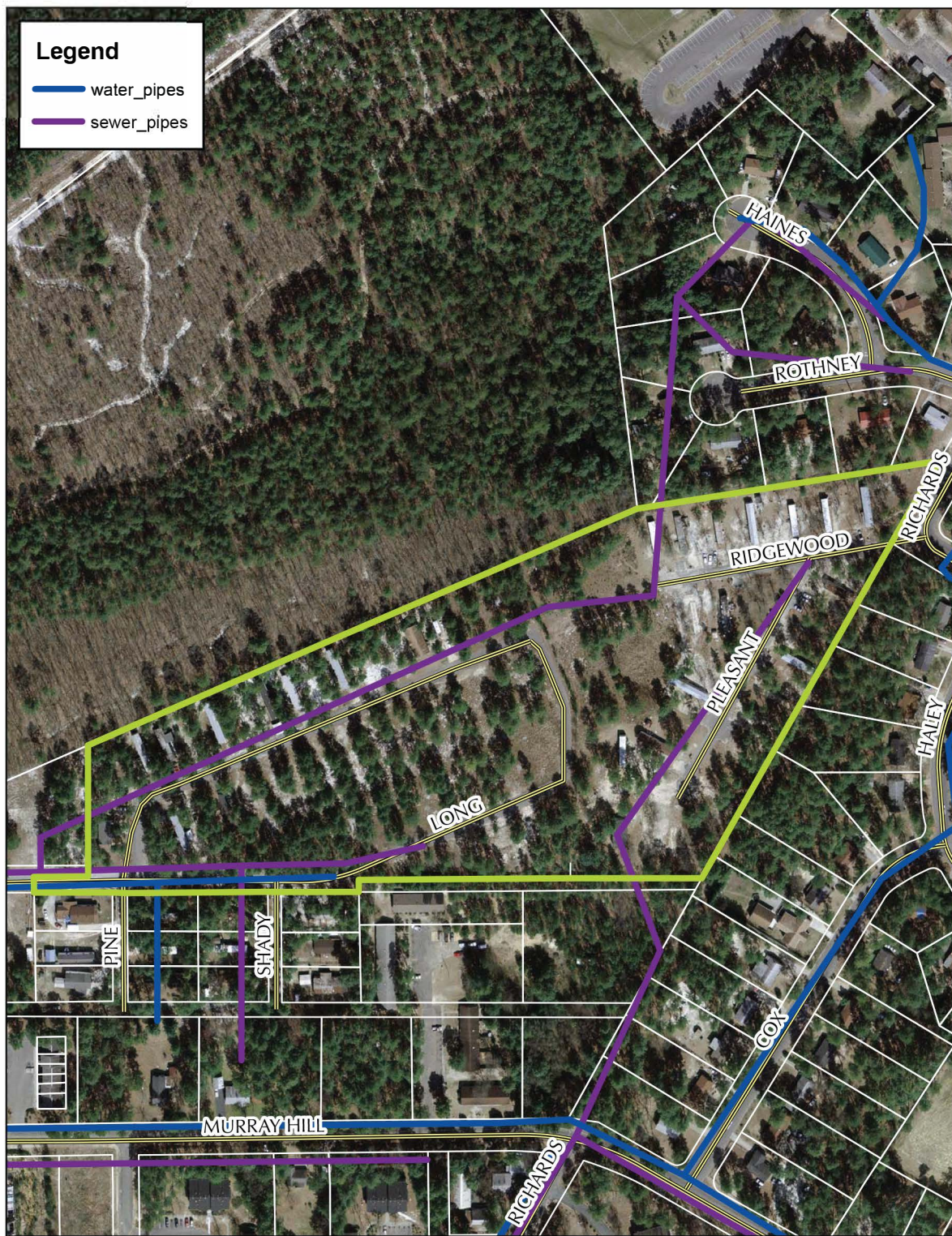


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REVISIONS			
SYM.	DESCRIPTION	DATE	BY

LKC Engineering, PLLC
 140 Aqua Shed Court
 Aberdeen, NC 28315
 O: 910.420.1437
 F: 910.637.0096
 lkceengineering.com

Engineering
 Landscape Architecture
 Surveying

LKCC

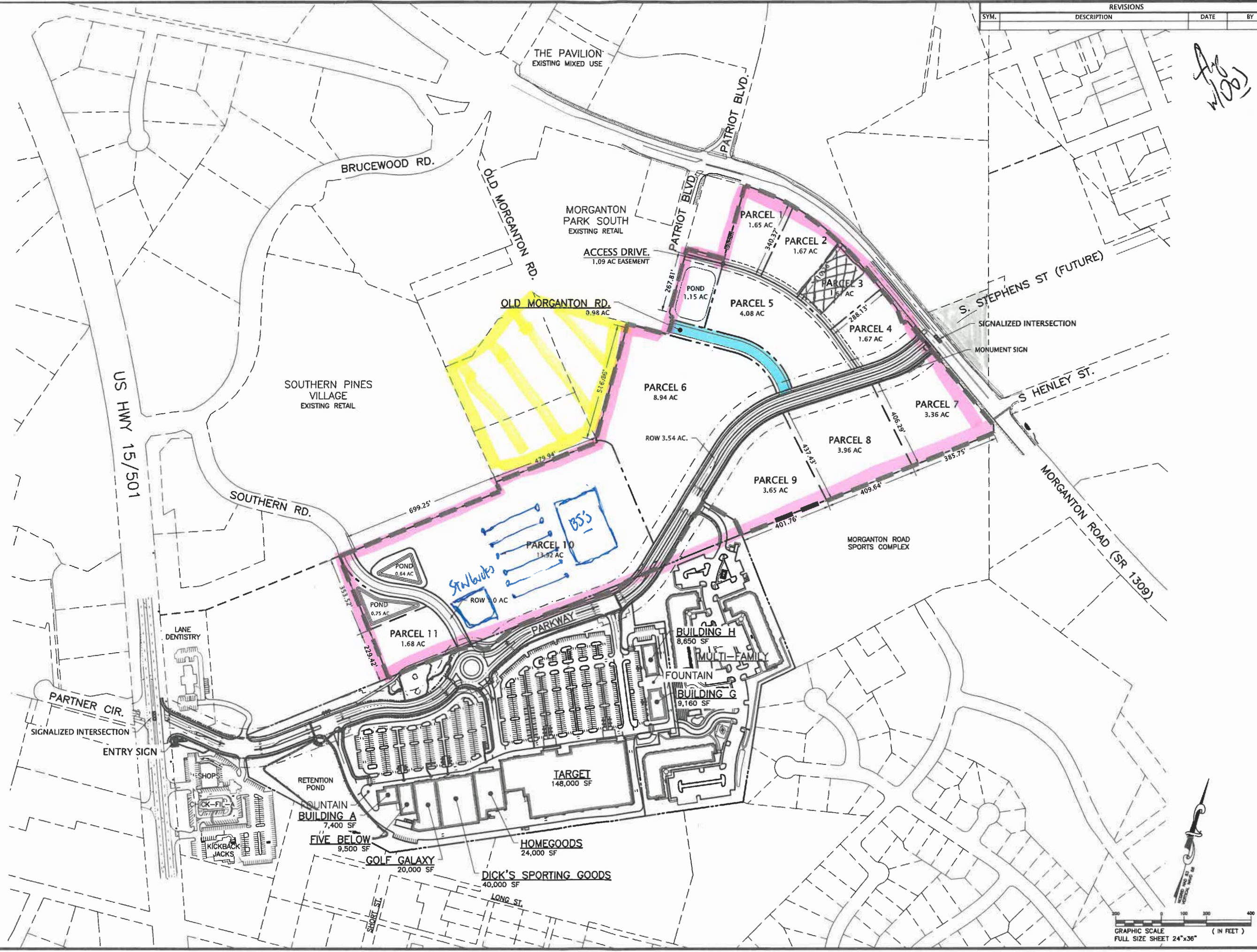
MIDLAND ATLANT
 8044 Montgomery Rd
 Suite 370
 Cincinnati, OH 4523
 (513)792-5000

PHASE 2
 LEASING PLAN

MORGANTON PARK SOUTH
 SHOPPING CENTER

DATE: 1/10/23
 DESIGNED:
 DRAWN:
 CHECKED:
 NO.

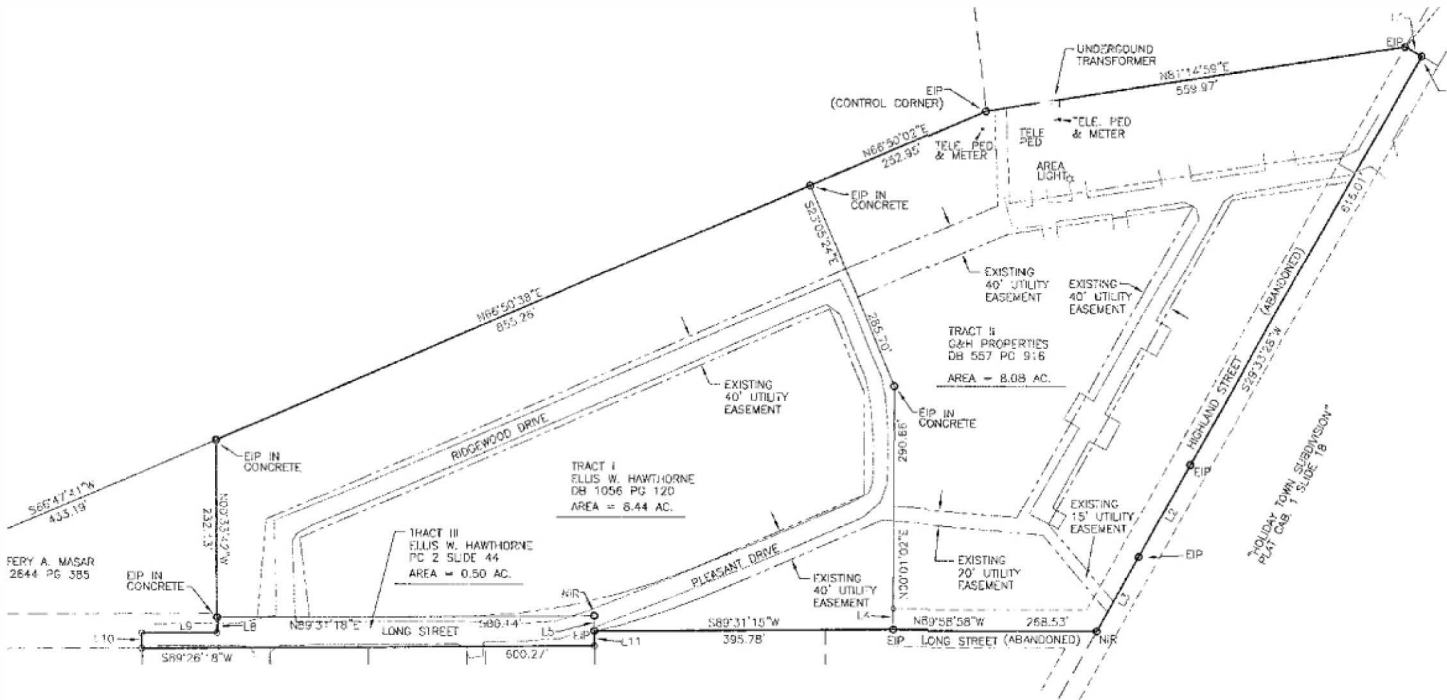
LP-2



Handwritten signature/initials

The RM-1 district is established as a district in which to allow primarily single-family and multi-family residences at a medium-density (approximately 10-12 dwelling units per acre) in areas served by adequate public water and sewer systems. The regulations of this district are intended to (1) encourage single-family and multi-family residential residences as well as congregate housing facilities and (2) encourage new residential development which is compatible with that in the existing neighborhoods.





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