



106 thompson street
hoffman,nc

table of contents

section I • property brochure

property flyer
interior photos

section II • property maps, survey

aerial map
location map
building sketch

section III • tax and market data

tax data
market data

property information

name	hoffman elementary school
location	106 thompson street hoffman, nc
county	richmond
acreage	5.228 +/- acres
zoning	tbd
price	\$6,000 per month (NNN)
potential uses	office, warehouse
utilities	water, electric, septic
pin	843604547648
tax data	tbd

property description

“Move-in-Ready” 22,624 square feet former Elementary School on 5.228 acres of land. Located at the intersection of Thompson Street and Butler Drive less than 1/4 mile south of US Hwy 1 North. Interior features include: Painting Concrete walls, 9 classrooms, 2 offices, multiple restrooms, gymnasium with a stage and dressing room, large kitchen with eat in lunch room, two mechanical rooms and boiler room.

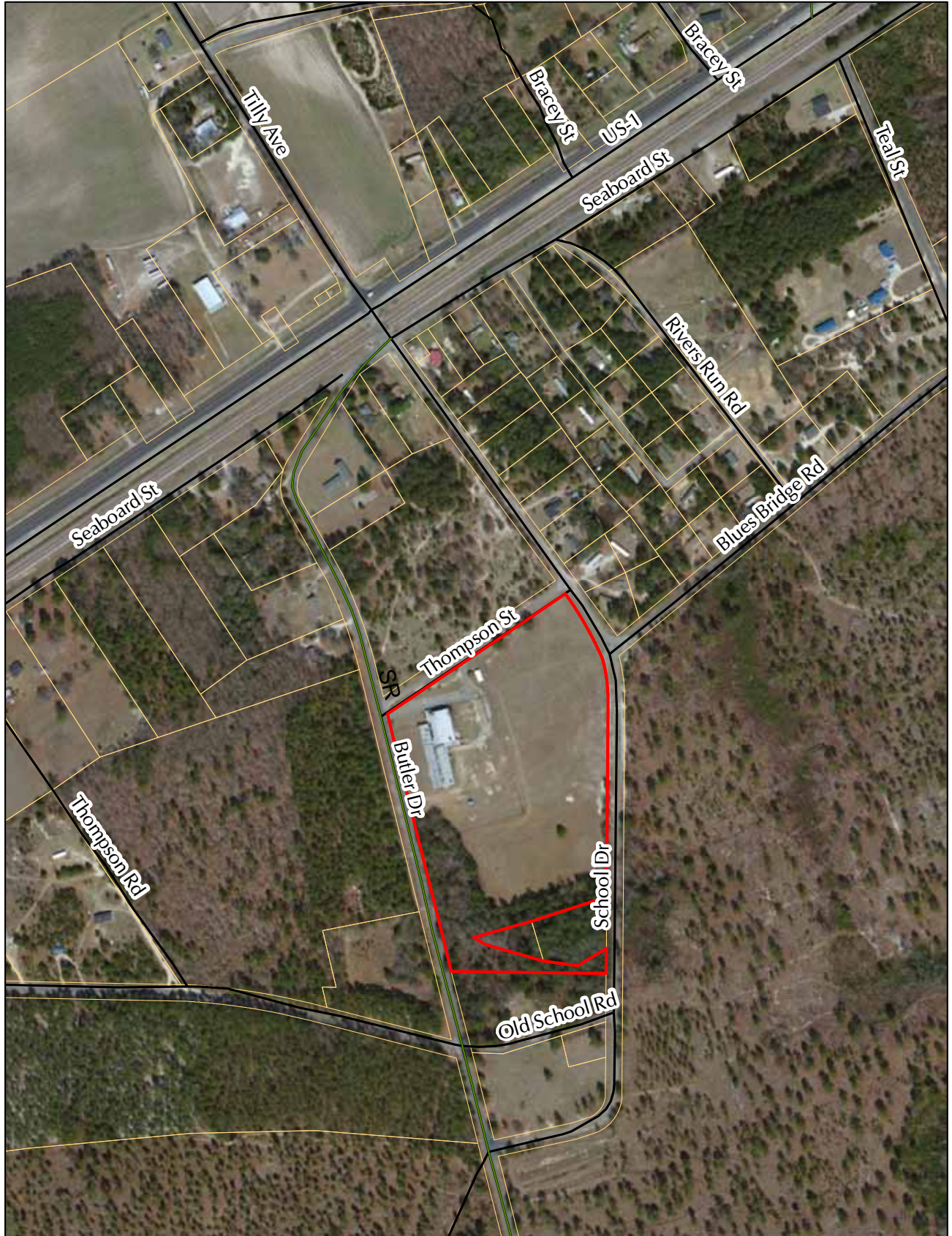
please visit **www.cliftcommercial.com** or call

910.695.1909



additional photos



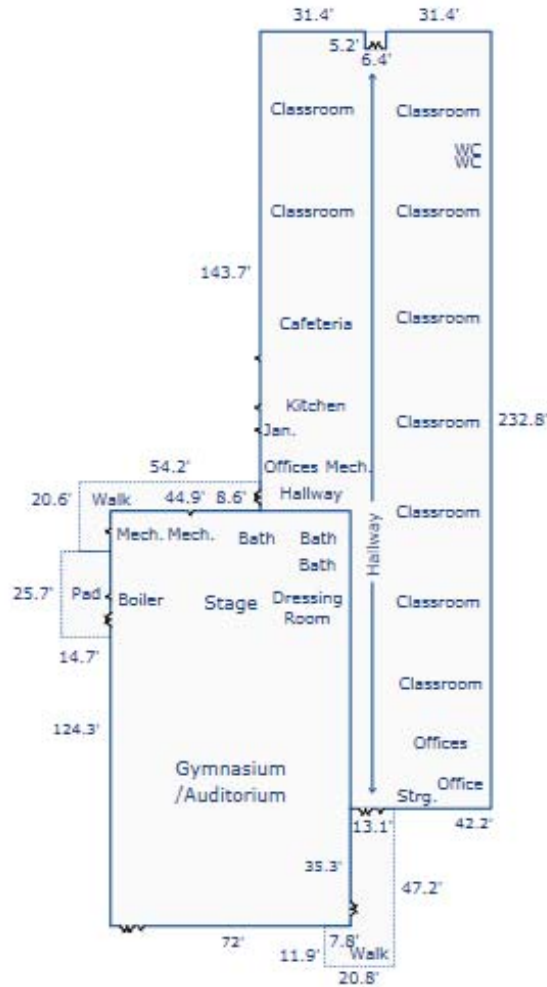


106 thompson street

Clift Commercial • 155 west new york ave • southern pines, nc
t 910.695.1909 • f 910.695.7236 • sales@cliftcommercial.com

*An Appraisal of the Hoffman Elementary School
Butler Drive, Hoffman, NC 28347*

Building Sketch



Comments:

Scale: 1" = 50'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBAL	First Floor	22624.11	22624.11
P/P	Covered Front Walk	709.45	
	Covered Walkway	575.93	
	Concrete Pad	376.44	
	Rear Stoop	33.15	

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	0.0 x	42.2	0.00
0.5 x	89.1 x	0.0	0.00
	35.3 x	72.0	2538.00
	138.5 x	69.3	9591.13
0.5 x	0.0 x	44.9	0.00
	114.2 x	89.1	10170.34
	5.2 x	31.4	162.32
0.5 x	89.1 x	0.0	162.32
0.5 x	138.5 x	0.0	0.00



Demographic and Income Profile

Bracey St, Hoffman, NC, 28347
Ring: 5 mile radius

Prepared by Susan Brown/Susan Clift Brown

Latitude: 35.034134357

Longitude: -79.54896053

Summary	Census 2010	2012	2017			
Population	2,476	2,610	2,810			
Households	661	703	774			
Families	469	494	544			
Average Household Size	3.28	3.27	3.23			
Owner Occupied Housing Units	476	497	551			
Renter Occupied Housing Units	185	206	223			
Median Age	34.8	35.1	35.6			
Trends: 2012 - 2017 Annual Rate	Area	State	National			
Population	1.49%	1.21%	0.68%			
Households	1.94%	1.27%	0.74%			
Families	1.95%	1.25%	0.72%			
Owner HHs	2.08%	1.40%	0.91%			
Median Household Income	2.92%	3.46%	2.55%			
Households by Income	2012		2017			
	Number	Percent	Number	Percent		
<\$15,000	159	22.6%	171	22.1%		
\$15,000 - \$24,999	133	18.9%	119	15.4%		
\$25,000 - \$34,999	100	14.2%	98	12.7%		
\$35,000 - \$49,999	90	12.8%	103	13.3%		
\$50,000 - \$74,999	105	14.9%	136	17.6%		
\$75,000 - \$99,999	65	9.2%	85	11.0%		
\$100,000 - \$149,999	27	3.8%	34	4.4%		
\$150,000 - \$199,999	6	0.9%	8	1.0%		
\$200,000+	17	2.4%	19	2.5%		
Median Household Income	\$30,140		\$34,799			
Average Household Income	\$46,260		\$51,502			
Per Capita Income	\$21,168		\$23,393			
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	151	6.1%	160	6.1%	175	6.2%
5 - 9	152	6.1%	160	6.1%	175	6.2%
10 - 14	161	6.5%	169	6.5%	186	6.6%
15 - 19	195	7.9%	197	7.6%	205	7.3%
20 - 24	268	10.8%	278	10.7%	278	9.9%
25 - 34	316	12.8%	337	12.9%	362	12.9%
35 - 44	348	14.1%	358	13.7%	373	13.3%
45 - 54	339	13.7%	350	13.4%	349	12.4%
55 - 64	267	10.8%	294	11.3%	332	11.8%
65 - 74	160	6.5%	181	6.9%	234	8.3%
75 - 84	85	3.4%	89	3.4%	100	3.6%
85+	33	1.3%	36	1.4%	41	1.5%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,214	49.0%	1,266	48.5%	1,323	47.1%
Black Alone	977	39.4%	1,018	39.0%	1,057	37.6%
American Indian Alone	59	2.4%	64	2.5%	70	2.5%
Asian Alone	18	0.7%	18	0.7%	23	0.8%
Pacific Islander Alone	1	0.0%	2	0.1%	3	0.1%
Some Other Race Alone	141	5.7%	167	6.4%	238	8.5%
Two or More Races	67	2.7%	75	2.9%	96	3.4%
Hispanic Origin (Any Race)	247	10.0%	296	11.3%	410	14.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

April 11, 2013

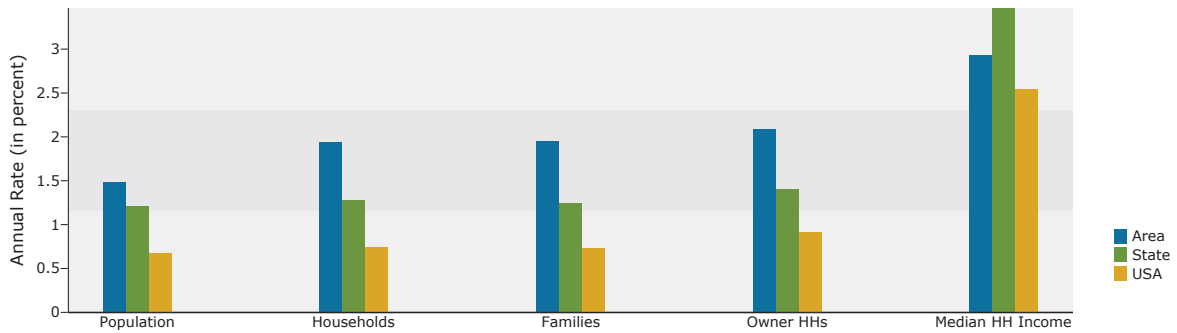


Demographic and Income Profile

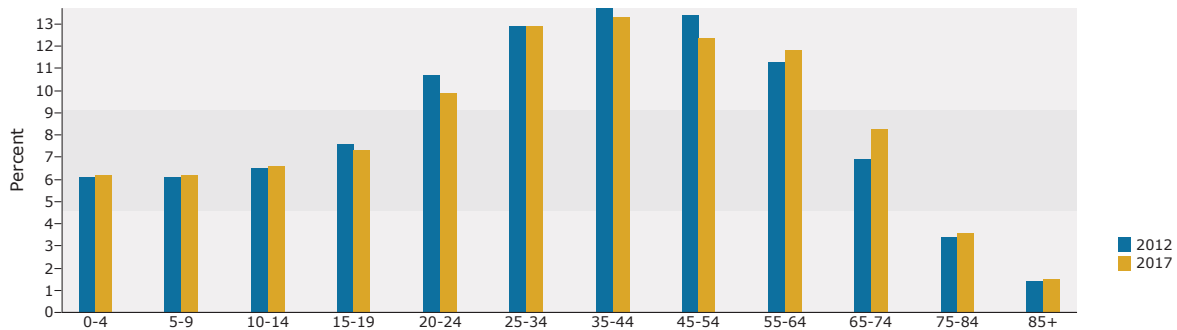
Bracey St, Hoffman, NC, 28347
 Ring: 5 mile radius

Prepared by Susan Brown/Susan Clift Brown
 Latitude: 35.034134357
 Longitude: -79.54896053

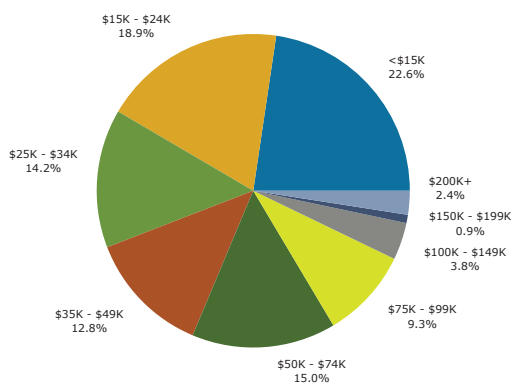
Trends 2012-2017



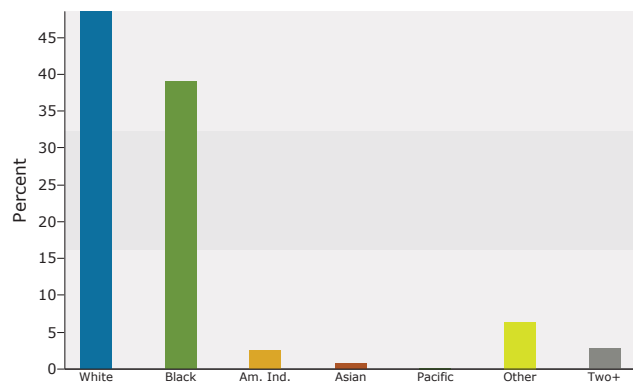
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 11.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

April 11, 2013