

106 thompson street hoffman,nc

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# property information

name hoffman elementary school location 106 thompson street hoffman, nc county richmond 5.228 + / - acresacreage zoning thd 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





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# additional photos











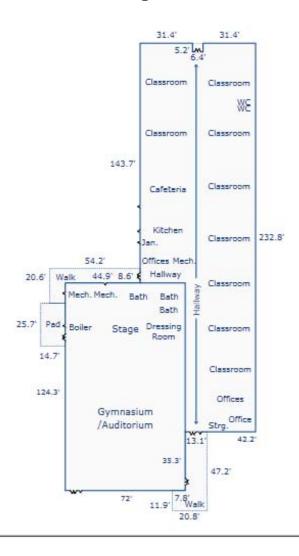




106 thompson street

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

## **Building Sketch**



Comments:

| AREA CALCULATIONS SUMMARY |                    |          |   | BUILDING AREA BREAKDOWN |        |     |  |           |
|---------------------------|--------------------|----------|---|-------------------------|--------|-----|--|-----------|
| Code                      | Description        | Net Size | Net Totals                              |                         | Breakd | own |  | Subtotale |
| GBA1                      | First Floor        | 22624.11 | 22624.11                                | First Flo               | ot     |     | The state of the s |           |
| P/P                       | Covered Front Walk | 709.45   |   | 0.5 x                   | 0.0    | ×   | 42.2   | 0.00      |
|                           | Covered Walkway    | 575.93   |   | 0.5 x                   | 89.1   | ×   | 0.0  | 0.00      |
|                           | Concrete Pad       | 376.44   |   |                         | 35.3   | ×   | 72.0   | 2538.00   |
|                           | Rear Stoop         | 33.15    | 1694.98                                 |                         | 138.5  | ×   | 69.3   | 9591.13   |
|                           | 18/20/20/20/20/20  |          | 150000000000000000000000000000000000000 | 0.5 x                   | 0.0    | ×   | 44.9   | 0.00      |
|                           |                    |          |   |                         | 114.2  | ×   | 89.1   | 10170.34  |
|                           |                    |          |   |                         | 5.2    | ×   | 31.4   | 162.32    |
|                           |                    |          |   | 0.5 x                   | 89.1   | ×   | 0.0  | 162.32    |
|                           |                    |          |   | 0.5 x                   | 138.5  | ×   | 0.0  | 0.00      |

| TOWN OF HOFFMAN   | ACRES AND VACANT               | BEAVER DAM<br>  TOWN OF HOFFMAN<br>                              | 843604547648   1<br>  RECORD NUMBER: . 34805<br>  ROUTE 8436 04 004 2<br>  LISTER: 9/9/97MJ |
|---|--------------------------------|--|---|
| DEED: 574 37 12091974                                   | -99                            | İ  | REVIEW:RL042006   |
| 38  | TOPO  STREET  UT               | ILITY   ZONING 11.95   | ACRES   |
| :   | :                              | NOTES NEW (  | LASSROOM FOR 98   |
| :   | :                              |  | SPLIT OUT   |
| :   | : # LAND CLASS   SIZE          | BASERATE*FRNT*DPTH*AD  | =ADJRATE*UNITS=LND-VALUE  |
| :   | : 1 TKBLD SITE 5.00            |  | 8960 5.00 44800   |
| :   | : 2 41KRES_MIX   6.95<br>:     | 5AC  3696  0.54ACF   | 1996  6.95  13872   |
| : 2   | :  <br>2                       |  |   |
| 4 A-<br>: MANFHOME                                      | 4                              |  | 58672   |
| : MANTHOME  | : LAND VALUE:                  |  |   |
| :   | : # OTHER FEAT   SIZE          | BASERATE*COND  | =ADJRATE*UNITS=OFB-VALUE  |
| :   | : [                            |  |   |
| :   | :                              |  |   |
| :   | :                              |  |   |
| :   | :                              |  |   |
| @38   |                                |  |   |
|   | OTHER VALUE:                   |  | 0   |
|   | FNDATION XTRFNISH ROO          | DFTYPE ROOFMTRL SIZE/QTY   | DPRT:6-MFG DW/T   |
|   | PIERS AL/VYN GAR               | BLE ASPHSHNG   |   |
|   |                                | 1.00STHT   |   |
|   | WALLFNSH FLOORS   HEA          | AT&AIR HEATFUEL  |   |
|   | DRY WALL TILE HTG              | G & AC ELECTRIC  |   |
|   |                                | 4 ROOM   |   |
|   | I I I                          |  |   |
|   |                                |  |   |
| COMMRCIL D B1997  | AVERAGE CONDITION              |  |   |
|   |                                |  |   |
| DIMENSIONS:A-CU24R38D24L38H                             |                                |  |   |
| DIMENSIONS:A-CU24R38D24L38H  # STRUCTURE SKTCH-SF*STHT= | AREA RATE*GRDF+HEAT+EXWL*WLHT= | =ADJRAT* AREA= RPCN*   | DEPF*CNDF=STR-VALUE   |
|   | 912  33.91                     | =ADJRAT* AREA= RPCN*<br>  35.44   912   32321<br>  384.00   2768 | 0.76   24564  |

|           | STRUCTURE     | VALUE:      |     |           |                  | 26668 |
|-----------|---------------|-------------|-----|-----------|------------------|-------|
| VALUATION | VALUE   PREV- | VAL.   P-N% | T   | I         | TOTAL VALUE      | 85340 |
| LAND      | 58672         |             | — T | 4909LV/AC |                  |       |
| OTHERFEAT | j oj          | i i         | Ì   | İ         |                  |       |
| STRUCTURE | 26668         | i i         | Ì   | 93TV/HSF  |                  |       |
| TOTAL     | 85340         | į į         | İ   | 93TV/HSF  |                  |       |
|           |               |             |     |           | APPRAISED-VALUE: | 85340 |



### Demographic and Income Profile

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

Prepared by Susan BrownSusan Clift Brown Latitude: 35.034134357

Longitude: -79.54896053

| Summary                         | Cei       | nsus 2010 |          | 2012    |          | 20    |  |
|---------------------------------|-----------|-----------|----------|---------|----------|-------|--|
| Population                      |           | 2,476     |          | 2,610   |          | 2,    |  |
| Households                      |           | 661       |          | 703     |          |       |  |
| Families                        |           | 469       |          | 494     |          |       |  |
| Average Household Size          |           | 3.28      |          | 3.27    |          |       |  |
| Owner Occupied Housing Units    |           | 476       |          | 497     |          |       |  |
| Renter Occupied Housing Units   |           | 185       |          | 206     |          |       |  |
| Median Age                      |           | 34.8      |          | 35.1    |          | 3     |  |
| Trends: 2012 - 2017 Annual Rate |           | Area      |          | State   |          | Natio |  |
| Population                      |           | 1.49%     |          | 1.21%   |          | 0.6   |  |
| Households                      |           | 1.94%     |          | 1.27%   |          | 0.7   |  |
| Families                        |           | 1.95%     |          | 1.25%   |          | 0.7   |  |
| Owner HHs                       |           | 2.08%     |          | 1.40%   |          | 0.9   |  |
| Median Household Income         |           | 2.92%     |          | 3.46%   |          | 2.5   |  |
| Treatan Treatening              |           | 2.3270    | 20       | 012     | 2017     |       |  |
| Households by Income            |           |           | Number   | Percent | Number   | Per   |  |
| <\$15,000                       |           |           | 159      | 22.6%   | 171      | 22    |  |
| \$15,000 - \$24,999             |           |           | 133      | 18.9%   | 119      | 15    |  |
| \$25,000 - \$34,999             |           |           | 100      | 14.2%   | 98       | 12    |  |
| \$35,000 + \$49,999             |           |           | 90       | 12.8%   | 103      | 13    |  |
| \$50,000 - \$74,999             |           |           | 105      | 14.9%   | 136      | 17    |  |
| \$75,000 - \$99,999             |           |           | 65       | 9.2%    | 85       | 11    |  |
| \$100,000 - \$149,999           |           |           | 27       | 3.8%    | 34       | 4     |  |
|                                 |           |           | 6        | 0.9%    | 8        | 1     |  |
| \$150,000 - \$199,999           |           |           | 17       | 2.4%    | 19       | 2     |  |
| \$200,000+                      |           |           | 17       | 2.4 /0  | 19       |       |  |
| Median Household Income         |           |           | \$30,140 |         | \$34,799 |       |  |
| Average Household Income        |           |           | \$46,260 |         | \$51,502 |       |  |
| Per Capita Income               |           |           | \$21,168 |         | \$23,393 |       |  |
| ·                               | Census 20 | 010       |          | )12     |          | )17   |  |
| Population by Age               | Number    | Percent   | Number   | Percent | Number   | Per   |  |
| 0 - 4                           | 151       | 6.1%      | 160      | 6.1%    | 175      | 6     |  |
| 5 - 9                           | 152       | 6.1%      | 160      | 6.1%    | 175      | 6     |  |
| 10 - 14                         | 161       | 6.5%      | 169      | 6.5%    | 186      | 6     |  |
| 15 - 19                         | 195       | 7.9%      | 197      | 7.6%    | 205      | 7     |  |
| 20 - 24                         | 268       | 10.8%     | 278      | 10.7%   | 278      | 9     |  |
| 25 - 34                         | 316       | 12.8%     | 337      | 12.9%   | 362      | 12    |  |
| 35 - 44                         | 348       | 14.1%     | 358      | 13.7%   | 373      | 13    |  |
| 45 - 54                         | 339       | 13.7%     | 350      | 13.4%   | 349      | 12    |  |
| 55 - 64                         | 267       | 10.8%     | 294      | 11.3%   | 332      | 11    |  |
| 65 - 74                         | 160       | 6.5%      | 181      | 6.9%    | 234      | 8     |  |
| 75 - 84                         | 85        | 3.4%      | 89       | 3.4%    | 100      | 3     |  |
| 85+                             | 33        | 1.3%      | 36       | 1.4%    | 41       | 1     |  |
|                                 | Census 20 |           |          | 012     |          | )17   |  |
| Race and Ethnicity              | Number    | Percent   | Number   | Percent | Number   | Pen   |  |
| White Alone                     | 1,214     | 49.0%     | 1,266    | 48.5%   | 1,323    | 47    |  |
| Black Alone                     | 977       | 39.4%     | 1,018    | 39.0%   | 1,057    | 37    |  |
| American Indian Alone           | 59        | 2.4%      | 64       | 2.5%    | 70       | 2     |  |
| Asian Alone                     | 18        | 0.7%      | 18       | 0.7%    | 23       | 0     |  |
| Pacific Islander Alone          | 1         | 0.0%      | 2        | 0.1%    | 3        | 0     |  |
| Some Other Race Alone           | 141       | 5.7%      | 167      | 6.4%    | 238      | 8     |  |
| Two or More Races               | 67        | 2.7%      | 75       | 2.9%    | 96       | 3     |  |
| I WO OI I'IOIE IVACES           | 07        | 2.770     | /3       | 2.370   | 90       | 3     |  |
| Hispanic Origin (Any Race)      | 247       | 10.0%     | 296      | 11.3%   | 410      | 14    |  |
|                                 |           |           |          |         |          |       |  |

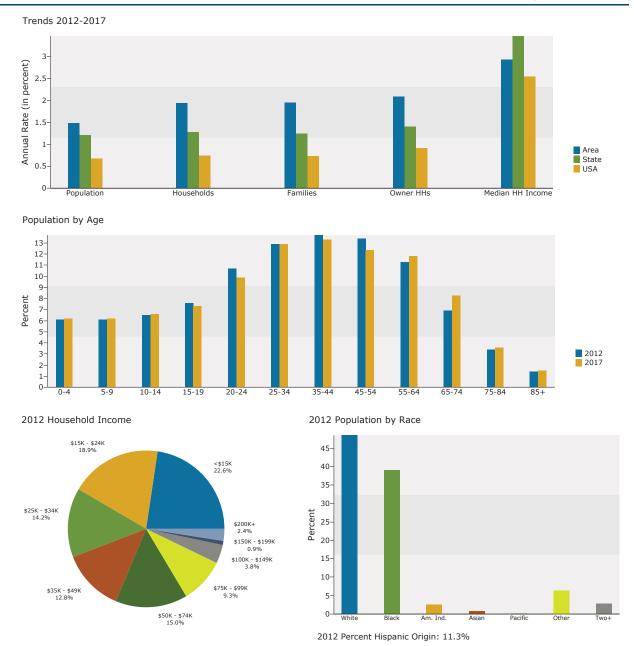
April 11, 2013



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

April 11, 2013