



Clift COMMERCIAL
REAL ESTATE SERVICES

3920 N. US Hwy 1

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property information

name	macedonia baptist church
location	3920 n. us hwy 1 hoffman, nc 28347
county	richmond
acreage	3,959 +/- sq.ft.
zoning	tbd
price	\$345,000.
potential uses	church
utilities	public water, electric, septic
pin	843602989805
tax data	2013

property description

Macedonia Baptist Church is growing and their present house of worship is for sale. Approximately 3,959 +/- square feet of space on 1.6 +/- acres with 80+ parking spaces. Strategically located on US Hwy 1 in Hoffman, NC. This brick and clapboard constructed church was built in early 1900's with renovations being completed throughout decades. Features include: Congregation area that seats 300+ members, Paster Study with private bathroom with shower, Full kitchen with dining area for over 30 people. Baptism pool with two changing rooms, office and 3 public restrooms, beautiful stain glass windows, padded seating, oak interior with ample space for choir seating.

please visit www.cliftcommercial.com or call

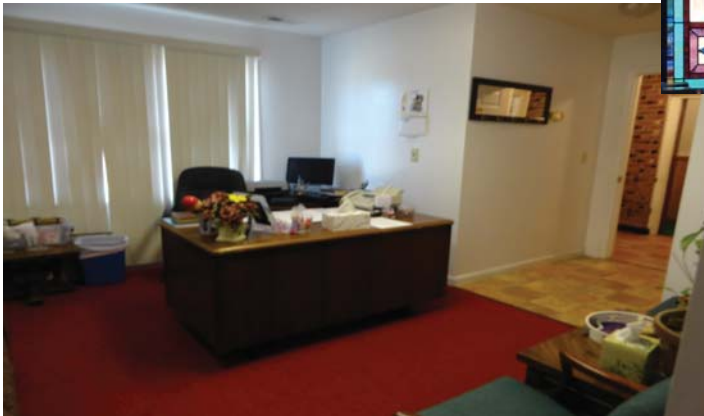
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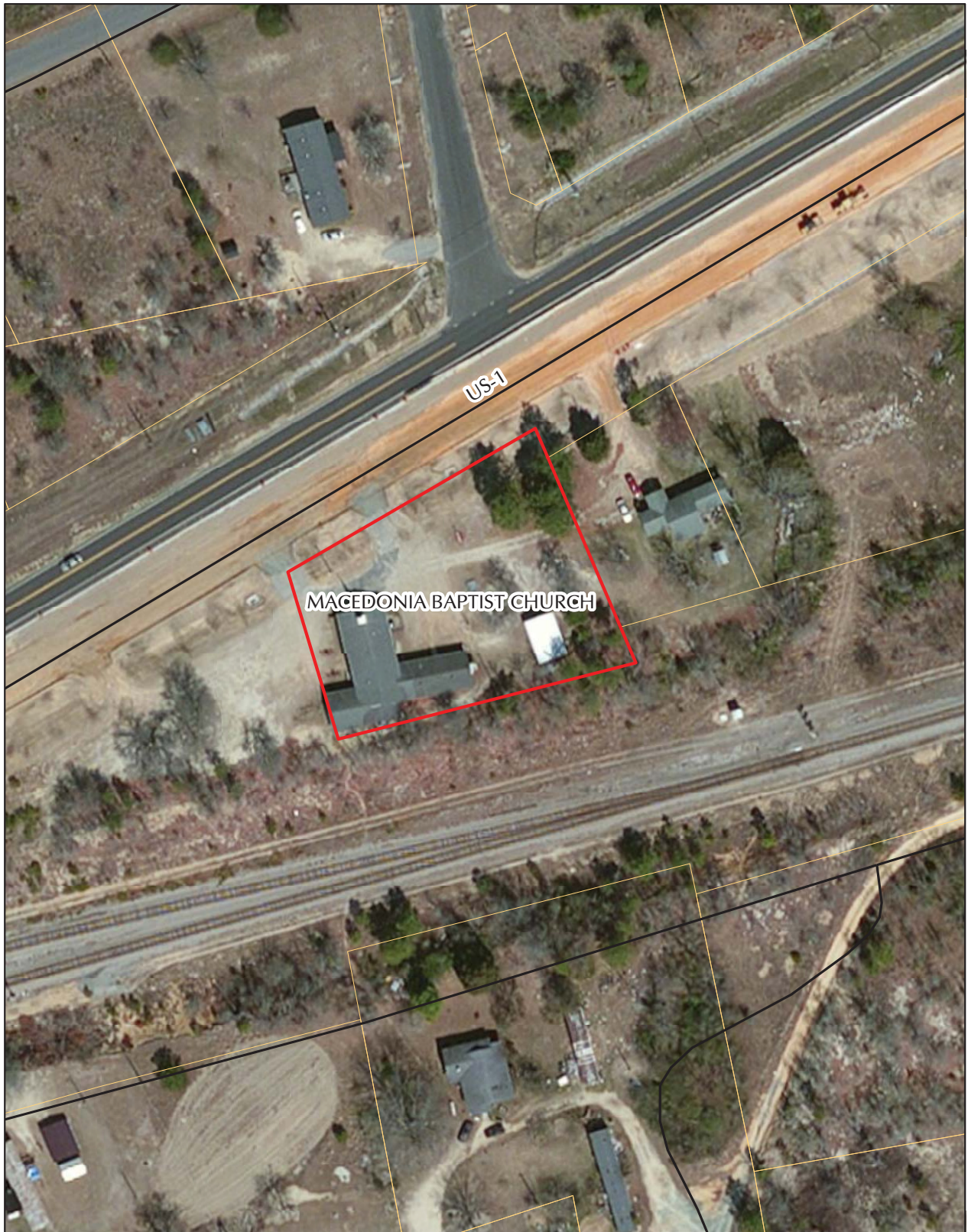


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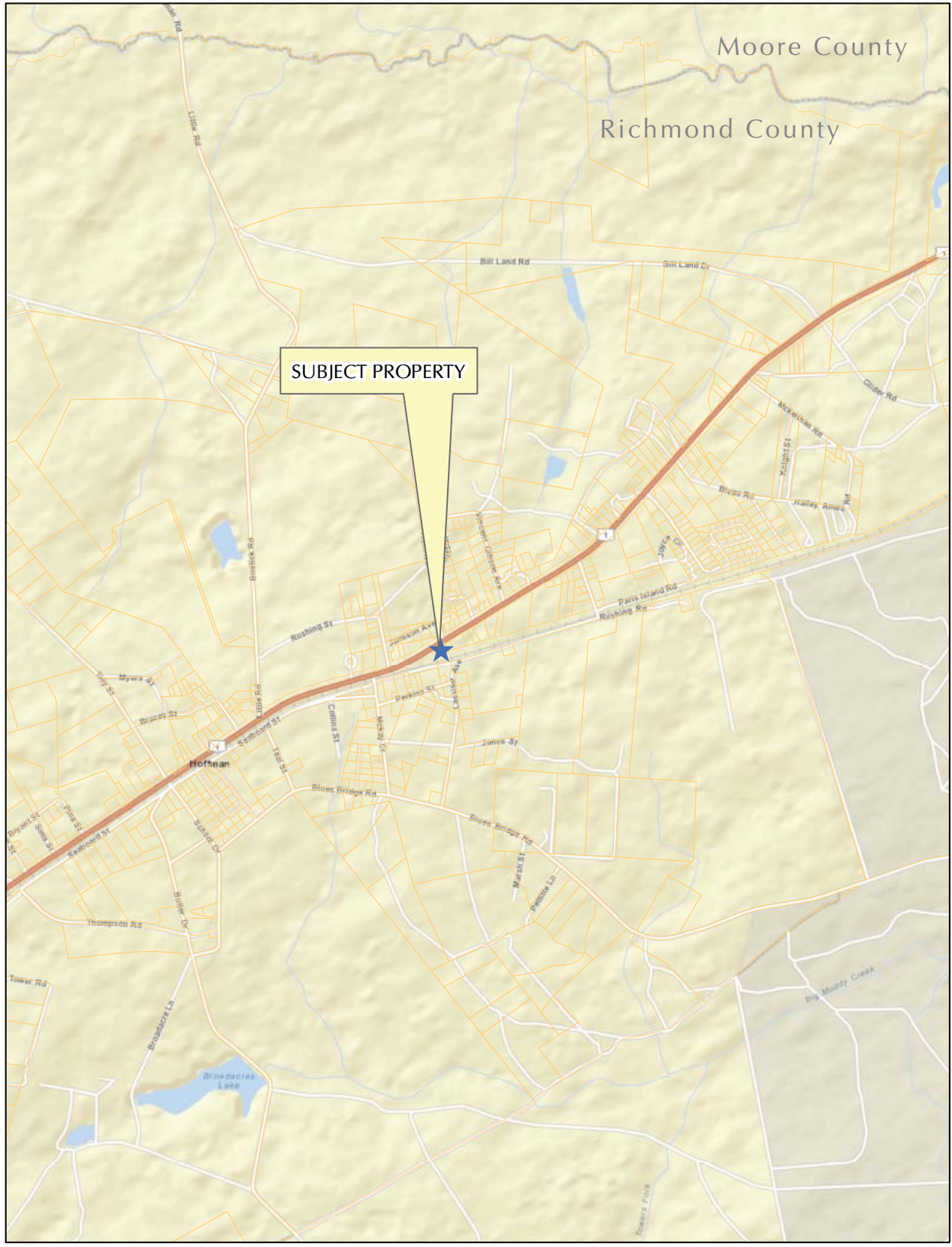
disclaimer: no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other condition, withdrawal with notice, and to any special listing conditions imposed by principals.

additional photos





location map



TBD

tax data

OWNERSHIP	01072013	1664	301	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO				
MACEDONIA BAPTIST CHURCH				ACRES & CHURCH	BEAVER DAM TOWN OF HOFFMAN	843602989815	1				
HOFFMAN, NC		28347		NO22 79		RECORD NUMBER: 1664 ROUTE 8436 02 001 LISTER: 7// /97MJ REVIEW: RL042006					
.....49.....			23.....23....	TOPO	STREET	UTILITY	ZONING	1.60 ACRES		
:	:	:	:	:	LEVEL	PAVED	PUBWATER	RV09/97NOTES: EXEMPT			
:	:	1	D	1	:	:	SEPTIC	:CHK FOR ADD COMPLETION			
2	:	2	.24	2	:	:	:				
5	C-	:1		1	E-	4	#	LAND CLASS SIZE BASERATE*FRNT*DPH*ADJ=ADJRATE*UNITS=LND-VALUE			
:	CHURCH	:2		2	CHURCH	:	1	1	JBLD SITE 1.00AC 8400 8400 1.00 8400		
:	:	:		:	:	:	2	2	21JCLEAR 0.60AC 4368 0.98ACF 4281 0.60 2569		
.....49.....			22.....							
				LAND VALUE:					10969		
:	:	:	:	:	:	:	#	OTHER FEAT SIZE BASERATE*COND =ADJRATE*UNITS=OPB-VALUE			
:	A-	:	:	:	:	:	:				
5	CHURCH	5		5			:				
5		5		5			:				
				OTHER VALUE:					0		
:	:	:	:	:	:	:	:	FNDATION XTRFNISH ROOFTYPE ROOFMTRL SIZE/QTY			
:	:	:	:	:	:	:	:	BRICK BRICK GABLE ASPHSHNG 1.00STHT			
@.....28.....											
6 B 6											
:	:	:	:	:	:	:	:	WALLFNH FLOORS HEAT&AIR HEATFUEL			
:	:	:	:	:	:	:	:	DRY WALL HARDWOOD HTG & AC GAS ELECTRIC 5 ROOM			
COMMRCIL				C-05	B1958E1988	GOOD	CONDITION				
DIMENSIONS: A-CU55R2U12R24D12R2D55L28 B-R6CD6R11U6L11 C-U55CL49U25R49D25 D-U55R2U12R4CU12R23D12L23 E-R28U55CL2U12R1U12R23D24L22H											
#	STRUCTURE	SKTCH-SF*STHT=	AREA	RATE*GRDF+HEAT+EXWL*WLHT=ADJRAT*				AREA=	RPCN*	DEPF*CNDP=STR-VALUE	
A	45CCHURCH	1828 1.00	1828	79.49	0.95		75.52	1828	138051	0.80	110441
	2 HALFBATHS										0
B	85 OPNPORCH	66 1.00	66	27.20	0.95		25.84	66	1705	0.80	1364
C	45 CHURCH	1225 1.00	1225	79.49	0.95		75.52	1225	92512	0.80	74010
D	45 CHURCH	276 1.00	276	79.49	0.95		75.52	276	20844	0.80	16675
E	45 CHURCH	564 1.00	564	79.49	0.95		75.52	564	42593	0.80	34074
3893HSF,			3959TSF	RPCN-			75.96/HSF	295705	VALU-	60.77/HSF	236564
STRUCTURE VALUE:										236564	
VALUATION	VALUE	PREV-VAL.	P-N%							TOTAL VALUE	247533
LAND	10969	9559	114%	6855LV/AC							
OTHERFEAT	0										
STRUCTURE	236564	172132	137%	63TV/HSF							
TOTAL	247533	181691	136%	63TV/HSF							
APPAISED-VALUE:										247533	

demographic & income profile



Demographic and Income Profile

3920 N Us 1 Hwy, Hoffman, NC, 28347
Ring: 5 mile radius

Prepared by Susan Brown/Susan Clift Brown
Latitude: 35.037300600
Longitude: -79.53508063

Summary	Census 2010		2012		2017	
Population	2,688		2,841		3,077	
Households	736		784		869	
Families	521		549		609	
Average Household Size	3.23		3.23		3.18	
Owner Occupied Housing Units	533		557		622	
Renter Occupied Housing Units	203		227		247	
Median Age	34.9		35.2		35.8	
Trends: 2012 - 2017 Annual Rate	Area		State		National	
Population	1.61%		1.21%		0.68%	
Households	2.08%		1.27%		0.74%	
Families	2.10%		1.25%		0.72%	
Owner HHs	2.23%		1.40%		0.91%	
Median Household Income	2.98%		3.46%		2.55%	
Households by Income	2012				2017	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	180	23.0%	195	22.4%	195	22.4%
\$15,000 - \$24,999	148	18.9%	133	15.3%	133	15.3%
\$25,000 - \$34,999	110	14.0%	108	12.4%	108	12.4%
\$35,000 - \$49,999	100	12.8%	115	13.2%	115	13.2%
\$50,000 - \$74,999	118	15.1%	154	17.7%	154	17.7%
\$75,000 - \$99,999	77	9.8%	102	11.7%	102	11.7%
\$100,000 - \$149,999	29	3.7%	36	4.1%	36	4.1%
\$150,000 - \$199,999	6	0.8%	8	0.9%	8	0.9%
\$200,000+	17	2.2%	19	2.2%	19	2.2%
Median Household Income	\$30,108		\$34,878		\$34,878	
Average Household Income	\$45,392		\$50,430		\$50,430	
Per Capita Income	\$20,646		\$22,781		\$22,781	
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	166	6.2%	177	6.2%	195	6.3%
5 - 9	170	6.3%	180	6.3%	197	6.4%
10 - 14	177	6.6%	186	6.5%	205	6.7%
15 - 19	209	7.8%	212	7.5%	221	7.2%
20 - 24	279	10.4%	290	10.2%	290	9.4%
25 - 34	345	12.8%	368	13.0%	398	12.9%
35 - 44	377	14.0%	389	13.7%	407	13.2%
45 - 54	369	13.7%	380	13.4%	382	12.4%
55 - 64	291	10.8%	323	11.4%	366	11.9%
65 - 74	176	6.6%	200	7.0%	261	8.5%
75 - 84	94	3.5%	98	3.4%	112	3.6%
85+	34	1.3%	38	1.3%	44	1.4%
Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,332	49.6%	1,394	49.0%	1,465	47.6%
Black Alone	1,035	38.5%	1,082	38.1%	1,131	36.8%
American Indian Alone	66	2.5%	71	2.5%	79	2.6%
Asian Alone	20	0.7%	21	0.7%	27	0.9%
Pacific Islander Alone	1	0.0%	3	0.1%	4	0.1%
Some Other Race Alone	161	6.0%	189	6.7%	265	8.6%
Two or More Races	73	2.7%	82	2.9%	105	3.4%
Hispanic Origin (Any Race)	274	10.2%	327	11.5%	449	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 04, 2013

demographic & income profile



Demographic and Income Profile

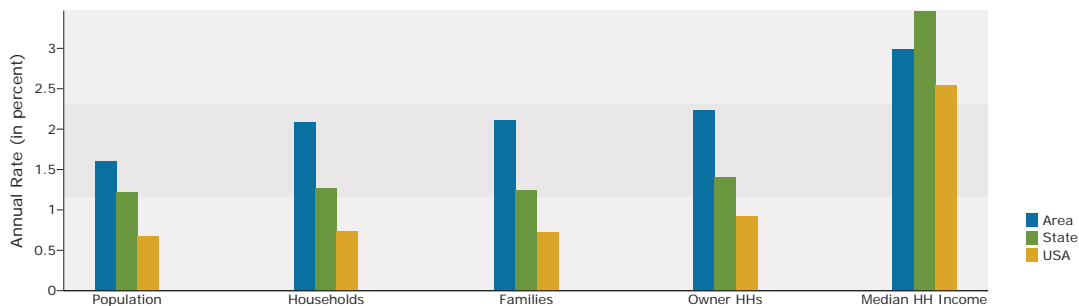
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Prepared by Susan Brown/Susan Clift Brown

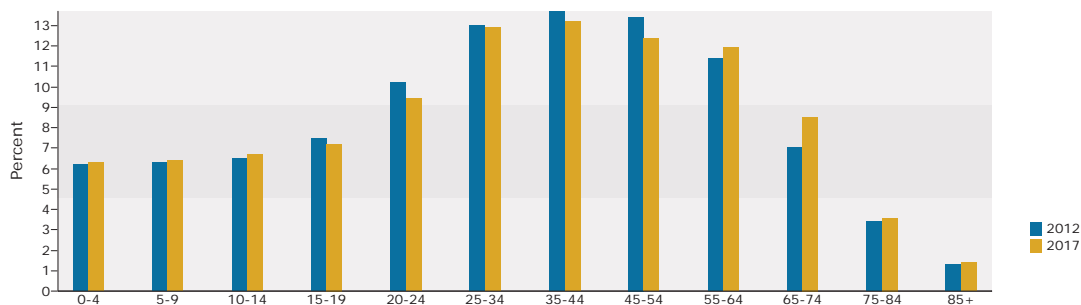
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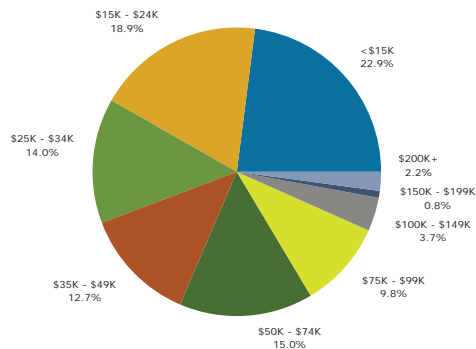
Trends 2012-2017



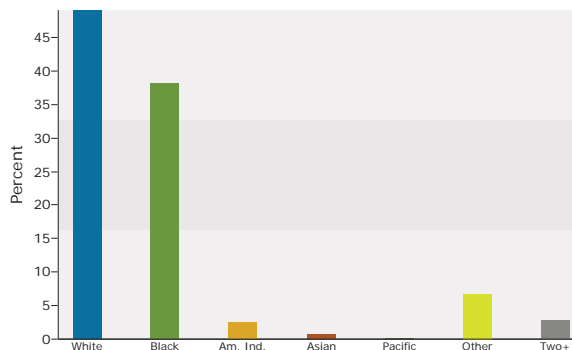
Population by Age



2012 Household Income



2012 Population by Race



2012 Percent Hispanic Origin: 11.5%

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

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