



morganton road 9.5 +/- acres

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tax record
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property information

name	morganton road 9 +/- acres
location	morganton road southern pines, north carolina
county	moore
acreage	9.53 +/-
zoning	MU-PD
price	\$395,000 per acre
potential uses	retail, mixed-use, office
utilities	water, sewer, power
pin	na
lrk	na
tax data	tbd

property description

Morganton Park South Opportunity!!

Location, Location, Location! 9.53 +/- commercial land tract strategically located across from Lowe's Foods grocer in the Morganton Park South commercial development. The property is located in the heart of Moore County, just east of 15/501 and Morganton Road. This site is perfectly suited for Retail Development complete with water, sewer, detention, curb cuts and signage location in place.

please email scb@cliftcommercial.com or call

910.585.2595



• 910.585.2595 • scb@cliftcommercial.com

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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 34th in Economic Strength out of 577 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 \$20 billion in 2013, a 4% increase over the previous year.
- Moore County visitor spending hit \$410 million in revenue for 2013.
- Visitor spending also generated \$12.1 million in local tax receipts in Moore County in 2013, \$89.43 million payroll income and directly supported 5,140 local jobs.
- Combined state and local tax revenue in 2013 was \$32.7 million.
- The U.S. Open returned in 2014 and exceeded attendance and revenue generated by the 2005 U.S. Open which attracted 50,000 visitors to the Village each day, accounting for \$70.8 million in spending.
- The U.S. Women's Open occurred Pinehurst in 2014 and is expected to meet or exceed past revenues of \$55 million in local spending. Moore County currently ranks 11th in the state in total travel expenditures of the 100 North Carolina counties (its population places it 32nd).

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

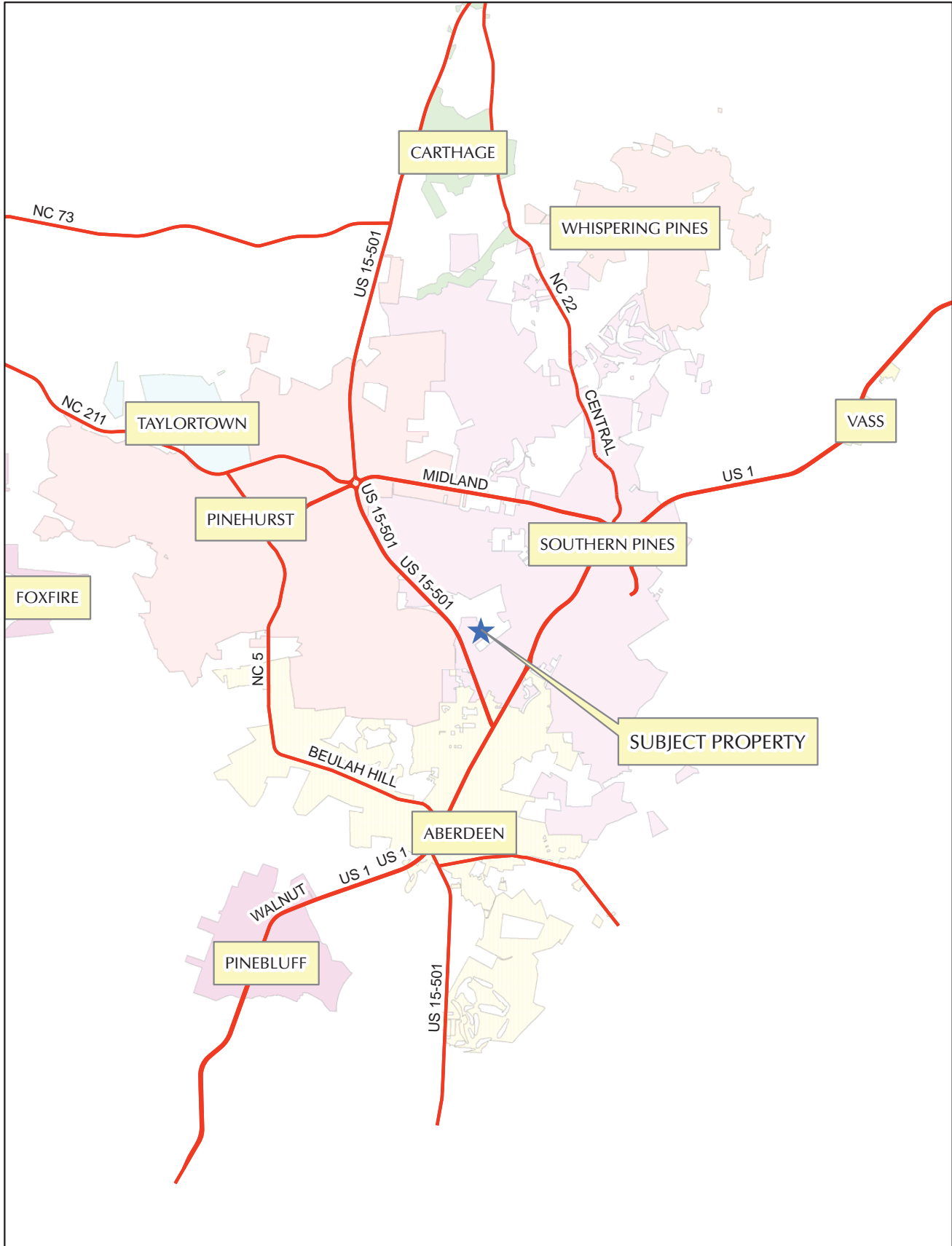




North Carolina is composed of 100 counties. The top two largest metropolitan areas are among the top ten fastest-growing in the country: its capital, Raleigh, and its largest city, Charlotte. In the past five decades, North Carolina's economy has undergone a transition from heavy reliance upon tobacco, 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 2013.

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.





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

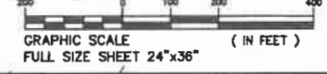
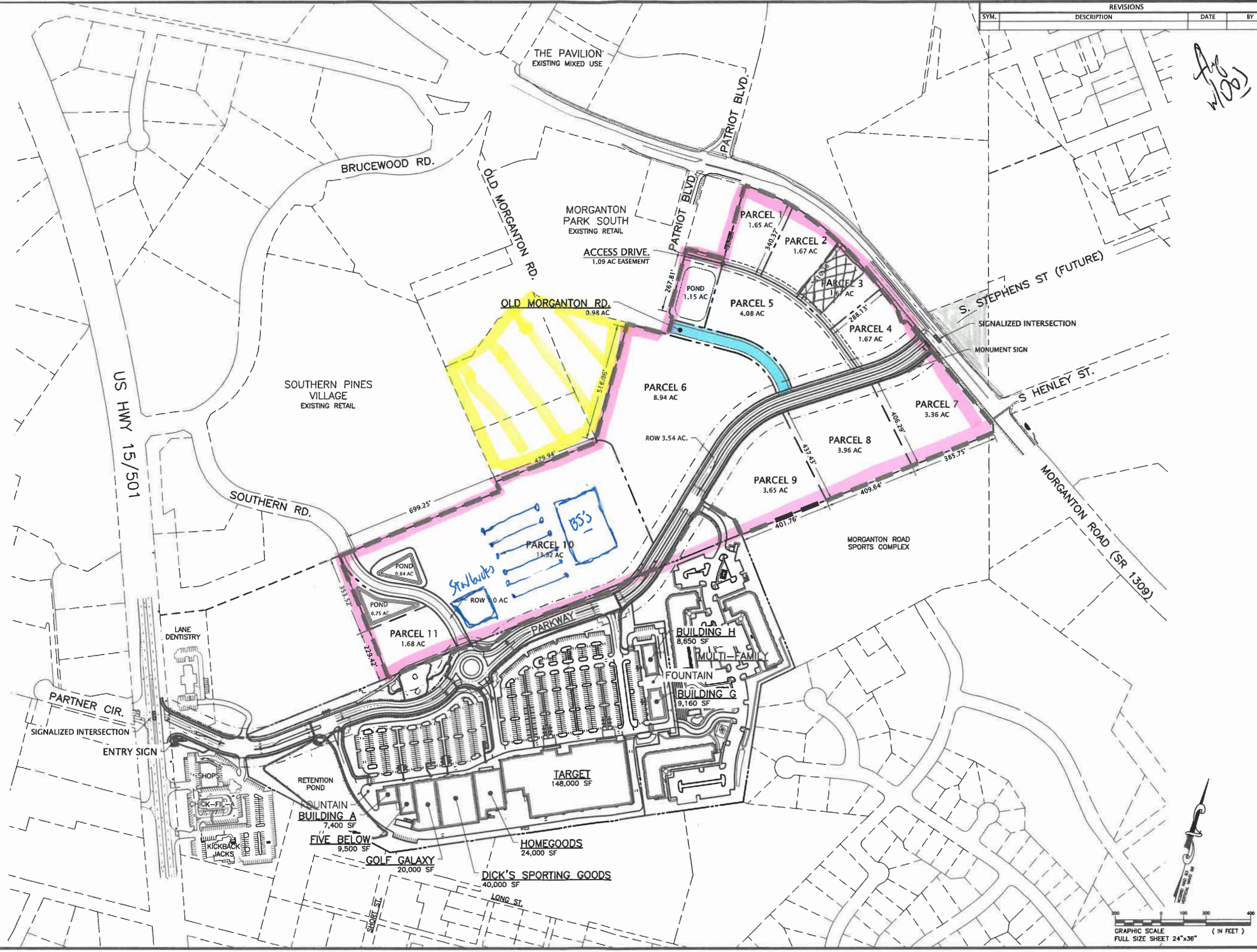
MIDLAND ATLANT
 8044 Montgomery Rd
 Suite 370
 Cincinnati, OH 4523
 (513)792-5000

PHASE 2
 LEASING PLAN

MORGANTON PARK SOUTH
 SHOPPING CENTER

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

LP-2



Handwritten signature/initials

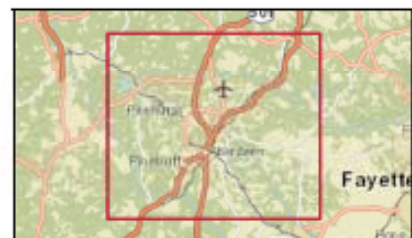
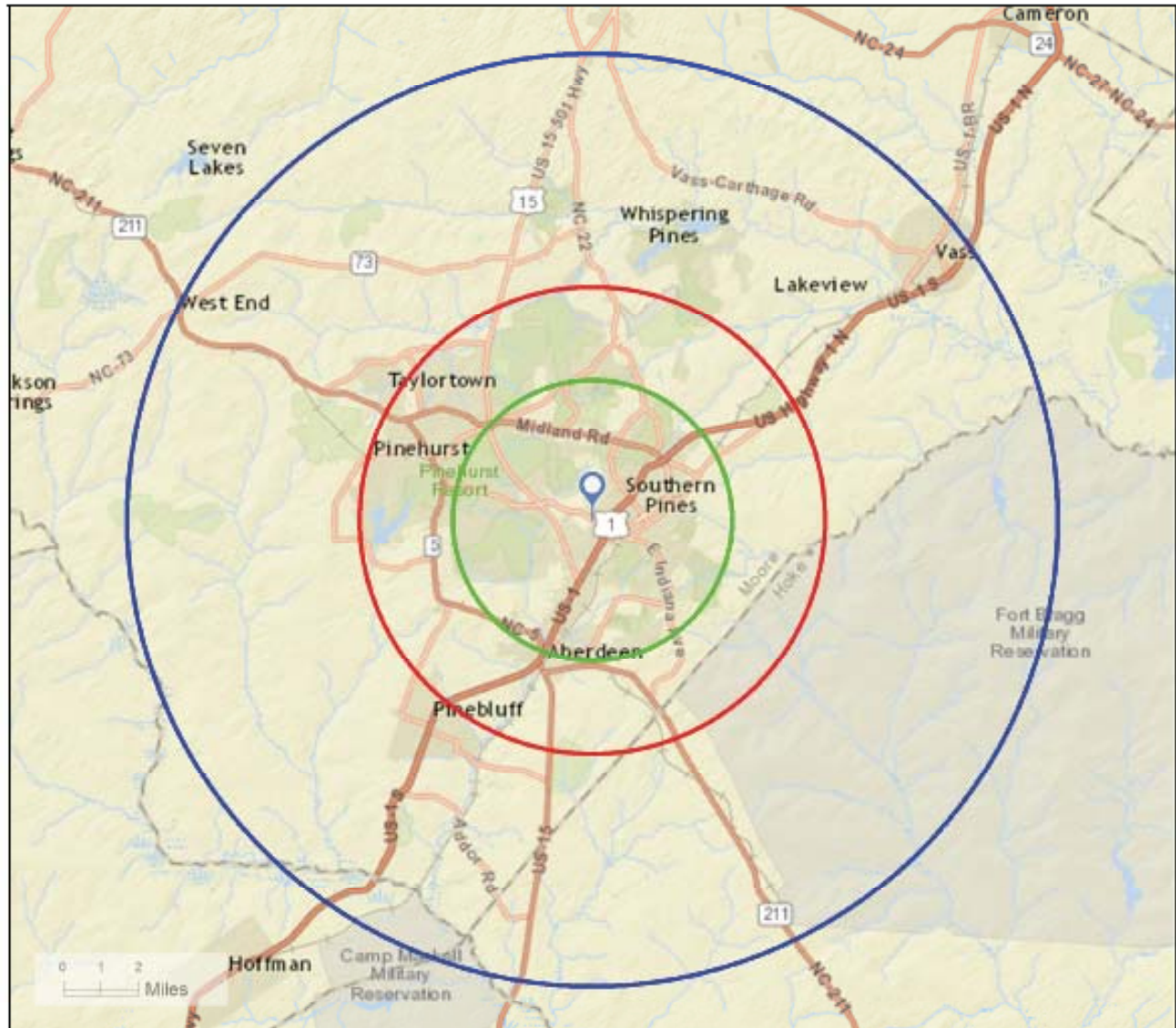




Site Map

Morganton Park South Acreage
Morganton Road Sports Complex
Range: 3, 5, 10 mile radii

Latitude: 35.17225
Longitude: -79.41077

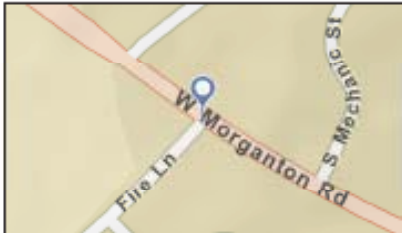




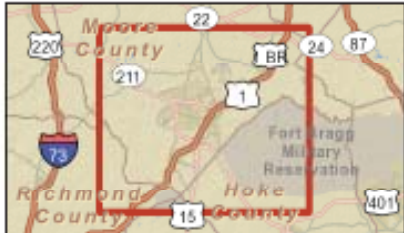
Traffic Count Map

Morganton Park South Acreage
Morganton Road Sports Complex
Ring: 3, 5, 10 Miles

Latitude: 35.17225
Longitude: -79.41077



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



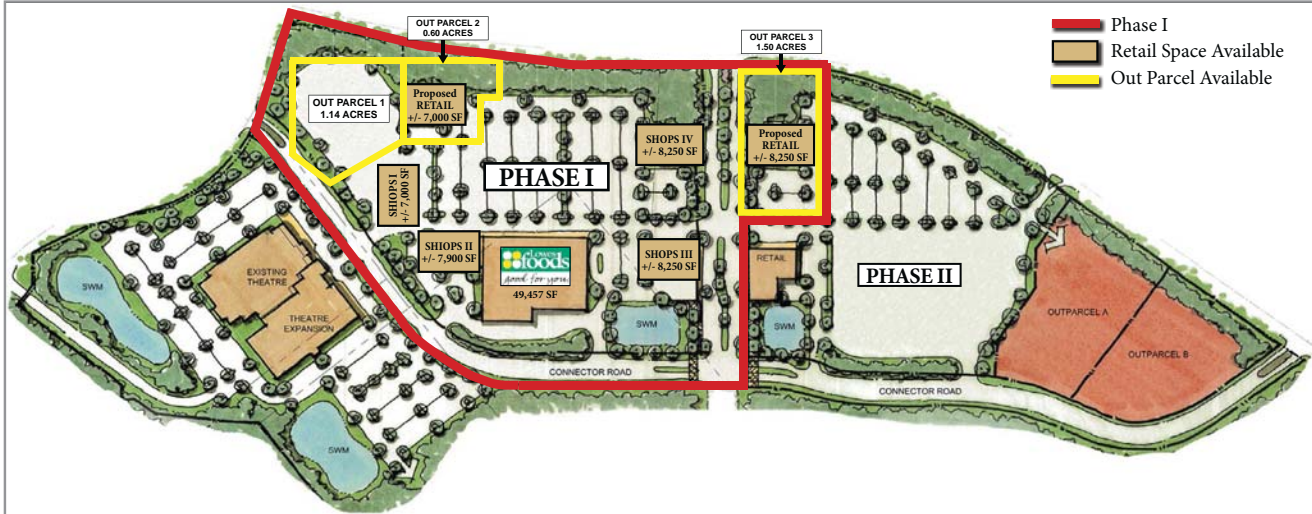
Sources: ©2012 Market Planning Solutions, Inc.

MORGANTON PARK SOUTH

Southern Pines, North Carolina



RETAIL SPACE & OUTPARCELS AVAILABLE



Retail Space & Outparcel Opportunities

LOCATION

2482 Morganton Road
Southern Pines, NC

HIGHLIGHTS

- ▶ Part of larger 188 acre Morganton Park master development
- ▶ Convenient to downtown Pinehurst, downtown Southern Pines, Aberdeen and the area's world- renowned golf courses
- ▶ Anchor, Junior Anchor, shop space and outparcels available
- ▶ Adjacent to Kohl's, Hobby Lobby, Ulta and Frank Theatres along with Southern Pines Youth Athletic Complex

DEMOGRAPHICS

	1 mi	3 mi	5 mi	7 mi
Est. 2013 Pop:	2,773	19,327	37,975	49,205
2013 Avg. HHI:	\$53,064	\$66,621	\$67,719	\$66,823

TRAFFIC COUNTS (NCDOT 2011)

- ▶ 16,000 VPD on W Morganton Road

For More Information Contact:

David Connor Matt Larson
919.645.6968 919.645.6964
david.connor@lincolnharris.com mlarson@lincolnharris.com



A Promise of Value

www.lincolnharris.com

Latitude: 35.19576
Longitude: -79.46922

	3 miles	5 miles	10 miles
Population			
2000 Population	12,973	26,304	51,540
2010 Population	17,286	34,040	63,575
2014 Population	16,170	36,391	67,621
2019 Population	19,336	38,999	72,684
2000-2010 Annual Rate	2.91%	2.58%	2.10%
2010-2014 Annual Rate	1.18%	1.58%	1.53%
2014-2019 Annual Rate	1.28%	1.39%	1.39%
2014 Male Population	47.2%	46.7%	47.5%
2014 Female Population	52.8%	53.3%	52.5%
2014 Median Age	57.2	50.7	48.2

In the identified area, the current year population is 67,621. In 2010, the Census count in the area was 63,575. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 72,684 representing a change of 1.39% annually from 2014 to 2019. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 57.2, compared to U.S. median age of 37.7.

Race and Ethnicity

	3 miles	5 miles	10 miles
2014 White Alone	86.4%	77.8%	79.8%
2014 Black Alone	9.3%	17.1%	14.3%
2014 American Indian/Alaska Native Alone	0.5%	0.7%	0.9%
2014 Asian Alone	1.5%	1.4%	1.2%
2014 Pacific Islander Alone	0.0%	0.0%	0.0%
2014 Other Race	0.8%	1.3%	1.8%
2014 Two or More Races	1.5%	1.9%	2.0%
2014 Hispanic Origin (Any Race)	2.6%	3.8%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.6 in the identified area, compared to 62.6 for the U.S. as a whole.

Households

	3 miles	5 miles	10 miles
2000 Households	5,893	11,806	21,800
2010 Households	7,968	15,663	27,857
2014 Total Households	8,450	16,988	29,988
2019 Total Households	9,030	18,162	32,231
2000-2010 Annual Rate	3.08%	2.87%	2.46%
2010-2014 Annual Rate	1.39%	1.78%	1.73%
2014-2019 Annual Rate	1.34%	1.47%	1.47%
2014 Average Household Size	2.12	2.14	2.24

The household count in this area has changed from 27,857 in 2010 to 29,988 in the current year, a change of 1.73% annually. The five-year projection of households is 32,231, a change of 1.47% annually from the current year total. Average household size is currently 2.24, compared to 2.28 in the year 2010. The number of families in the current year is 19,641 in the specified area.

Latitude: 35.19576
Longitude: -79.46922

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