



**Clift** COMMERCIAL  
REAL ESTATE SERVICES

us hwy 1 (6.26 acres)

hoffman,nc

## table of contents

---

### section I • property brochure

property flyer

---

### section II • property maps, survey

aerial map  
location map  
zoning

---

### section III • tax and market data

tax data  
market data

---

## property information

name	us hwy 1 north
location	us hwy 1 north hoffman, nc
county	richmond
acreage	6.26 +/- acres
zoning	AR/HCO
price	\$78,250. (12,500 per acre)
potential uses	residential, commercial
utilities	water to boundry
pin	
tax data	

## property description

Land now available for sale. 4.5+/- acres strategically located on North US Hwy 1 in Hoffman, NC. This site has great access and highly trafficked area. This property is priced to sell at \$12,500. per acres.

please visit [www.cliftcommercial.com](http://www.cliftcommercial.com) or call

**910.695.1909**



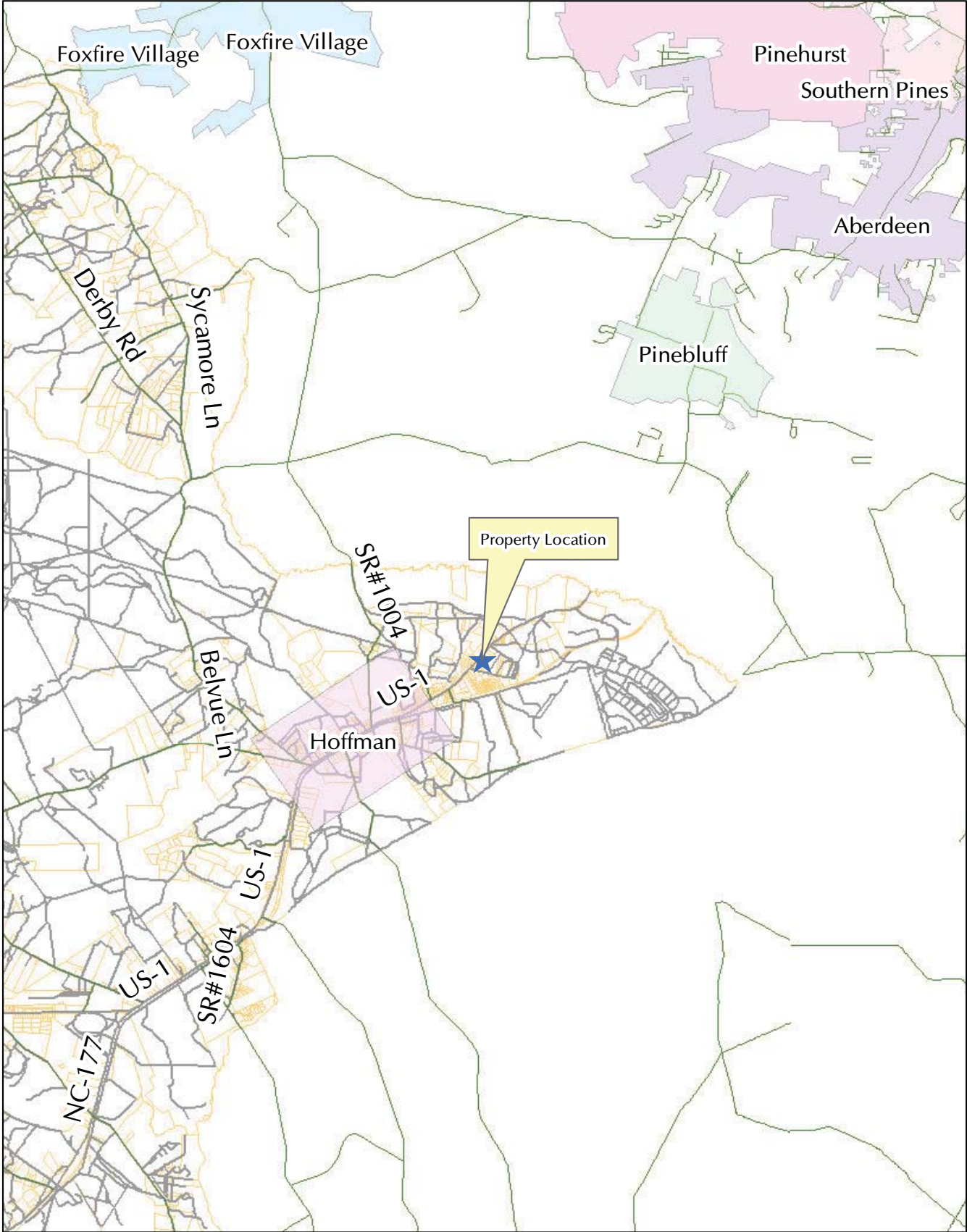
155 West New York Ave • Southern Pines, NC 28387 • 910.695.1909 • [sales@cliftcommercial.com](mailto:sales@cliftcommercial.com)

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.



6.26 Acres  
Hoffman, NC

location map



us hwy 1 north

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

**Zoned:**  
**A-R Agricultural Residential with Highway Commercial Overlay District**

Richmond County Zoning Ordinance  
 Board of Commissioners - Approved

Copy date  
 Tuesday, July 08, 2003

**3.3.1 A-R Agricultural Residential**

**A. Description:**

This district is established for primarily rural, agricultural, and sparsely spaced residential development. Although not exclusive, this district is characterized as not having access to public utilities such as water or sewer. This district is further characterized as being removed from the main transportation arterial roads of Richmond County. Standards formulated for this district are designed to: preserve the rural character of Richmond County by prohibiting uses incompatible with rural and low-density residential development. Certain non-residential uses are allowed, either as a matter of right or on a conditional basis. Individual manufactured homes, as defined in this ordinance, are permitted in this district, because they are traditionally and customarily associated with rural development. There are no minimum lot size requirements, but building setbacks are regulated.

**B. Dimensional Requirements:**

<b>Requirements</b>	<b>A-R</b>
Minimum Lot Area in Square Feet	N/A
Minimum Lot Width in Feet	N/A
Minimum Setback Lines In Feet Front	45'
Side	15'
Side abutting Street	45'
Rear	15'
Maximum Building Height	35'

Richmond County Zoning Ordinance  
Board of Commissioners - Approved

Copy date  
Tuesday, July 08, 2003

3.3.9 HCO Highway Commercial Overlay District

A. Description:

This overlay district is created to help coordinate developing lands along major highways while protecting the residential and agricultural environment that is prevalent in the County. This overlay district is situated along and above all the US and NC Highways within the jurisdiction of this ordinance for a distance of 1,000 feet each side of the right of way. Uses within this district are allowed only as a conditional use. In addition to the standards and conditions outlined under such conditional use as found in Section 6 of this Ordinance, the following shall apply:

B. Dimensional Requirements:

<b>Requirements</b>	<b>HCO</b>
Minimum Lot Area in Square Feet	20,000
Minimum Lot Width in Feet	100'
Maximum Lot Coverage	30%
Minimum Setback Lines In Feet Front	75'
Side	50' (See C Below)
Side abutting Street	75' (See C Below)
Rear	50' (See C Below)
Maximum Building Height	35'

C. Other Setback and Buffer Dimensions

Parking Setback – 50 feet

Landscape Buffer – 50 feet

Internal yards (side and rear yards)

- (1) From abutting residential uses – 50 feet
- (2) From abutting non-residential uses – 25 feet

OWNERSHIP	04242013	2141 301	PROPERTY DESCRIPTION		TAX SUBDIVISIONS	MAP NUMBER	CARD NO	
DAVIS & DUNN HOMES LLC			ACRES AND VACANT		BEAVER DAM	844700427598	1	
			INF APPEAL CHG 04				RECORD NUMBER: . 31261	
307 CABANA DR		27539	DOT TOOK FOR 06		HOFFMAN FIRE		ROUTE 8447 00 126	
APEX, NC							LISTER:	
DEED:1475 304 07172008		15000-99	HWY 1 NORTH				REVIEW:VM052407	
			TOPO	STREET	UTILITY	ZONING	6.26 ACRES	
			LEVEL	PAVED	WELL	NOTES:00 SPLIT OUT		
					SEPTIC	:07 SPLIT OUT		
			#	LAND CLASS	SIZE	BASERATE*FRNT*DPH*ADJ=ADJRATE*UNITS=LND-VALUE		
			1	1JBLD SITE	1.00AC	8400	8400	
			2	21JCLEAR	3.26AC	4368 0.61ACF	2664 3.26 8685	
			3	11JROADFTG	2.00AC	6720 0.61ACF	4099 2.00 8198	
			LAND VALUE:				25283	
			#	OTHER FEAT	SIZE	BASERATE*COND	=ADJRATE*UNITS=OFB-VALUE	
			OTHER VALUE:				0	
			FNDATION	XTRFNISH	ROOFTYPE	ROOFMTRL	SIZE/QTY	
			WALLFNH	FLOORS	HEAT&AIR	HEATFUEL		
			VACANT				0	
#	STRUCTURE	SKTCH-SF*STHT=	AREA	RATE*GRDF+HEAT+EXWL*WLHT=ADJRAT*	AREA=	RPCN*	DEPF*CNDF=STR-VALUE	
			STRUCTURE VALUE:				0	
VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%	
LAND			25283	30977	81%			
OTHERFEAT			0			07172008		
STRUCTURE			0			1475-304		
TOTAL			25283	30977	81%	15000	168%	
			APPRaised-VALUE:				25283	

# executive summary



## 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

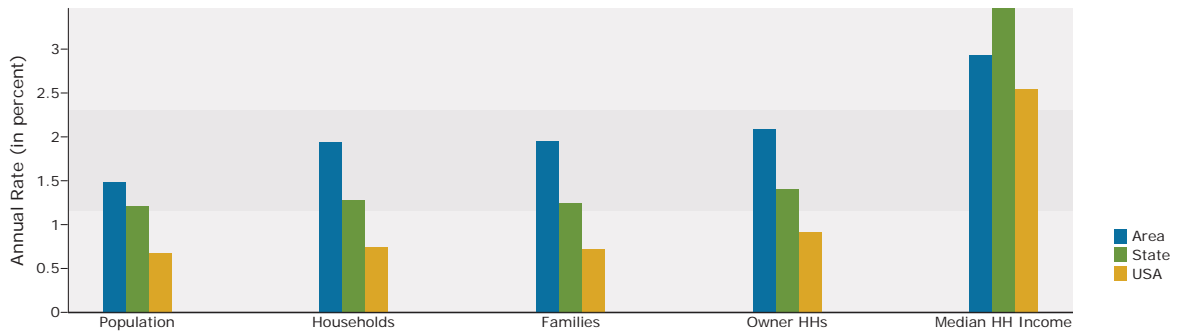


## Demographic and Income Profile

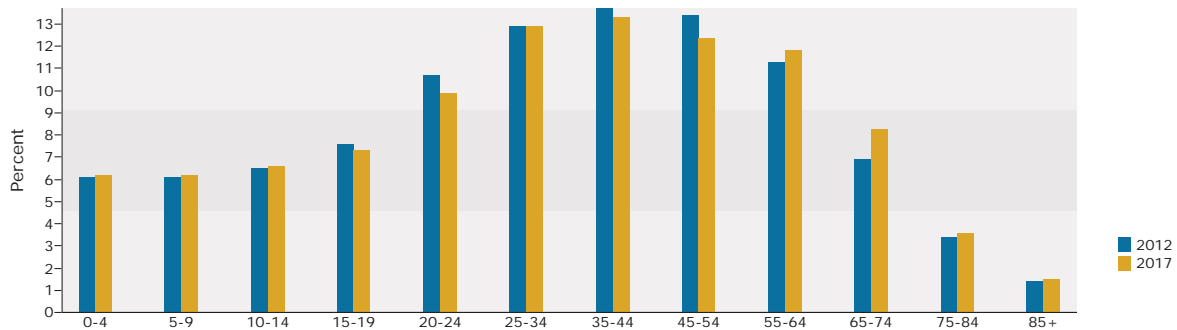
Bracey St, Hoffman, NC, 28347  
 Ring: 5 mile radius

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

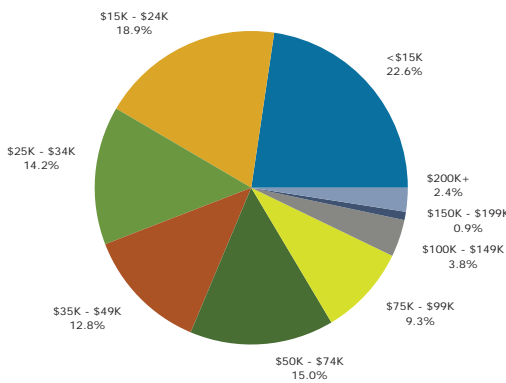
Trends 2012-2017



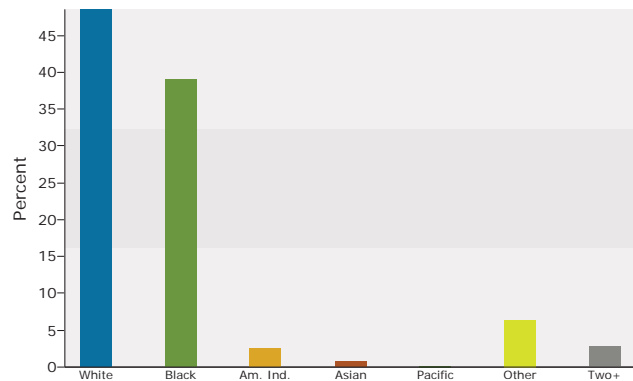
Population by Age



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