



INVESTMENT PROPERTY

Location

130 Thunder Road
Pine Bluff, NC

Availability

For sale

List Price

\$349,900 for building and 1 acre
\$494,900 for building and 9.8 acres

Additional Details

Parcel ID- 00047631
Deed Book: 4027/Page 526
Zoning C1
Sq. Ft.-6,100
Acreage-9.8 Acres

Directions

US Highway 1 North to Pinebluff
Property is located on the right at
the corner of Thunder Road and US
on the opposite corner of Southern
Pines Water Treatment Facility.



Description

Former Sedgewick Homes Sales Office & Model Home
Approx. 6,100 Square feet with finished
basement that includes offices and design
showroom.



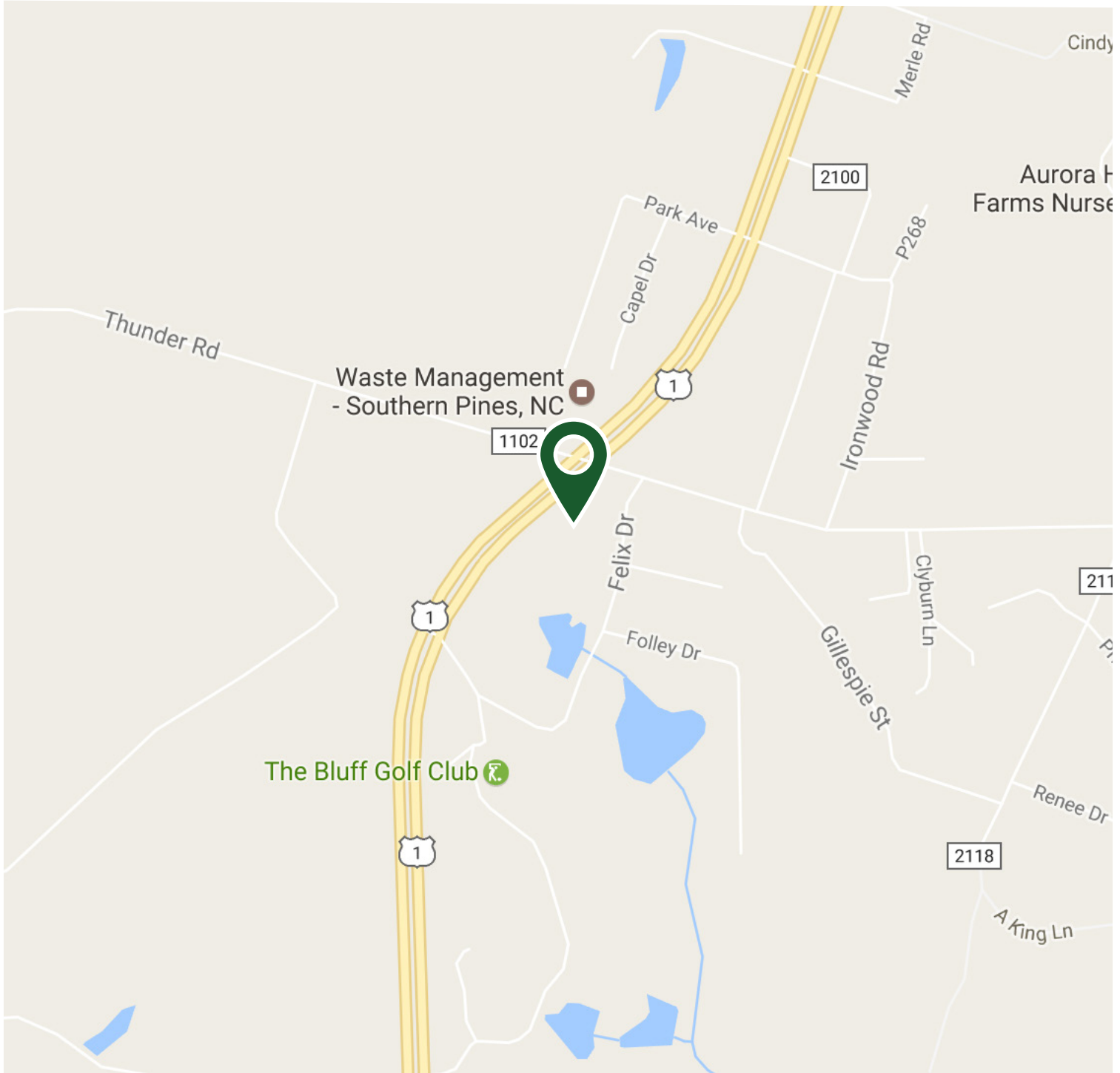
For more info, please contact:

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jdixon@ccim.net

Synergy Commercial Properties, LLC

281 W. Pennsylvania Avenue
Southern Pines, NC 28387
T 910-295-1801 | F 877-255-7990
synergy-commercial.com

Locator Map



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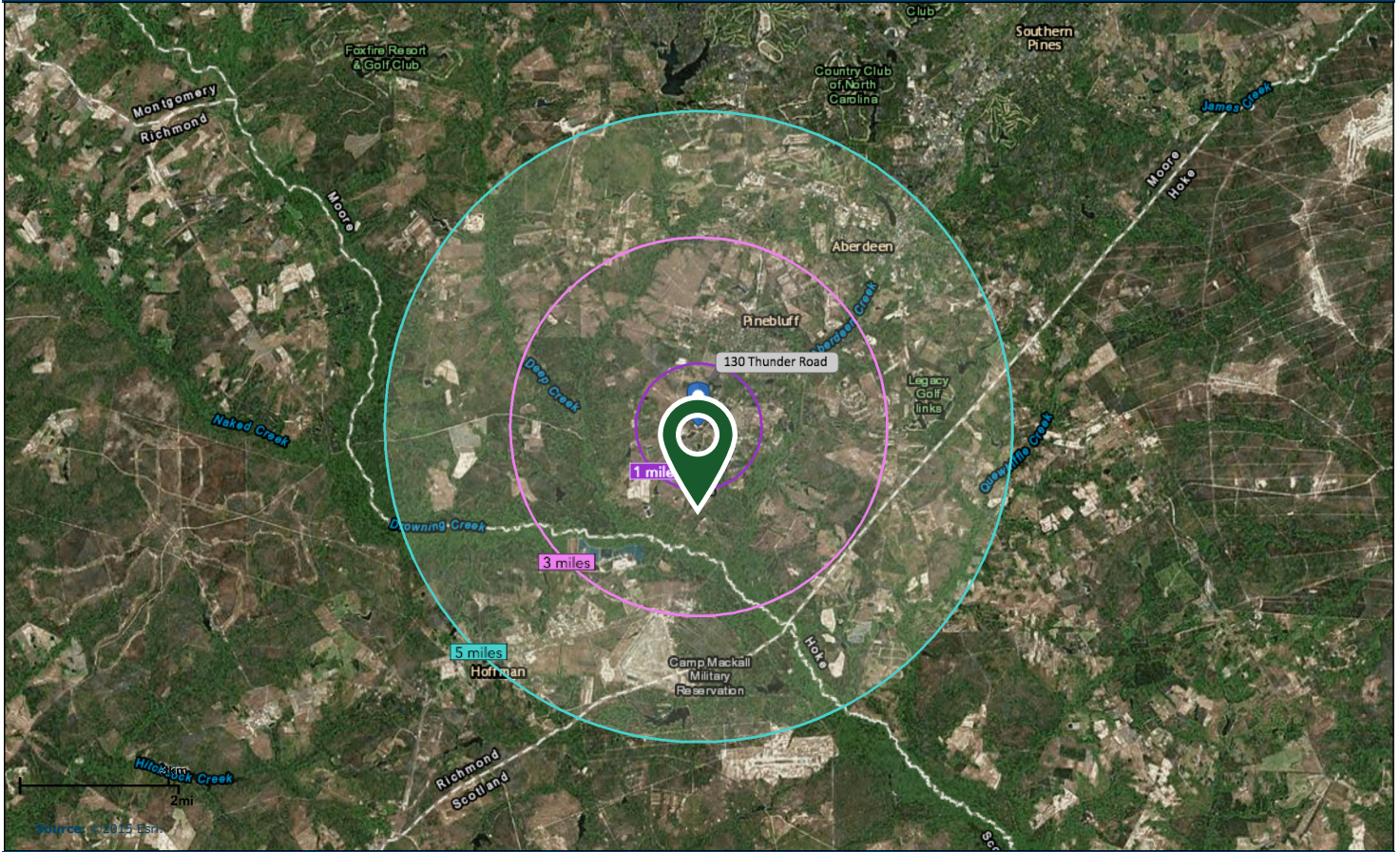
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Aerial Map



April 18, 2017

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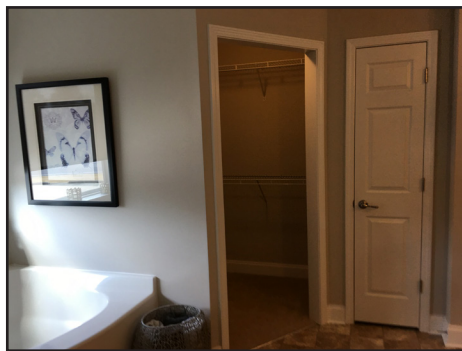
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Property Photos

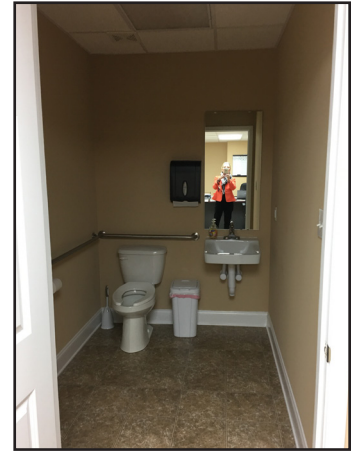


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Demographics

Median Household Income

2016 Median Household Income	\$29,905	\$36,402	\$37,140
2021 Median Household Income	\$31,643	\$41,627	\$42,263
2016-2021 Annual Rate	1.14%	2.72%	2.62%

Average Household Income

2016 Average Household Income	\$38,808	\$47,178	\$49,159
2021 Average Household Income	\$41,882	\$51,945	\$54,270
2016-2021 Annual Rate	1.54%	1.94%	2.00%

Per Capita Income

2016 Per Capita Income	\$15,758	\$18,382	\$19,968
2021 Per Capita Income	\$17,177	\$20,411	\$22,198
2016-2021 Annual Rate	1.74%	2.12%	2.14%

Households by Income

Current median household income is \$37,140 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$42,263 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$49,159 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$54,270 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$19,968 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$22,198 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	117	1,515	3,315
2000 Owner Occupied Housing Units	83	1,041	2,221
2000 Renter Occupied Housing Units	25	331	767
2000 Vacant Housing Units	9	143	327
2010 Total Housing Units	133	1,711	4,021
2010 Owner Occupied Housing Units	91	1,118	2,483
2010 Renter Occupied Housing Units	30	401	1,083
2010 Vacant Housing Units	12	192	455
2016 Total Housing Units	157	1,997	4,724
2016 Owner Occupied Housing Units	104	1,255	2,811
2016 Renter Occupied Housing Units	39	517	1,398
2016 Vacant Housing Units	14	226	515
2021 Total Housing Units	175	2,207	5,194
2021 Owner Occupied Housing Units	112	1,375	3,074
2021 Renter Occupied Housing Units	47	585	1,555
2021 Vacant Housing Units	16	247	565



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Demographics

	1 time	5 times	9 times
Population			
2000 Population	307	3,886	8,174
2010 Population	324	4,000	9,154
2016 Population	370	4,574	10,579
2021 Population	408	5,014	11,516
2000-2010 Annual Rate	0.54%	0.29%	1.14%
2010-2016 Annual Rate	2.15%	2.17%	2.34%
2016-2021 Annual Rate	1.97%	1.85%	1.71%
2016 Male Population	50.8%	49.0%	48.5%
2016 Female Population	49.2%	51.0%	51.5%
2016 Median Age	35.7	36.5	38.1

In the identified area, the current year population is 10,579. In 2010, the Census count in the area was 9,154. The rate of change since 2010 was 2.34% annually. The five-year projection for the population in the area is 11,516 representing a change of 1.71% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	53.8%	58.2%	61.6%
2016 Black Alone	26.5%	27.0%	26.0%
2016 American Indian/Alaska Native Alone	3.0%	2.5%	2.7%
2016 Asian Alone	1.6%	1.3%	1.6%
2016 Pacific Islander Alone	0.5%	0.2%	0.2%
2016 Other Race	11.4%	7.1%	4.7%
2016 Two or More Races	3.2%	3.6%	3.3%
2016 Hispanic Origin (Any Race)	15.4%	11.8%	8.9%

Persons of Hispanic origin represent 8.9% of the population in the identified area compared to 17.9% 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 62.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	107	1,372	2,988
2010 Households	121	1,519	3,566
2016 Total Households	143	1,771	4,209
2021 Total Households	159	1,960	4,629
2000-2010 Annual Rate	1.24%	1.02%	1.78%
2010-2016 Annual Rate	2.71%	2.49%	2.69%
2016-2021 Annual Rate	2.14%	2.05%	1.92%
2016 Average Household Size	2.59	2.57	2.47



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