

# New Hope Village



3825 S NEW HOPE RD | GASTONIA, NC | COMMERCIAL PAD FOR SALE

HARLEQUIN DRIVE

NEWSTYLE WAY

S NEW HOPE ROAD

CALL FOR PRICING

15,579 ADT (2024)

# Contents

3825 S NEW HOPE ROAD, GASTONIA, NORTH CAROLINA

03 Property Overview

10 Market Overview

12 Demographics

## Investment Sales Team

**Josh Suggs**  
*Director of Investment Sales*

(704) 248 2140  
jsuggs@mpvre.com

**Robbie Adams**  
*Director of Retail*

(704) 248 2108  
radams@mpvre.com

**Ferris Edwards**  
*Brokerage Assistant*

(704) 367 5022  
fedwards@mpvre.com

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# Property Overview



## PROPERTY HIGHLIGHTS

1.77 acre pad ready outparcel

Zoning CZ (Commercial)

Clean graded with utilities to site

Detention in place

Excellent visibility and access

Site infrastructure, curbing and drive way in place

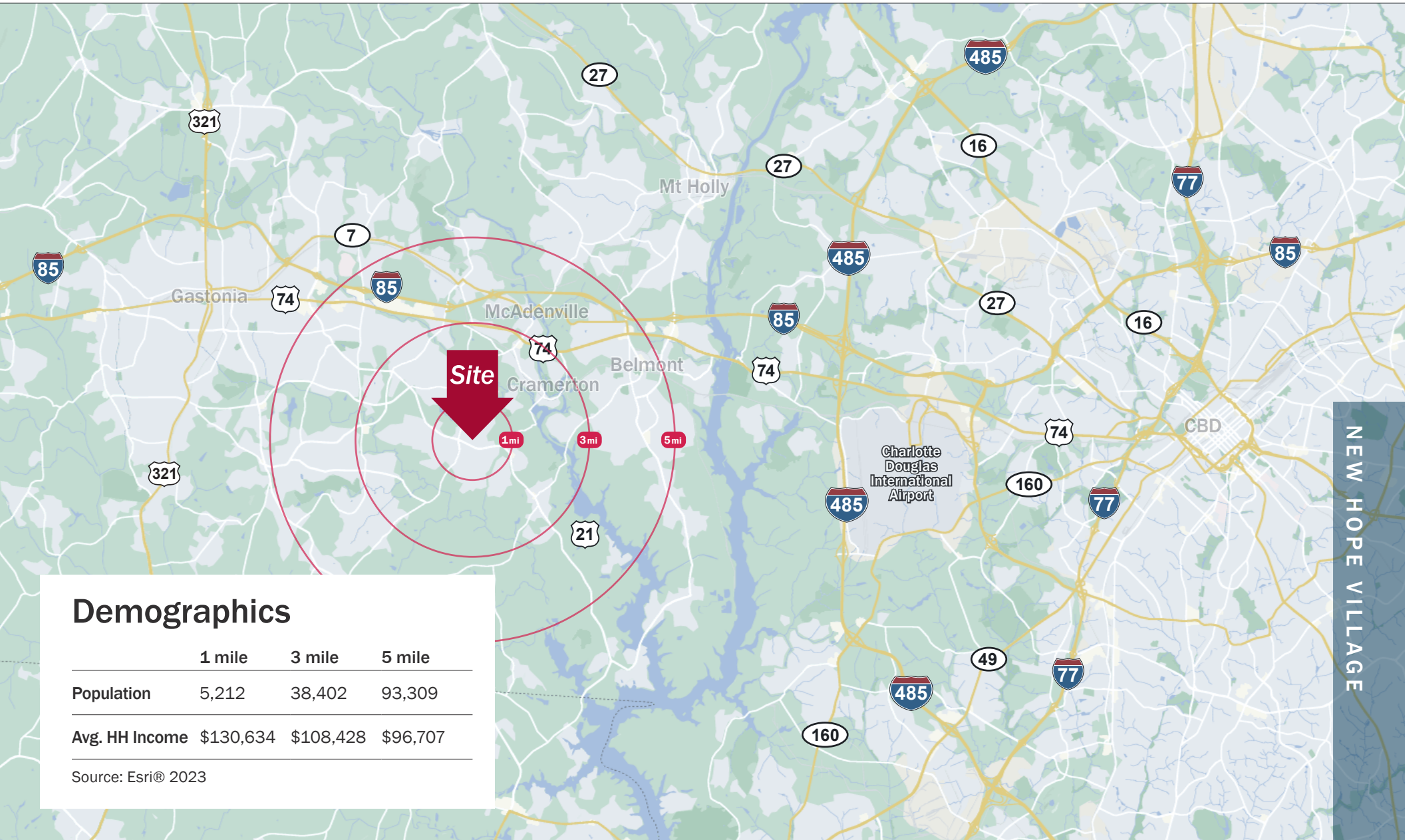
Attractive demographics in fast growing Cramerton, NC market

Close proximity to New Hope Elementary, Cramerton Middle, Stuart W Cramer High School

5 minute drive to Cramer Mountain Country Club

NEW HOPE VILLAGE

# Property Overview | Location



# Property Overview | Market Aerial



# Property Overview | Site Plan



NEW HOPE VILLAGE



# Property Overview | Conceptual Rendering



NEW HOPE VILLAGE



# Property Overview | Road Widening Plan

## PUBLIC MEETING MAP

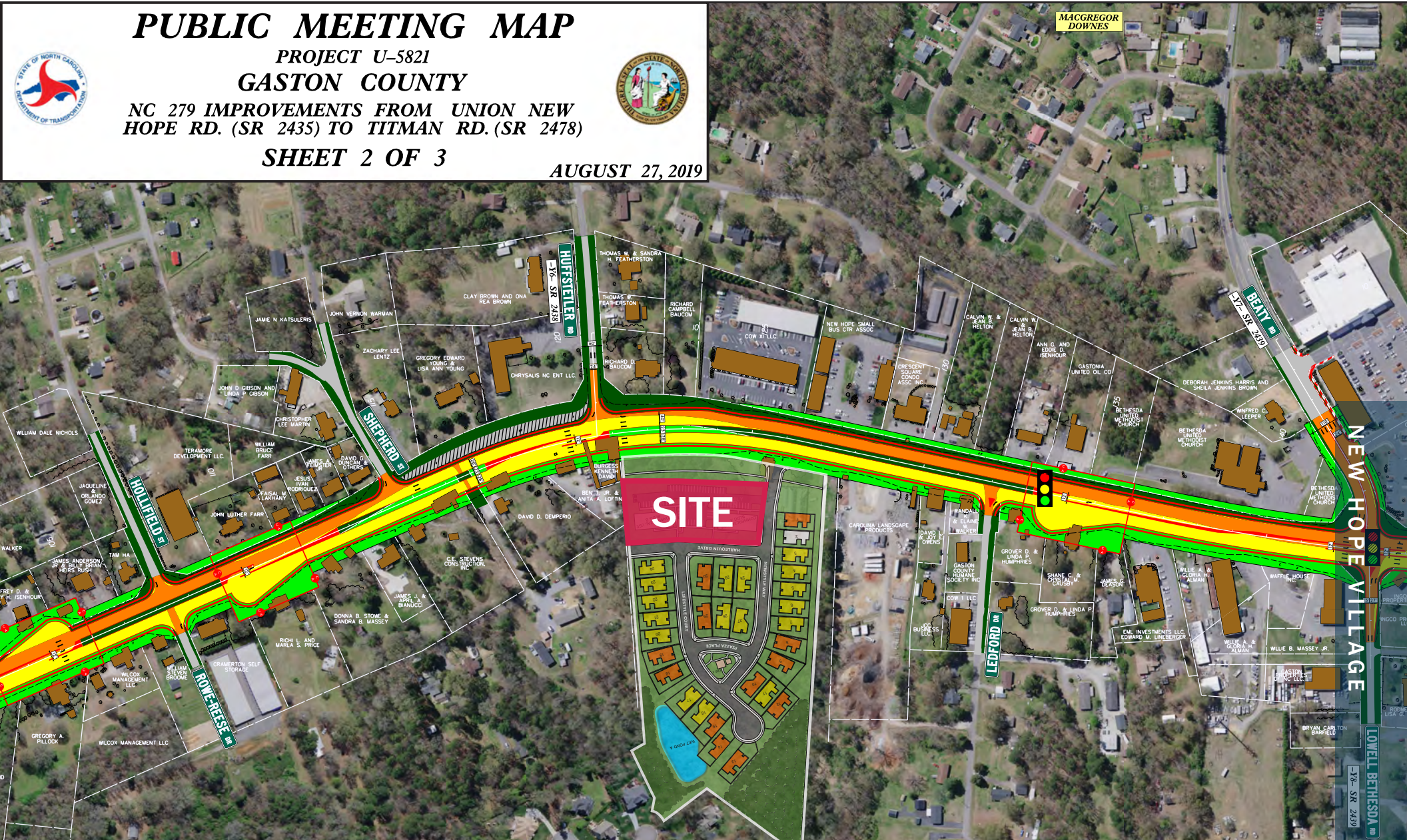
PROJECT U-5821

GASTON COUNTY

NC 279 IMPROVEMENTS FROM UNION NEW HOPE RD. (SR 2435) TO TITMAN RD. (SR 2478)

SHEET 2 OF 3

AUGUST 27, 2019



# Market Overview | Residential Activity

## 3 Mile Residential Report

Key: ■ Active/Developing SFH ■ Future/Planned SFH

### Total Units Within 3 Miles

Existing 527 units

Active 60 units

Future 3,189 units

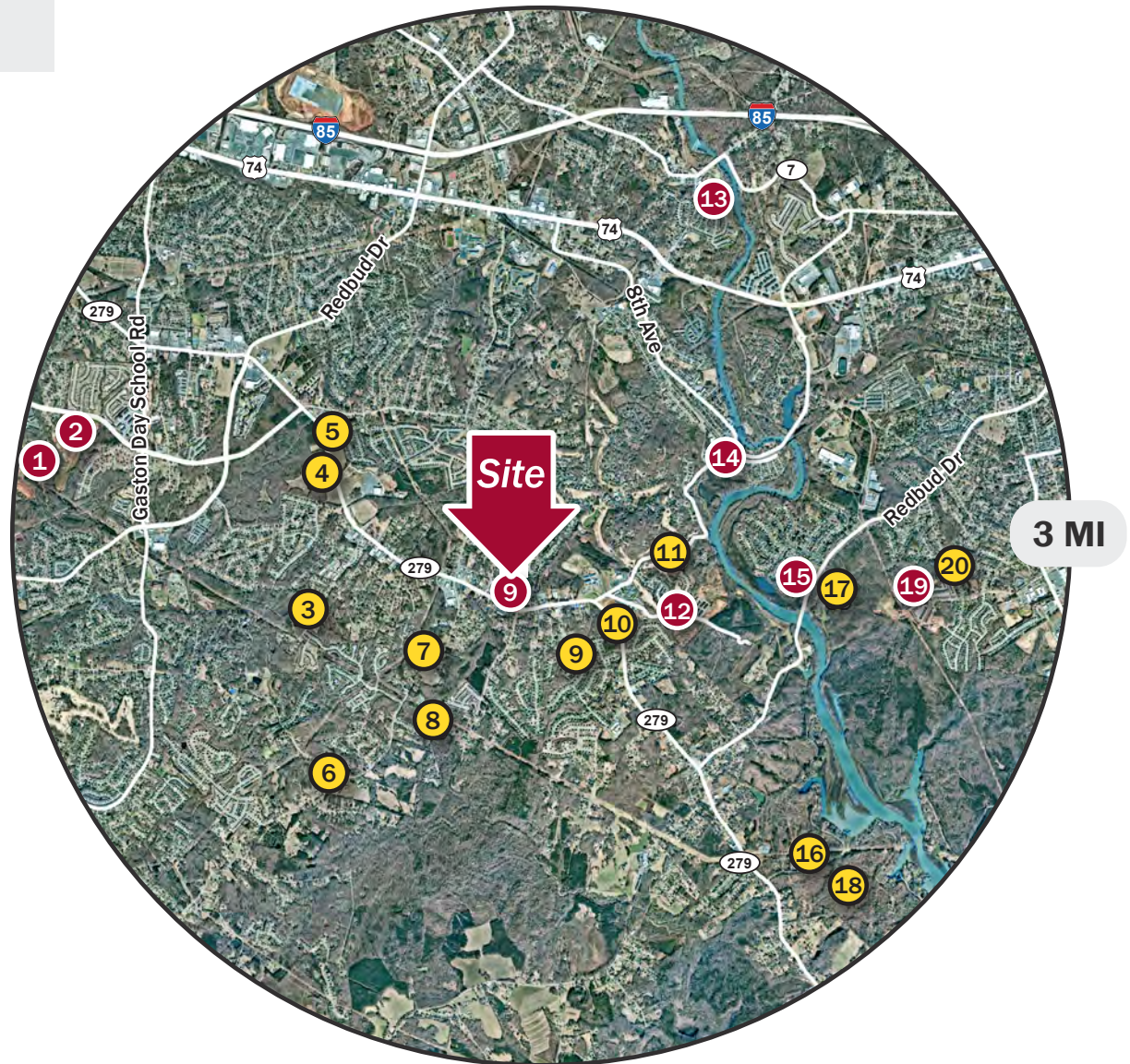
New Hope Village 30 units

**TOTAL 3,878 units**

Total Housing Units  
(3 Miles)

16,502

Source: Esri 2023. Homes built prior to 2000 not shown. Apartments not included.



NEW HOPE VILLAGE

# Market Overview | Economic Growth

## Cramer Mountain Club

Memberships here are unlike anywhere else. Our country club located just outside of Charlotte, NC is building a whole new type of membership experience. In essence, we have everything you want in a private club with none of the pretenses and old-fashioned restrictions. The result is a progressive, laid-back, fun filled retreat right in your back yard! Too many old-fashioned country clubs have enough rules and irritations, your club shouldn't! We guarantee that we are not one of them. It's time your family joined the fun!

Stuart Warren Cramer was a high profile figure in the late 19th and early 20th centuries. He designed 150 mills and owned 11 mills under the business name Mays Mills Inc. in 1915. Two necessities for mills of the era were water and transportation. The South Fork River provided water, and the Southern Railroad ran directly through the Cramer property. Mill villages, built in close proximity to the mills, provided housing for its workers. At the turn of the century, Cramer was responsible for creating a 'model village' which today is known as the town of Cramerton.

Source: <https://www.cramermountainclub.org/>



NEW HOPE VILLAGE

# Demographics | Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,848	29,925	76,074
2020 Population	4,708	35,706	89,088
2023 Population	5,212	38,402	93,309
2028 Population	5,594	40,727	97,572
2010-2020 Annual Rate	2.04%	1.78%	1.59%
2020-2023 Annual Rate	3.18%	2.26%	1.43%
2023-2028 Annual Rate	1.42%	1.18%	0.90%
2020 Male Population	49.1%	48.2%	47.8%
2020 Female Population	50.9%	51.8%	52.2%
2020 Median Age	41.6	40.9	41.0
2023 Male Population	50.2%	48.9%	48.5%
2023 Female Population	49.8%	51.1%	51.5%
2023 Median Age	40.2	42.6	42.4

In the identified area, the current year population is 93,309. In 2020, the Census count in the area was 89,088. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 97,572 representing a change of 0.90% annually from 2023 to 2028. Currently, the population is 48.5% male and 51.5% female.

## Median Age

The median age in this area is 42.4, compared to U.S. median age of 39.1.

## Race and Ethnicity

2023 White Alone	74.3%	71.0%	68.9%
2023 Black Alone	12.4%	14.7%	16.2%
2023 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2023 Asian Alone	4.3%	2.9%	2.7%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.0%	3.9%	4.7%
2023 Two or More Races	6.6%	7.1%	7.1%
2023 Hispanic Origin (Any Race)	5.4%	8.4%	9.3%

Persons of Hispanic origin represent 9.3% of the population in the identified area compared to 19.4% 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 57.7 in the identified area, compared to 72.1 for the U.S. as a whole.

## Households

2023 Wealth Index	133	105	90
2010 Households	1,370	11,711	30,337
2020 Households	1,721	14,231	36,173
2023 Households	1,901	15,468	38,110
2028 Households	2,059	16,526	40,224
2010-2020 Annual Rate	2.31%	1.97%	1.78%
2020-2023 Annual Rate	3.11%	2.60%	1.62%
2023-2028 Annual Rate	1.61%	1.33%	1.09%
2023 Average Household Size	2.73	2.47	2.40

The household count in this area has changed from 36,173 in 2020 to 38,110 in the current year, a change of 1.62% annually. The five-year projection of households is 40,224, a change of 1.09% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 25,396 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# Demographics | Executive Summary

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.3%	20.0%	23.6%
<b>Median Household Income</b>			
2023 Median Household Income	\$100,927	\$81,153	\$66,609
2028 Median Household Income	\$112,256	\$92,047	\$77,629
2023-2028 Annual Rate	2.15%	2.55%	3.11%
<b>Average Household Income</b>			
2023 Average Household Income	\$130,634	\$108,428	\$96,707
2028 Average Household Income	\$148,508	\$124,178	\$112,029
2023-2028 Annual Rate	2.60%	2.75%	2.99%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$47,514	\$43,802	\$39,693
2028 Per Capita Income	\$54,570	\$50,537	\$46,340
2023-2028 Annual Rate	2.81%	2.90%	3.15%
<b>GINI Index</b>			
2023 Gini Index	35.0	38.1	42.3
<b>Households by Income</b>			
Current median household income is \$66,609 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$77,629 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$96,707 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$112,029 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$39,693 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,340 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	139	119	101
2010 Total Housing Units	1,486	12,808	33,226
2010 Owner Occupied Housing Units	1,191	8,419	20,259
2010 Renter Occupied Housing Units	179	3,292	10,078
2010 Vacant Housing Units	116	1,097	2,889
2020 Total Housing Units	1,804	15,159	38,629
2020 Owner Occupied Housing Units	1,477	9,888	23,367
2020 Renter Occupied Housing Units	244	4,343	12,806
2020 Vacant Housing Units	105	934	2,466
2023 Total Housing Units	2,004	16,502	40,764
2023 Owner Occupied Housing Units	1,653	11,187	24,925
2023 Renter Occupied Housing Units	248	4,281	13,185
2023 Vacant Housing Units	103	1,034	2,654
2028 Total Housing Units	2,124	17,436	42,652
2028 Owner Occupied Housing Units	1,816	12,333	26,837
2028 Renter Occupied Housing Units	243	4,193	13,388
2028 Vacant Housing Units	65	910	2,428
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	62.5	56.6	51.9

Currently, 61.1% of the 40,764 housing units in the area are owner occupied; 32.3%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 38,629 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.67%. Median home value in the area is \$261,792, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.50% annually to \$296,132.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Working Together

Office | Medical | Industrial | Retail | Land | Investment

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(704) 248 2108  
radams@mpvre.com

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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)