

**AVAILABLE FOR SALE**

36299 Finger Road  
Mount Pleasant, NC 28124

**85.12 Acres**  
Residential-Agricultural District (RA)  
Best Use: Agricultural / Conservation  
Call for Pricing



Presented By:

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**MOODY COMMERCIAL REAL ESTATE**

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## EXECUTIVE SUMMARY

### New Site Opportunity For Sale!

Whether you're looking to embrace a tranquil country lifestyle or seeking an investment opportunity, this property has it all.

Don't miss out on this rare chance to own a piece of the countryside, all while being near the amenities of Mount Pleasant.

85.12 Acres  
Residential-Agricultural District  
(RA)



#### OFFERING SUMMARY

Property Address	36299 Finger Road, Mount Pleasant, NC 28124
County	Stanly / Ridenhour
Lot Size	85.12 Acres   Conservation easement in place for 73.38 Acres
Sales Price	Call for Pricing
Property Type	Land
Best Use	Agricultural / Conservation
Zoning	Residential-Agricultural District (RA)
Overlay	Rural Preservation District

#### PROPERTY HIGHLIGHTS

- Original 19th Century Farmhouse / Rental
- Barn
- 2 Substantial Sheds
- Farmlands / Fields
- Timberlands
- Springs / Pond
- Restorable Apple Orchard
- Abundant Wildlife / Birds
- Working Farm Conservation Easement



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## EXECUTIVE SUMMARY

### PROPERTY OVERVIEW

Discover the epitome of country living with this stunning +80-acre property. Nestled in the tranquil surroundings of a conservation easement, this land offers a unique blend of preserved natural beauty and practical utility.

### PROPERTY FEATURES

- Over 80 Acres: Expansive and pristine land ready to fulfill your dreams.
- Working Farm Conservation Easement: Operate or lease the land as a productive farm.
- Barns and Pond: Fully equipped with barns and a picturesque spring fed pond.
- Close Proximity to Mount Pleasant: Enjoy convenient access to shopping, restaurants, and entertainment.
- Rental House: Original 19th century Farmhouse on the property is currently being rented but, could be renovated and owner occupied.
- Timberlands: Old-Growth Short-Leaf Oak and Hickory. Eligible for a harvesting plan, offering additional income potential.
- Geological Significant Feature: Goldhill Fault Zone / Ridge

### LAND / UTILITIES

- Number of Lots** 3 Parcels
- Water** On-Site / Well
- Electricity** On-Site / Duke Power
- Sewer** On-Site / Septic
- Water Features** Spring / Pond
- APN#** 569004631500, 569004732937, 569004737354
- Corner Property** No
- Street Parking** No



### DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Population	329	2,324	7,722
Median Household Income	\$84,004	\$79,338	\$80,322
Households	135	935	2,948



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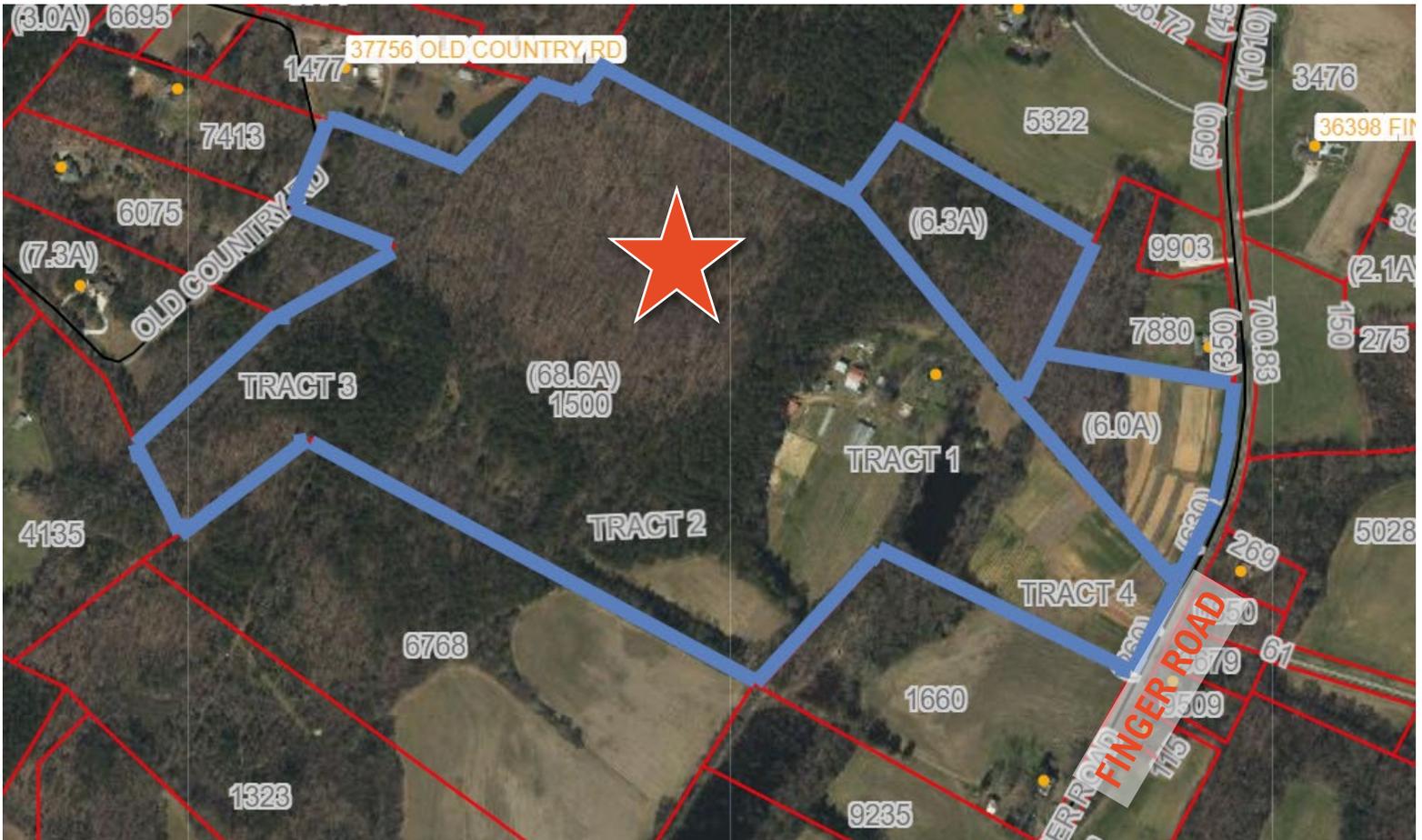
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## SITE PARCEL MAP



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Note: Photos & Renderings throughout the package are representational only. Final designs are to be determined.

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## PROPERTY PHOTOS



**85.12 Acres**

Residential-Agricultural District (RA)

Best Use: Agricultural / Conservation



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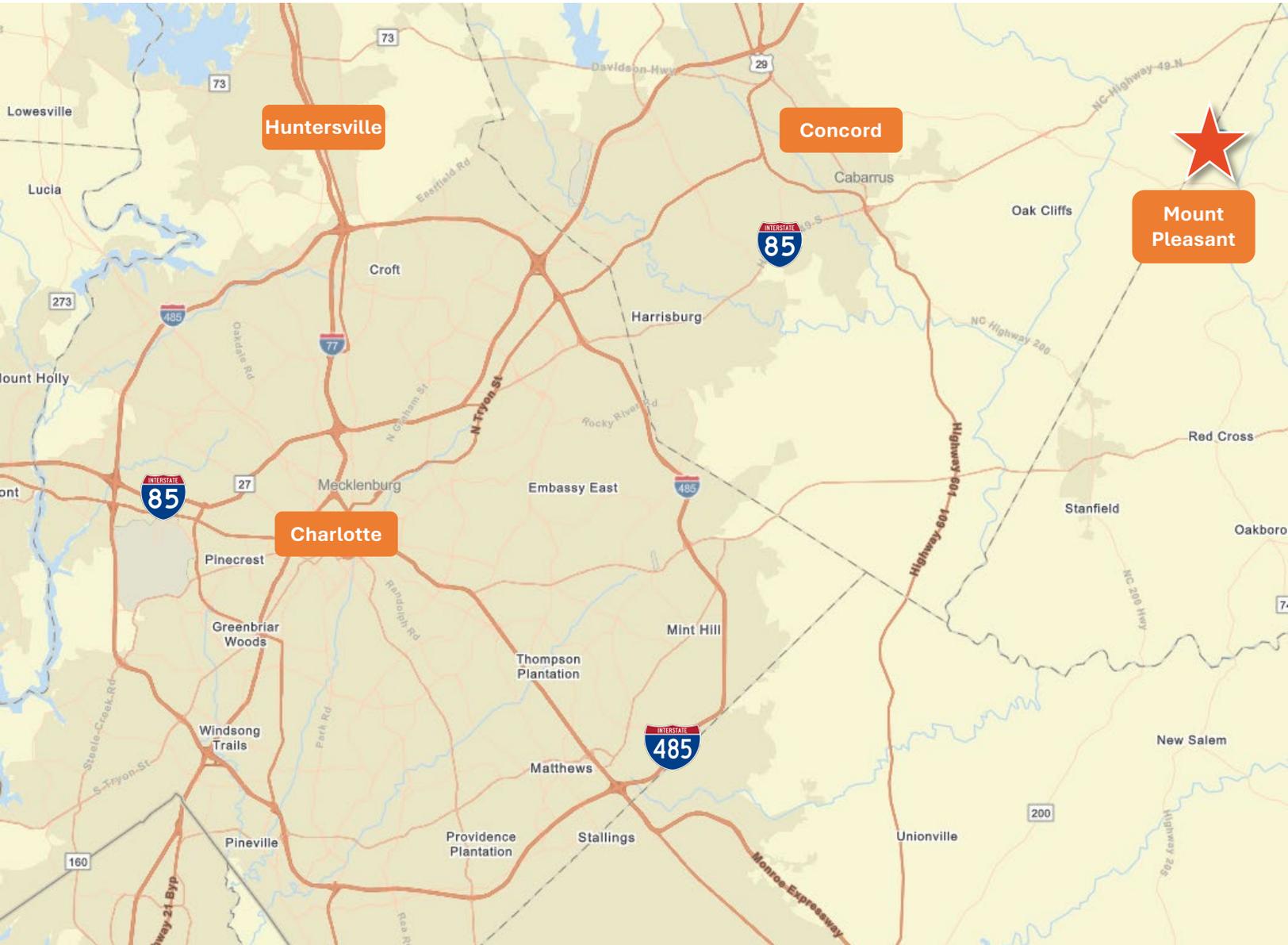
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# AREA MAP



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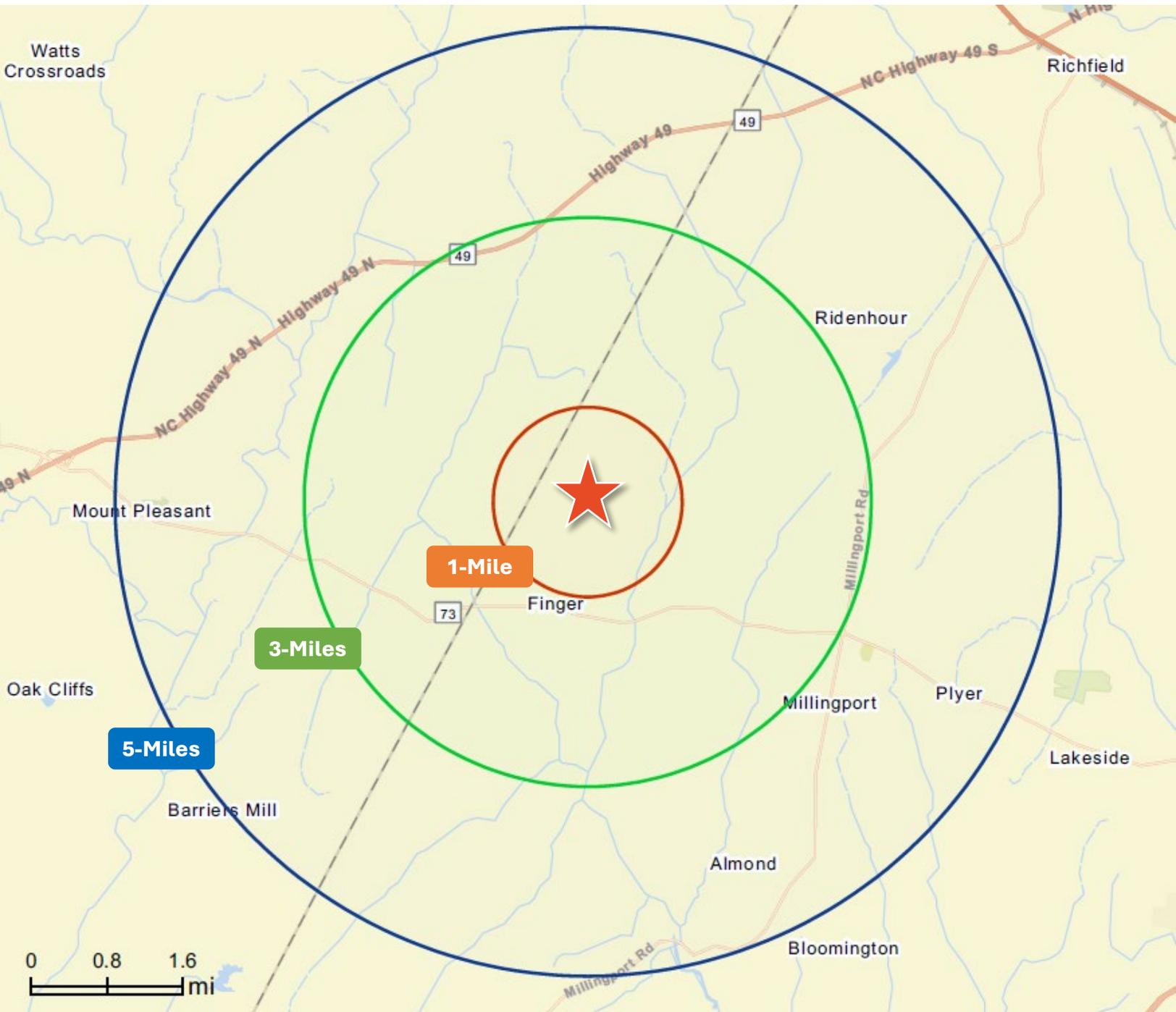
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## DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



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## DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	306	2,163	7,208
2020 Population	307	2,181	7,302
2024 Population	329	2,324	7,722
2029 Population	340	2,413	8,126
2010-2020 Annual Rate	0.03%	0.08%	0.13%
2020-2024 Annual Rate	1.64%	1.51%	1.32%
2024-2029 Annual Rate	0.66%	0.75%	1.03%
2020 Male Population	50.2%	50.1%	50.1%
2020 Female Population	49.8%	49.9%	49.9%
2020 Median Age	44.4	44.0	43.6
2024 Male Population	51.4%	50.9%	51.0%
2024 Female Population	48.6%	49.1%	49.0%
2024 Median Age	44.4	44.4	44.0

In the identified area, the current year population is 7,722. In 2020, the Census count in the area was 7,302. The rate of change since 2020 was 1.32% annually. The five-year projection for the population in the area is 8,126 representing a change of 1.03% annually from 2024 to 2029. Currently, the population is 51.0% male and 49.0% female.

### Median Age

The median age in this area is 44.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	91.2%	89.8%	90.4%
2024 Black Alone	2.1%	3.1%	2.3%
2024 American Indian/Alaska Native Alone	0.3%	0.5%	0.5%
2024 Asian Alone	1.5%	1.2%	1.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	0.9%	1.0%	1.1%
2024 Two or More Races	4.0%	4.4%	4.4%
2024 Hispanic Origin (Any Race)	2.1%	2.4%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 19.6% 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 22.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	93	90	91
2010 Households	125	843	2,666
2020 Households	126	887	2,793
2024 Households	135	935	2,948
2029 Households	140	973	3,104
2010-2020 Annual Rate	0.08%	0.51%	0.47%
2020-2024 Annual Rate	1.64%	1.25%	1.28%
2024-2029 Annual Rate	0.73%	0.80%	1.04%
2024 Average Household Size	2.44	2.48	2.61

The household count in this area has changed from 2,793 in 2020 to 2,948 in the current year, a change of 1.28% annually. The five-year projection of households is 3,104, a change of 1.04% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2020. The number of families in the current year is 2,174 in the specified area.



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# DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	19.6%	23.5%	25.5%
<b>Median Household Income</b>			
2024 Median Household Income	\$84,004	\$79,338	\$80,322
2029 Median Household Income	\$97,457	\$90,899	\$93,834
2024-2029 Annual Rate	3.02%	2.76%	3.16%
<b>Average Household Income</b>			
2024 Average Household Income	\$100,160	\$97,929	\$99,725
2029 Average Household Income	\$116,213	\$113,935	\$116,811
2024-2029 Annual Rate	3.02%	3.07%	3.21%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$38,681	\$38,034	\$38,469
2029 Per Capita Income	\$45,050	\$44,342	\$45,113
2024-2029 Annual Rate	3.10%	3.12%	3.24%
<b>GINI Index</b>			
2024 Gini Index	34.4	36.7	37.0
<b>Households by Income</b>			
Current median household income is \$80,322 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$93,834 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$99,725 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$116,811 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$38,469 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,113 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	130	107	98
2010 Total Housing Units	129	903	2,917
2010 Owner Occupied Housing Units	103	692	2,185
2010 Renter Occupied Housing Units	22	151	481
2010 Vacant Housing Units	4	60	251
2020 Total Housing Units	128	932	3,024
2020 Owner Occupied Housing Units	104	722	2,297
2020 Renter Occupied Housing Units	22	165	496
2020 Vacant Housing Units	9	61	209
2024 Total Housing Units	137	981	3,179
2024 Owner Occupied Housing Units	113	772	2,459
2024 Renter Occupied Housing Units	22	163	489
2024 Vacant Housing Units	2	46	231
2029 Total Housing Units	141	1,017	3,341
2029 Owner Occupied Housing Units	120	822	2,646
2029 Renter Occupied Housing Units	21	151	457
2029 Vacant Housing Units	1	44	237
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	53.2	52.3	53.9



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