



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



LAND FOR SALE

4042 S MAIN ST

4042 S Main St , Hope Mills, NC 28348

*for more information*

DR. CHUCK MAXWELL

Broker

O: 910.829.1617 x203

C: 910.624.1966

[chuck@grantmurrayre.com](mailto:chuck@grantmurrayre.com)



EXECUTIVE SUMMARY



**OFFERING SUMMARY**

<b>Sale Price:</b>	\$600,000
<b>Lot Size:</b>	3.13 Acres
<b>Zoning:</b>	R-10
<b>Price / SF:</b>	\$4.40

**PROPERTY OVERVIEW**

This site consists of 2 parcels totaling approximately 3.13 acres. This property is located at the corner of Edwin Deaver Dr and S Main St in Hope Mills, NC. There is a large residential development project to the rear of this site. The property is currently zoned R-10, the town of Hope Mills has approved land use of mixed use, which allows for commercial development. The property adjacent to the parcel is available for sale, call Dr. Chuck Maxwell 910-624-1966 for more information.

**LOCATION OVERVIEW**

The property is located near the intersection of S Main St (Hwy 59) and Edwin Deaver Dr in Hope Mills, NC. The I-95 interchange is less than three miles away from the site and the shopping district for Hope Mills is just to the north. The population within a three mile radius is 39,134 with an average household income of \$61,338.

*for more information*

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ADDITIONAL PHOTOS

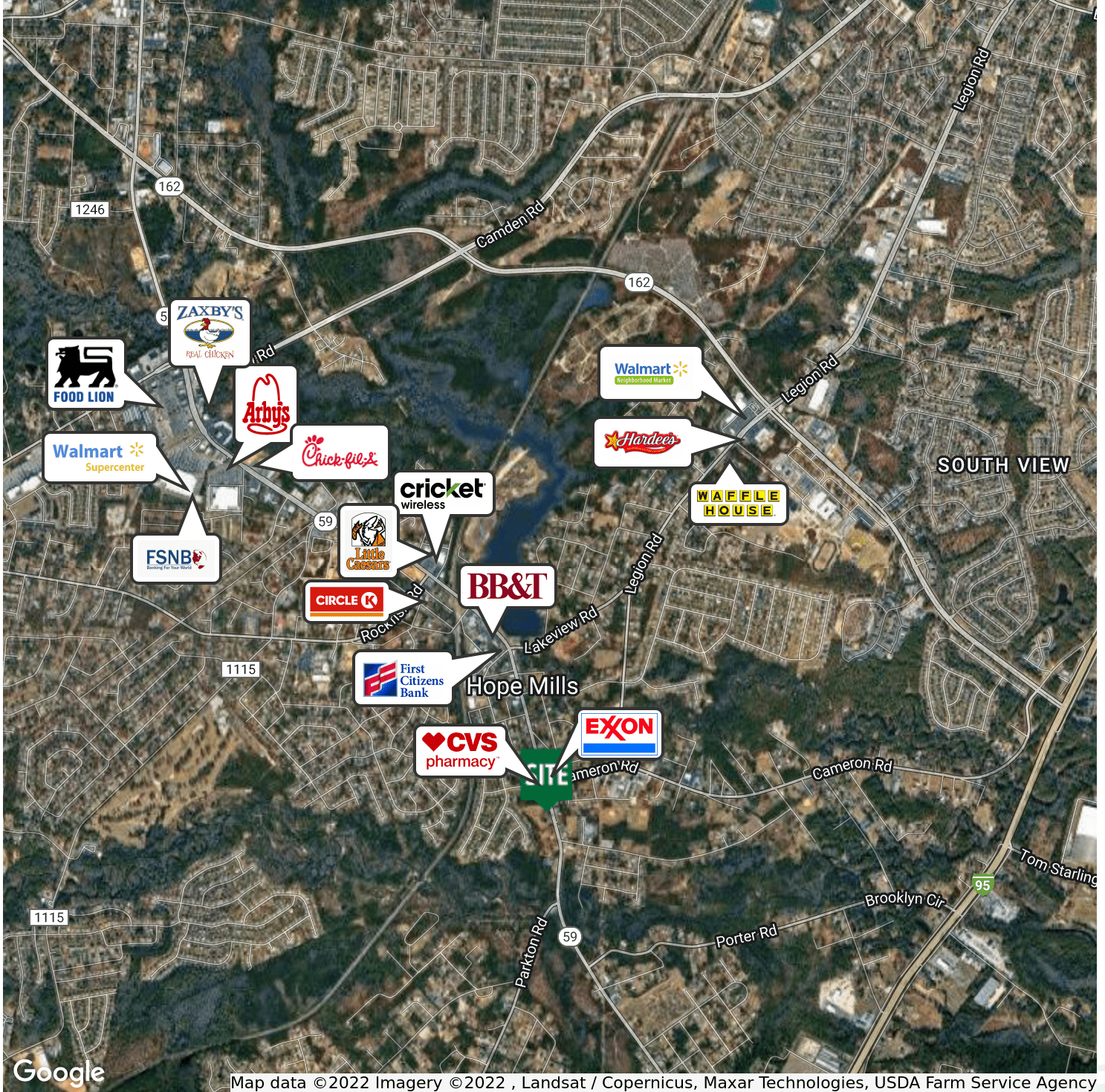


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RETAILER MAP



Google

Map data ©2022 Imagery ©2022 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

for more information

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# Executive Summary

4042 S Main St, Hope Mills, North Carolina, 28348  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.96451  
Longitude: -78.94391

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,274	27,661	67,153
2010 Population	4,777	36,559	81,168
2021 Population	4,720	38,156	86,649
2026 Population	4,698	38,818	88,339
2000-2010 Annual Rate	3.85%	2.83%	1.91%
2010-2021 Annual Rate	-0.11%	0.38%	0.58%
2021-2026 Annual Rate	-0.09%	0.34%	0.39%
2021 Male Population	46.7%	47.2%	47.4%
2021 Female Population	53.3%	52.8%	52.6%
2021 Median Age	35.9	34.1	35.6

In the identified area, the current year population is 86,649. In 2010, the Census count in the area was 81,168. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 88,339 representing a change of 0.39% annually from 2021 to 2026. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	55.7%	50.8%	51.3%
2021 Black Alone	30.3%	34.2%	33.3%
2021 American Indian/Alaska Native Alone	2.7%	2.8%	2.7%
2021 Asian Alone	2.2%	1.8%	2.5%
2021 Pacific Islander Alone	0.2%	0.3%	0.3%
2021 Other Race	3.5%	4.3%	4.0%
2021 Two or More Races	5.5%	5.8%	5.9%
2021 Hispanic Origin (Any Race)	12.7%	13.5%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 18.9% 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 70.8 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	40	44	51
2000 Households	1,204	9,934	24,587
2010 Households	1,833	13,488	30,419
2021 Total Households	1,810	14,163	32,581
2026 Total Households	1,803	14,431	33,244
2000-2010 Annual Rate	4.29%	3.11%	2.15%
2010-2021 Annual Rate	-0.11%	0.44%	0.61%
2021-2026 Annual Rate	-0.08%	0.38%	0.40%
2021 Average Household Size	2.60	2.69	2.65

The household count in this area has changed from 30,419 in 2010 to 32,581 in the current year, a change of 0.61% annually. The five-year projection of households is 33,244, a change of 0.40% annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2010. The number of families in the current year is 23,104 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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	11.8%	11.9%	11.9%
<b>Median Household Income</b>			
2021 Median Household Income	\$50,356	\$47,933	\$50,108
2026 Median Household Income	\$53,249	\$52,512	\$55,305
2021-2026 Annual Rate	1.12%	1.84%	1.99%
<b>Average Household Income</b>			
2021 Average Household Income	\$58,359	\$60,207	\$63,844
2026 Average Household Income	\$65,123	\$68,130	\$72,201
2021-2026 Annual Rate	2.22%	2.50%	2.49%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$22,089	\$22,379	\$24,046
2026 Per Capita Income	\$24,657	\$25,364	\$27,217
2021-2026 Annual Rate	2.22%	2.54%	2.51%

### Households by Income

Current median household income is \$50,108 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$55,305 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$63,844 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,201 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,046 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,217 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	184	187	185
2000 Total Housing Units	1,341	11,002	27,041
2000 Owner Occupied Housing Units	799	7,002	17,178
2000 Renter Occupied Housing Units	405	2,932	7,409
2000 Vacant Housing Units	137	1,068	2,454
2010 Total Housing Units	1,974	14,549	32,863
2010 Owner Occupied Housing Units	1,115	8,762	19,823
2010 Renter Occupied Housing Units	718	4,726	10,596
2010 Vacant Housing Units	141	1,061	2,444
2021 Total Housing Units	1,988	15,546	35,991
2021 Owner Occupied Housing Units	954	8,235	19,041
2021 Renter Occupied Housing Units	856	5,927	13,540
2021 Vacant Housing Units	178	1,383	3,410
2026 Total Housing Units	2,014	16,050	37,255
2026 Owner Occupied Housing Units	970	8,554	19,774
2026 Renter Occupied Housing Units	833	5,878	13,470
2026 Vacant Housing Units	211	1,619	4,011

Currently, 52.9% of the 35,991 housing units in the area are owner occupied; 37.6%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 32,863 housing units in the area - 60.3% owner occupied, 32.2% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 4.12%. Median home value in the area is \$142,679, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 7.44% annually to \$204,271.

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.