

+/- 1.1 ACRES ZONED FOR MIXED USE
IN HISTORIC DOWNTOWN CONCORD



FOR SALE
\$625,000

131 Cabarrus Avenue E
Concord, NC 28025

+/- 1.1 acres in historic Downtown Concord. Zoned Center City with walkable development in mind. \$200+ million public and private investment in area. Excellent for mixed use development with commercial on 1st floor with multi-family above.

- ✓ Rapidly redeveloping historic downtown
- ✓ High-density, mixed use zoning
- ✓ Opportunity zone
- ✓ Downtown walkability

**All information needs to be independently verified.*

+/- 1.1 ACRES FOR MIXED USE DEVELOPMENT



PINs: 56209992260000, 56209991060000, 56209982250000, 56209972820000.

MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	8,919	38,225	85,134
<i>Med. HH Income</i>	\$39,617	\$48,515	\$57,121
<i>Pop. Growth ('20-'25)</i>	0.94%	1.14%	1.47%

*Source 2020 esri Business Analyst

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**\$200+ MILLION IN NEARBY
PUBLIC AND PRIVATE INVESTMENT**

for more information visit

<https://concordnc.gov/Departments/Planning/Downtown>



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NEW DEVELOPMENTS NEARBY

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DOWNTOWN CONCORD

▭ BUILDINGS ▭ PARKING ▭ GREEN SPACE ▭ FUTURE INVESTMENTS



A NEW UNION STREETSCAPE

Includes full streetscape redesign, including new sidewalks, tree planters, street lights, site furnishings, public art, curb line modifications, and ADA compliant cross walks.

- 22 UNION ST. N**
Former movie theater. Purchased at end of 2019 and pursuing redevelopment.
- CABARRUS TAVERN**
Vacant since fire. Redevelopment plans include multiple taps and food.
- VACANT LOT**
Pursuing redevelopment opportunity.
- NOVI LOFTS (30 MARKET)**
+/- 84 apartments with +/- 7,100 SF street level retail on Union and Market Street
- NOVI RISE (26 UNION S)**
167 apartments with +/- 3,300 SF street level retail. Plans approved.
- 57 UNION ST. S**
18 upper level apartments. New street level Cabarrus Center & Chamber/EDC Offices.
- 66 UNION ST. S**
Sold to RCG. Proposed redevelopment includes 3 commercial bays on street level, office user on 2nd floor, and nonprofit space in basement. Est. \$1.5 million investment.
- NOVI FLATS (25 BARRICK)**
+/- 43 apartments with +/- 4,900 SF street level retail.
- COURTHOUSE EXP.**
Plans being finalized. Est. construction complete 2025. Est. cost \$130 million. Includes closure of Meigs Avenue for development of public plaza and updating 1970s courthouse.

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UNION STREET STREETScape

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The approved plan (approved in October 2019) for "A New Union Streetscape" includes 22 foot wide sidewalks, 11 foot travel lanes, 15 parking spaces remaining on Union Street including two new ADA accessible spaces, sharrow markings, poured concrete sidewalks with brick paver accents, added street trees and landscaping, new smart light poles, space for public art and outdoor dining, designated loading/unloading zones, and vehicle drop-off zones.



+/- 1.1 ACRES FOR MIXED USE DEVELOPMENT



- 8 minutes to I-85
- 5 minutes to Atrium Health Cabarrus
- 32 minutes to Uptown Charlotte
- Cabarrus County and City of Concord government buildings and Cabarrus Center for Innovation and Entrepreneurship within blocks



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