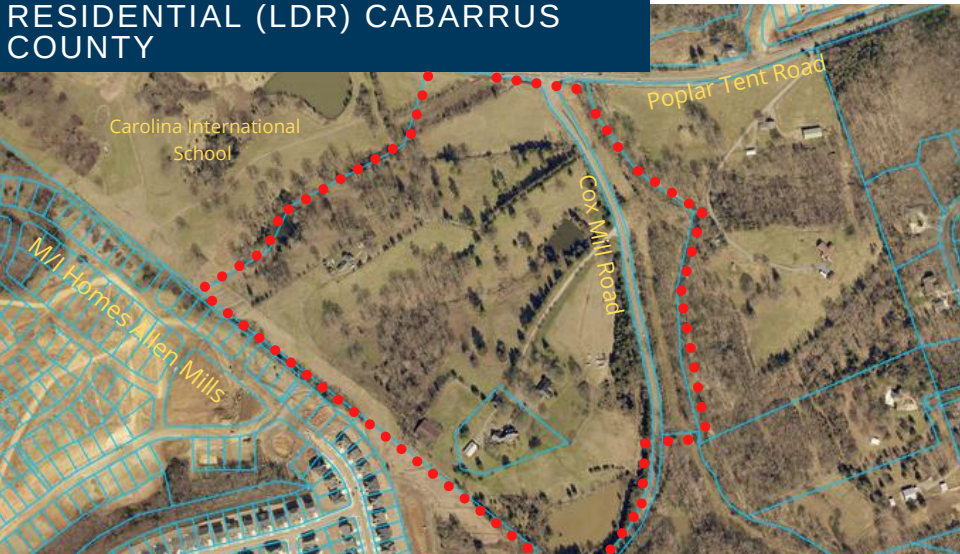


MILGROVE - ZONED LOW DENSITY  
RESIDENTIAL (LDR) CABARRUS  
COUNTY



FOR SALE

600 Cox Mill Road, Concord NC 28027

This large residentially zoned tract of land is located at the intersection of Poplar Tent Road and Cox Mill Road directly adjoining The Carolina International Charter School property and Allen Mills, a Taylor Morrisosn development. Stunning views just 4 Miles from the Concord Regional Airport and Concord Mills Mall Less than 3 miles from I-85 . The 2030 City of Concord Land Use plan calls for Suburban Neighborhood(SN)

71.5 ACRES, ASKING 5.9M  
CABARRUS COUNTY LDR ZONING /  
SUBURBAN NEIGHBORHOOD PLANNED  
500' FRONTAGE ON POPLAR TENT RD  
2400' ON COX MILL  
WATER AND SEWER ON PROPERTY

*\*All information needs to be independently verified.*



## MARKET DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<i>Population</i>	11,250	45,505	90,803
<i>Avg. HH Income</i>	\$50,602	\$60,539	\$67,719
<i>Pop. Growth ('18-'23)</i>	1.06%	1.13%	1.28%

\*Source 2019 Esri Business Analyst



**Harris Morrison**  
704.786.8888

HarrisM@newbranchre.com



**Mark Hermans**  
980.354.3702

MarkH@newbranchre.com