

49 ACRES  
RESIDENTIAL LAND



+/- 49 Acres

**FOR SALE**  
NOW AVAILABLE

5582 Flows Store Rd. | Concord, NC 28025

Rare opportunity for residential development within the City of Concord. Previously was under contract with a residential developer, seller able to provide due diligence material conducted from the previous developer.

Located within the city of Concord conservation character area, please visit the next page for additional info. \*\*Buyers agent to seek commission from client/buyer.

- ✓ PRICE: \$1,850,000 / \$37,587 PER ACRE
- ✓ 49.22 ACRES
- ✓ AMPLE DUE DILIGENCE UPON REQUEST
- ✓ SEWER VIA RECORDED EASEMENT
- ✓ WATER ON STREET
- ✓ SUBJECT TO REZONING

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

# CONCEPTUAL SITE PLAN

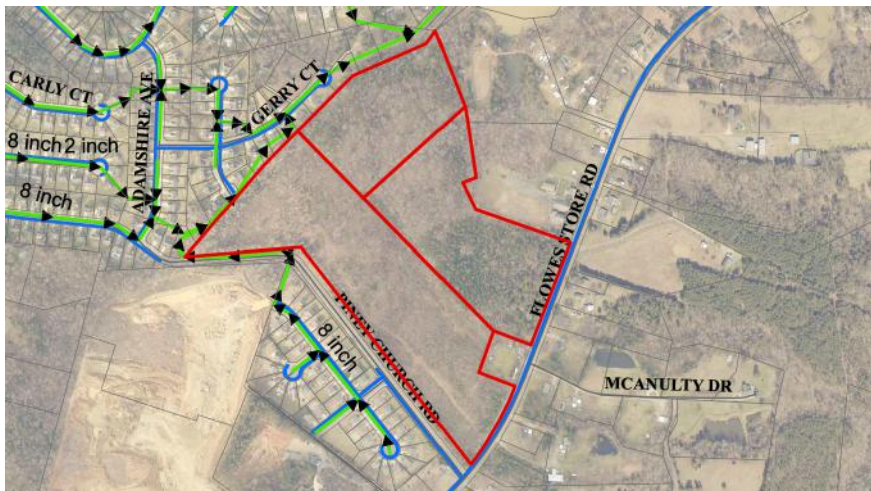


Located within city of Concord "conservation character area", you can find the development requirements for the CS district in section 9.13 at the link below.

<https://apps.concordnc.gov/legacy/planningweb/CDO/Article%209.pdf>

**For more info on sewer capacity:** <https://www.wsacc.org>

# ADDITIONAL PHOTOS AND WATER/SEWER MAP



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