



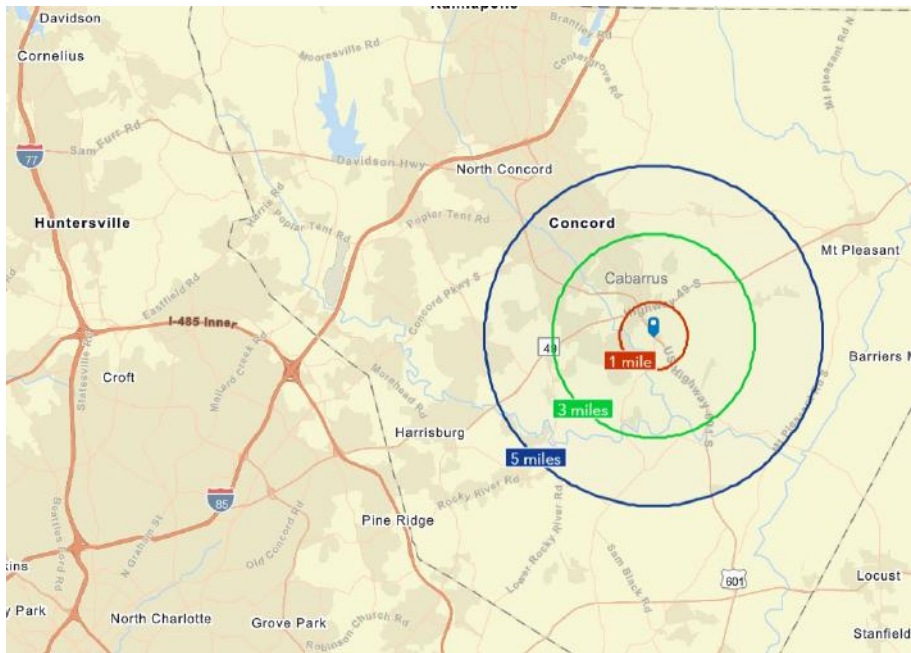
NEW LISTING

FOR SALE • 2.11 ACRES • CONCORD, NC

Great opportunity along growing Highway 601 corridor. Over 2 acres of rural land ready for rezoning, development, or investment. Large residential project slated for rear of site, on Flowes Store Road. Current home on property provides utility access.

- PRICE \$400,000
- LDR ZONING
- 1,900 SF STRUCTURE ON-SITE
- CITY WATER ON SITE
- ADJACENT TO SIGNALIZED INTERSECTION
- CABARRUS COUNTY JURISDICTION





## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,774	24,392	57,657
Median HH Income	\$49,498	\$59,351	\$57,354

*Opportunity Zone Property in Eastern Cabarrus County. Infrastructure and great access for potential commercial development and/or investment. Traffic count over 25,000 units per day.*



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