



5.264 ACRE OUTPARCEL

Highway 29 / Concord Parkway

5+ Acre Site

dedicated access from Hwy 29



FOR SALE
COMMERCIAL OUTPARCEL

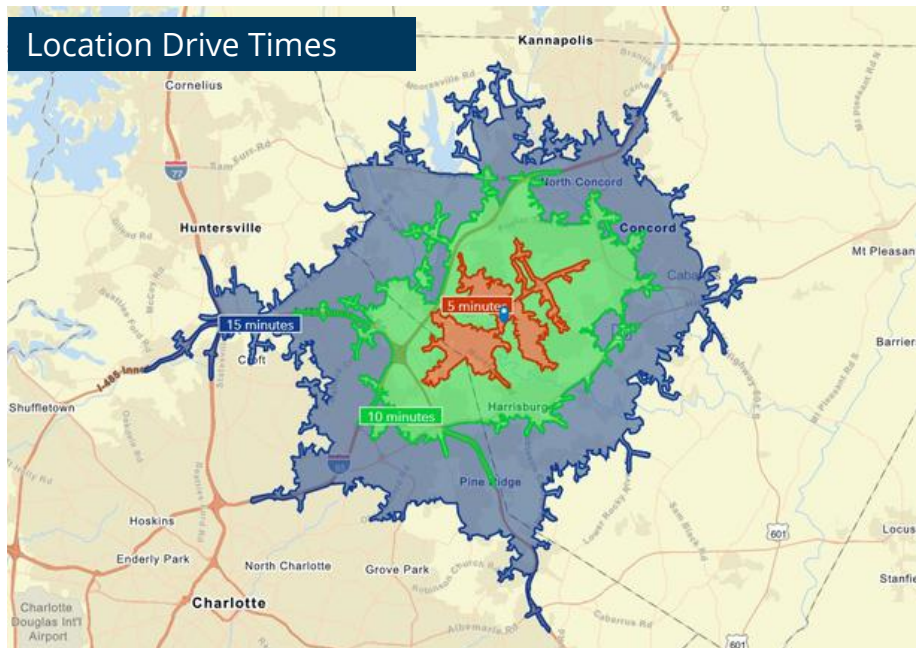
4165 Concord Parkway | Concord, NC 28027

Located on the heavily traveled corridor of Concord Parkway, just over the Mecklenburg County line, this outparcel offers prime frontage, NCDOT access, and visibility. The site also enjoys close proximity to I-485 and I-85. Immediate localities include Charlotte Motor Speedway, multiple retailers, and adjacent new multi-family development.

- C-2 COMMERCIAL ZONING
- CITY UTILITY ACCESS IN PLACE
- PRICING PER REQUEST
- MULTI-FAMILY DEVELOPMENT ON-SITE BY 2022
- OFFSITE DETENTION PROVIDED

**All information needs to be independently verified.*

Location Drive Times



MARKET DEMOGRAPHICS

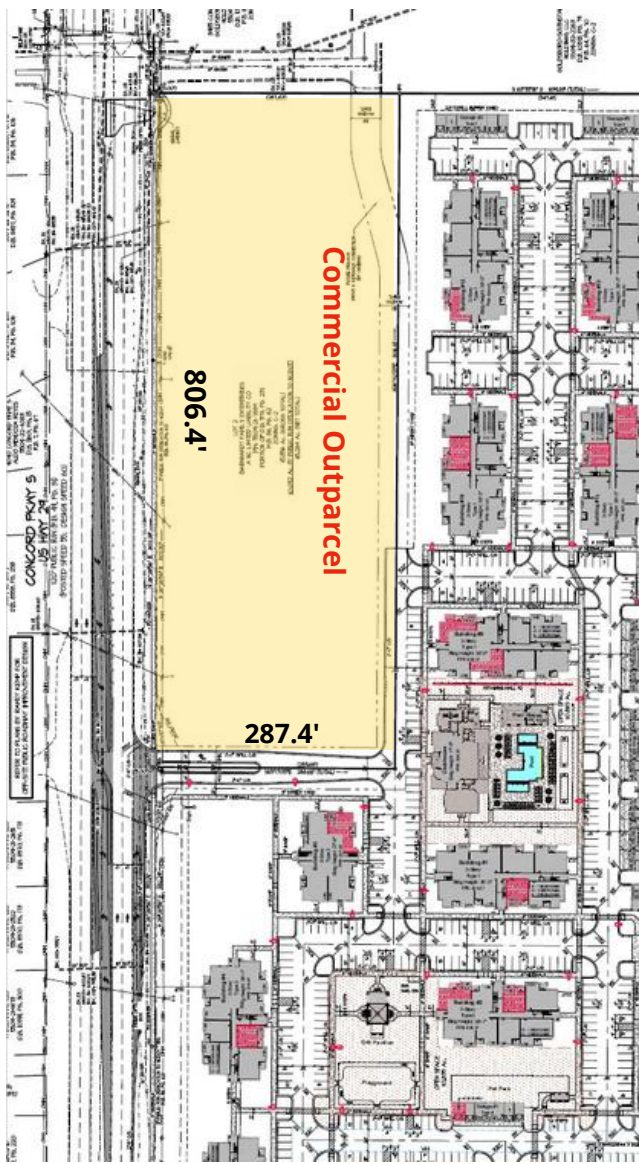
	5 Mile	10 Mile	15 mile
<i>Population</i>	47,940	248,469	350,915
<i>Median HH Income</i>	\$77,690	\$65,191	\$54,334
<i>Households</i>	7,739	49,283	93,108



Cate Davis
Broker
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new branch
REAL ESTATE ADVISORS



Commercial Outparcel

806.4'

287.4'

CONCORD HWY 5
US HWY 26

REVIEW OF PLANS BY THE BOARD OF SUPERVISORS
ON 11/15/11

APPROVED BY THE BOARD OF SUPERVISORS
ON 11/15/11

11/15/11

PROJECT: COMMERCIAL OUTPARCEL
SITE: 10000 CONCORD HWY, SUITE 100
CONCORD, CA 94520
OWNER: [REDACTED]
DESIGNED BY: [REDACTED]
DATE: 11/15/11

NO CONSTRUCTION
ALLOWED ON
THE AREA TO
THE LEFT