



INDUSTRIAL LAND



FOR SALE

George Liles Parkway & Hamrick Road | Concord, NC

Excellent opportunity to purchase industrial land at The Grounds at Concord, where over \$2 billion of industrial investment has recently been announced by Eli Lilly, Ball Corp, and others. Many amenities nearby in the Afton Ridge development and surrounding areas.

Also near International Business Park, home to multiple Fortune 500 companies. This site is pad ready with a shared stormwater pond, utilities and access in place, graded, and existing road improvements.

- ✓ +/- 24.96 ACRES, 12 BUILDABLE
- ✓ \$3,100,000 (\$124,194/ACRE)
- ✓ ZONED HEAVY INDUSTRIAL
- ✓ EASY ACCESS TO I-85
- ✓ PAD READY WITH ACCESS AND UTILITIES IN PLACE
- ✓ STORMWATER POND

PIN : 5519147860000 & 5519232971000

**All information needs to be independently verified.*

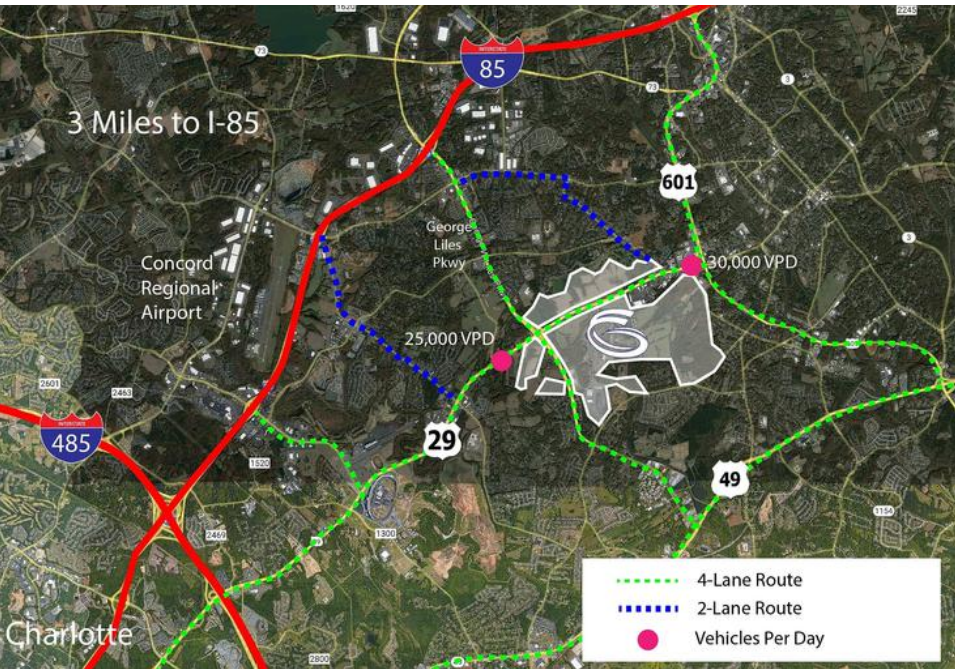
INDUSTRIAL LAND | THE GROUNDS AT CONCORD



Relevant documents:

- [City of Concord Sewer Allocation Policy](#),
- [City of Concord Planning Department](#)
- [Water and Sewer Authority of Cabarrus County](#),
- [The Grounds at Concord Website](#) contains additional information about the site

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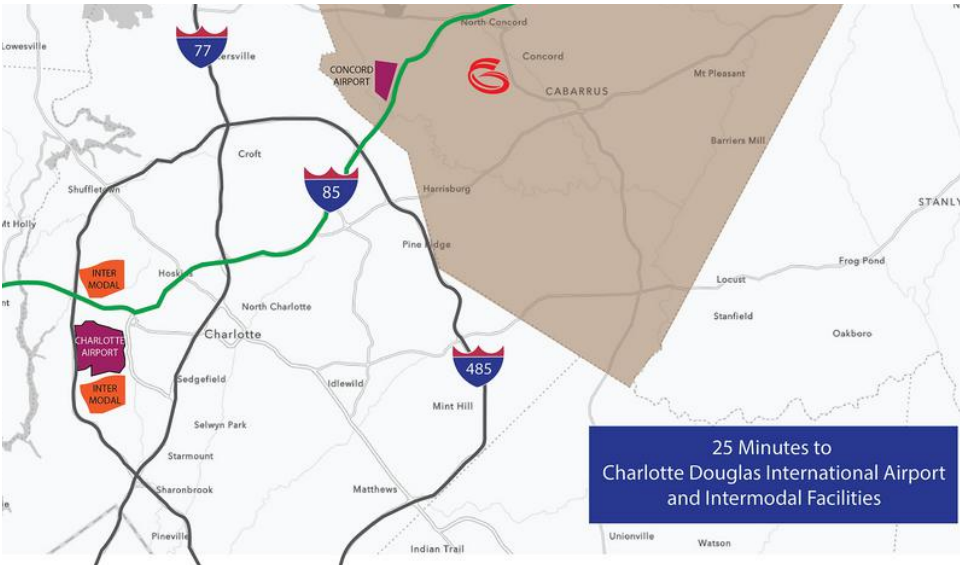


Regional Highlights:

- #1 best state for business 3 years running (Forbes magazine)
- Concord, NC recently recognized as one of nations top "Boom Towns" (SmartAsset)
- Charlotte MSA population of 2.5 million, one of the fastest growing metropolitan areas in the US offers excellent source of labor supply
- Charlotte represents the third largest banking center in the US
- Rapidly growing technology and back office destination
- North Carolina's low cost of living and pro business legislation drive destination sites for corporate headquarters

	Cabarrus County	Within 30 min of TGAC	Within 45min of TGAC	Charlotte Concord MSA	North Carolina	USA
Population	206,615	1,177,933	2,075,525	2,745,560	10,164,876	324,697,795
Median Age	37.9	37.0	37.8	37.7	38.7	38.1
Labor Force Participation	68.1%	68.1%	68.1%	67.0%	62.0%	63.2%
Prime Age Labor Force	85.6%	85.0%	85.0%	84.3%	81.7%	82.1%
Median Household Income	\$67,328	\$65,417	\$71,144	\$63,912	\$54,602	\$62,843

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