



**FOR SALE**  
NOW AVAILABLE

2793 Zion Church Rd. | Concord, NC 28025

Rare sale opportunity for heavy industrial zoned land from +/- 5.8 acres up to +/- 32.8 acres within Cabarrus County. This property features easy access to Hwy 601, Hwy 49, I-85, Harrisburg and downtown Concord. The 27 acres is already annexed in the City of Concord and zoned heavy industrial. Property is within a high growth area and is suitable for a variety of industrial businesses.

- ✓ PRICE: \$3,510,000 / \$130,000 PER ACRE
- ✓ +/- 27 ACRES
- ✓ 5.8 ADDITIONAL ACRES AVAILABLE
- ✓ WATER & SEWER ON ROAD
- ✓ ZONED HEAVY INDUSTRIAL (I-2)
- ✓ 10 MIN. TO I-85 EXIT 58. 14 MIN. TO I-485

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

## ADDITIONAL INFORMATION



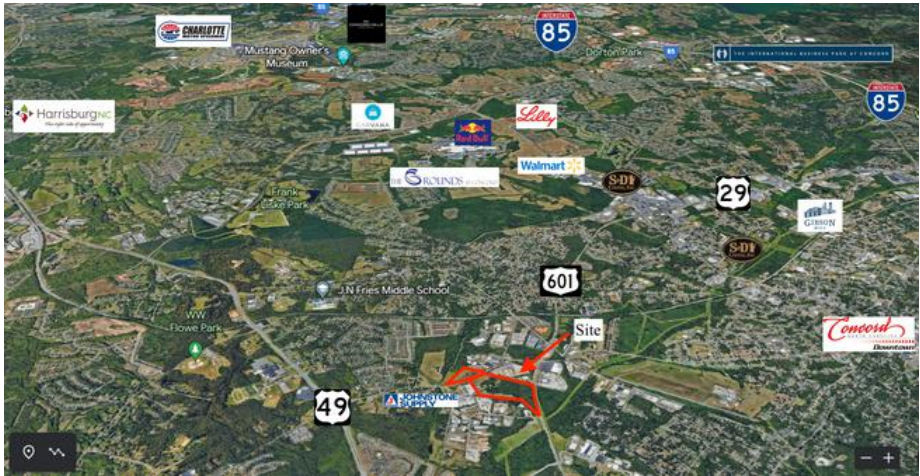
### Topography/Contours Map

#### **Due Diligence materials that can be provided at request:**

- Survey
- Phase 1 Environmental Study
- Title Commitment
- Water, Sewer, and Natural Gas Maps
- Wetlands study

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# ADDITIONAL INFORMATION



## Utilities:

Electric: 2.7 Mega watts capacity. (Potential to add more)

Natural Gas: Dominion Energy - 8" Gas main operating at 150 PSIG.

Water (If annexed into City): 12" Line

Sewer (If annexed into City): 8" Line

Sewer Allocation Policy

Water & Sewer Authority of Cabarrus County

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



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