

INDUSTRIAL LAND



+/- 5.8 Acres
Zoned GI
(General Industrial)

Additionally for
Sale +/- 27 Acres

FOR SALE
NOW AVAILABLE

2892 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 5.8 acres is currently in the County (Cabarrus), not annexed into the city limits. Property is within a high growth area and is suitable for a variety of industrial businesses.

- ✓ PRICE: \$870,000 / \$150,000 PER ACRE
- ✓ +/- 5.8 ACRES
- ✓ 27 ADDITIONAL ACRES AVAILABLE
- ✓ WATER & SEWER ON ROAD
- ✓ ZONED HEAVY INDUSTRIAL (GI)
- ✓ 10 MIN. TO I-85 EXIT 58. 14 MIN. TO I-485

**All information needs to be independently verified.*

ADDITIONAL INFORMATION



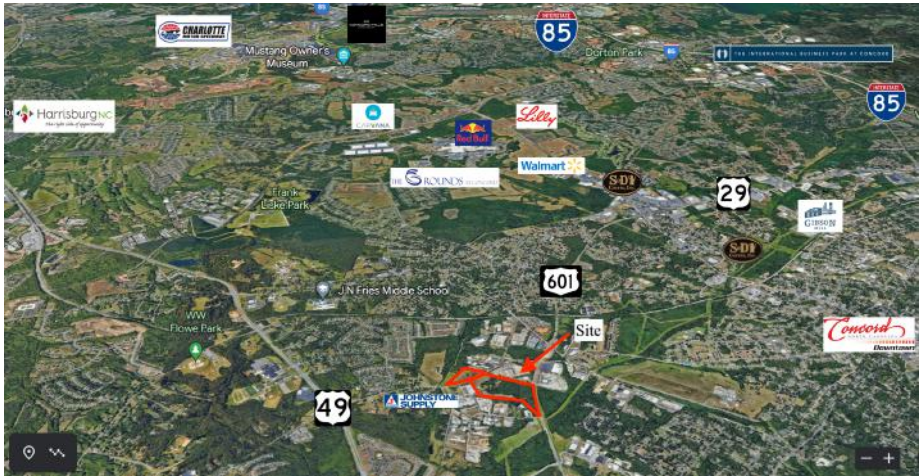
Topography/Contours Map

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:

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.*



Ryan Kinney, CCIM

Broker

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