

+/- 68 ACRES INDUSTRIAL LAND



HWY 49

FOR SALE
NOW AVAILABLE

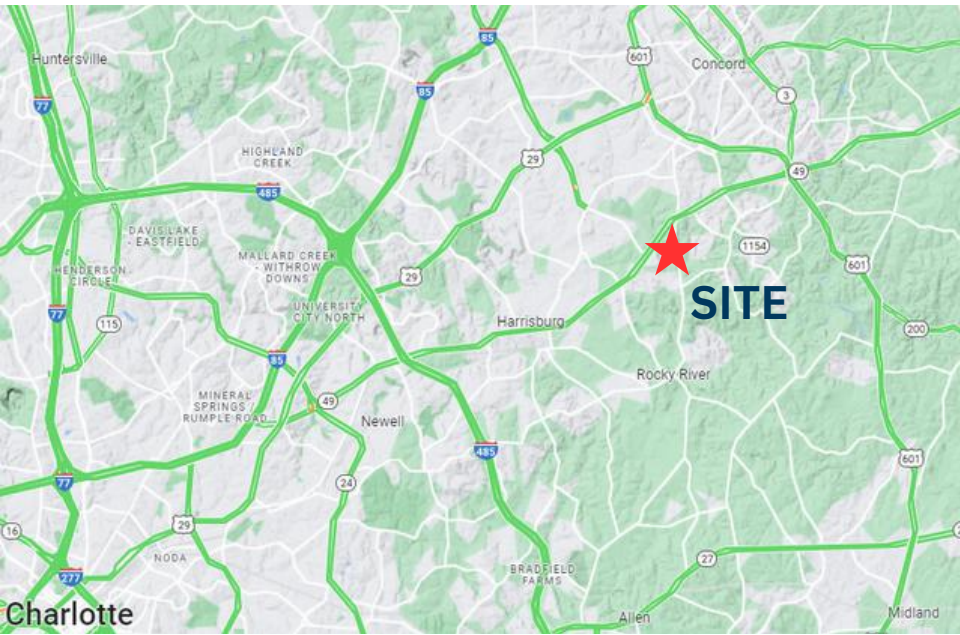
Highway 49 S. | Concord, NC 28027

+/- 68.56 Acres in a high growth area within Cabarrus County. The site is partially graded and ready for development. Property is adjacent to Norfolk Southern RR with visibility off of Hwy 49. Positioned between the Town of Harrisburg and the City of Concord along Hwy 49 at Rocky River Rd in Concord. The property does not have access to sewer. Inquire about subdivision. PIN : 55282567120000

- ✓ \$2,900,000 PURCHASE PRICE
- ✓ \$42,300 PER ACRE
- ✓ ZONED LIGHT INDUSTRIAL
- ✓ 7 MILES FROM I-485
- ✓ ACCESS TO RAIL SPUR

**All information needs to be independently verified.*

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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 20 Miles of Site	Within 35 Miles of Site	Charlotte Concord MSA	North Carolina	USA
Population	225,804	1,275,706	2,514,862	2,745,780	10,698,973	335,315,635
Median Age	37.4	36.8	38.2	37.6	38.9	38.1
Median House hold income	\$79,692	\$76,561	\$78,146	\$65,725	\$60,516	\$70,784

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Ryan Kinney, CCIM
Partner, Broker
704.778.6100
RyanK@newbranchre.com



Andrew Castrodale
Broker
980.354.3738
AndrewC@newbranchre.com



Isaac Nifong
Broker
980.351.0230
IsaacN@newbranchre.com