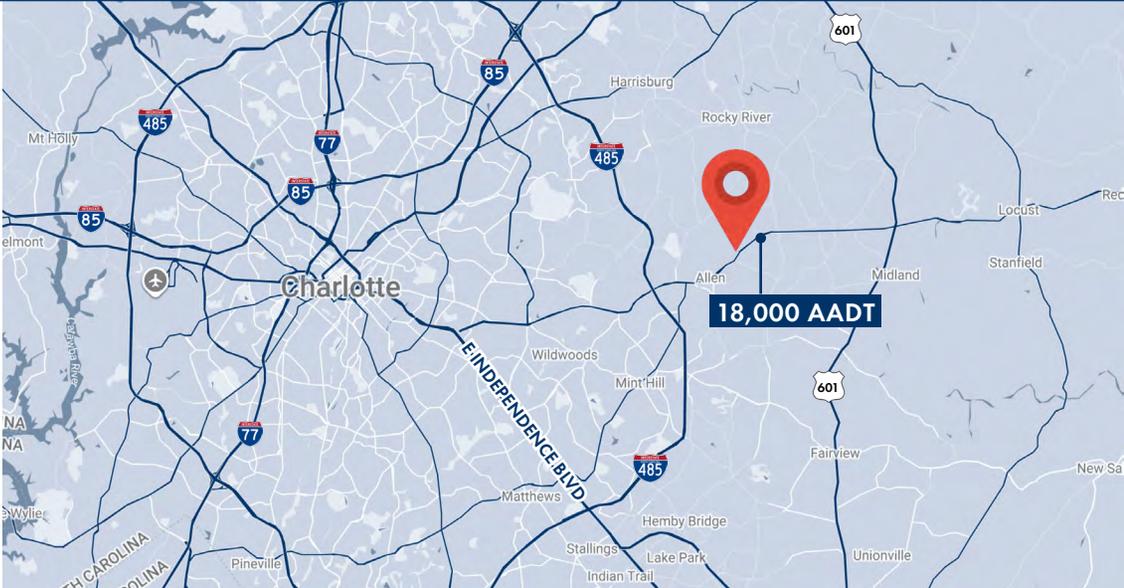




1550 NC HWY 24-27 W | MIDLAND, NC 28107

ACREAGE	±25.98 acres (Parcel ID #5524-15-9853)
UTILITIES	Water is coming to site; currently no sewer
ZONING	Zoned C24/27 (Cabarrus County)
LOCATION	Located ±3.5 miles from I-485 at exit 41 Nearby growing Mint Hill corridor
PRICE	\$3,300,000



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ZONING - TABLE OF USES

1550 NC HWY 24-27 W | MIDLAND, NC 28107

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General	NC 24/27 Commercial (C 24/27)
ABC Store (liquor)	P
Accessory Dwelling Unit	
Accounting, Auditing or Bookkeeping Services	P
Administrative or Management Services	P
Adult Uses	
Advertising Agency	P
Agricultural Based Business Facilities	S (10.2-4)
Agricultural Production (Crops only)	P
Agricultural Production (Crops & Livestock)	
Alteration, Clothing Repair	P
Ambulance, Fire, Rescue Station	P
Amusement/Water Parks, Fairgrounds	S (10.2-5)
Antique Store	P
Apparel Sales (Clothing, Shoes, Accessories)	P
Appliance Repair, Refrigerator or Large Repair	P
Appliance Store	P
Architect, Engineer or Surveyor's Office	P
Arts and Crafts Store	P
Asphalt Plant (RESERVED)	
Athletic Fields	
Auction facility (indoor)	P
Auditorium, Coliseum or Stadium	
Auto Supply Sales	P
Automobile Dealers	P
Automobile Rental or Leasing	P
Automobile/Truck Repair Services (Major)	AS (10.1-4)
Automobile Towing and Storage Services	
Bakery	P
Bank, Savings and Loan, or Credit Union	AS (10.1-6)
Barber Shop	P
Bars	P
Batting Cage, Indoor	P
Batting Cages, Outdoor	AS (10.1-7)
Beauty Shop	P
Bed and Breakfast (Tourist Home, Boarding House)	
Bicycle Assembly (Bike Shop)	P
Billiard Parlors, Bingo Games, etc	P
Boat and Ship Building	
Boat Repair	AS (10.1-4)
Boat Sales	P
Bookstore	P
Bowling Lanes	P
Building Supply Sales (no storage yard)	P
Building Supply Sales (with fenced storage yard)	P
Bulk Mail and Packaging	P
Bus Terminal	P
Camera Store	P
Candy Store	P
Car Wash	AS (10.1-9)
Cemetery or Mausoleum	AS (10.1-10)
Clothing, Shoe and Accessory Store	P
Club or Lodge	AS (10.1-12)
Coin Operated Amusement	P
College or University	
Communication or Broadcasting Facility, without Tower	P
Computer Sales and Service	P
Contractors Offices with Fenced Outside Storage	P
Convenience Store (with gasoline pumps)	P
Convenience Store (without gasoline pumps)	P
Correctional Institution (RESERVED)	
Country Club with Golf Course	AS (10.1-13)

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General	NC 24/27 Commercial (C 24/27)
Dance School	P
Day Care Center for Children or Adults (6 or more)	AS (10.1-14)
Day Care Center, Home Occupation for less than 6 persons	AS (10.1-15)
Dental, Medical or Related Office	P
Department, Variety or General Merchandise Store	P
Dormitories	
Drive Through Window as Accessory Use	AS (10.1-17)
Drugstore	P
Dwelling, Duplex	
Dwelling, Multifamily 8 Units or Less	
Dwelling, Multifamily (apartments or condominiums)	
Dwelling, Single Family Detached	P
Dwelling, Attached House (Townhouse)	
Employment Agency, Personnel Agency	P
Equestrian Facility	S (10.2-7)
Equipment Rental & Leasing (no outside storage)	P
Equipment Rental & Leasing (with fenced outside storage)	P
Equipment Repair, Heavy	
Electronic Gaming Operation	
Event Center (Accessory Use)	
Fabric or Piece Goods Store	P
Family Care Facility (Family Care Home per NCGS 168-22)	
Fences (see section 2.13)	P (2.13-2)
Finance or Loan Office	P
Fire, Ambulance, Rescue Station	P
Floor Covering, Drapery, and/or Upholstery Sales	P
Florist	P
Fortune Tellers, Astrologers RESERVED	
Fuel Oil Sales	P
Funeral Home or Crematorium	P
Furniture Framing	P
Furniture Repair Shop	P
Furniture Sales	P
Game Room, Video Game Room, Coin Operated, except Electronic Gaming Operation	P
Garden Center or Retail Nursery	P
Gift or Card Shop	P
Go-cart Raceway	
Golf Course (See Country Club with Golf Course)	AS (10.1-18)
Golf Course, Miniature	P
Golf Driving Range	AS (10.1-19)
Government Office	P
Grocery Store	P
Group Care Facility	C (10.2-8)
Gunsmith	P
Hardware Store	P
Hardware, Wholesale Dealer	P
Hazardous and Radioactive Waste (Transportation, Storage and/or Incineration) RESERVED	
Hobby Shop	P
Home Furnishings Sales	P
Home Occupation	AS (10.1-21)
Hospital	P
Hotel or Motel	P
Insurance Agency (carriers and on-site claims inspections)	P
Insurance Agency (no on-site claims inspections)	P
Jewelry Store	P
Junked Motor Vehicle Storage as Accessory Use	AS (10.1-22)

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General	NC 24/27 Commercial (C 24/27)
Junkyards, Salvage Yards, Auto Parts	
Kennels or Pet Grooming with Outdoor Pens or Runs	AS (10.1-23)
Kennels or Pet Grooming, No Outdoor Pens or Runs	P
Landfill, Demolition Debris, Minor and Major	P (2.13-4)
Landscape Services with Outside Plant & Equipment Storage, Commercial Greenhouse, and/or Nursery	P
Laundromat, Coin-Operated	P
Laundry or Dry Cleaning	P
Law Office	P
Library	P
Lighting Sales and Service	P
Manufactured Dwelling (Class AA) RESERVED	
Manufactured Dwelling Park	
Manufactured Home/Dwelling Sales	P
Manufacturing and Industry (see section 2 of this table)	
Market - Rural Neighborhood	P
Market Showroom (Furniture, Apparel etc.)	P
Martial Arts Instructional Schools	P
Medical, Dental or Related Office	P
Medical or Dental Laboratory	P
Metal Coating and Engraving	
Metal Processing	
Migrant Labor Housing RESERVED	
Mobile Food Vending	AS (10.1-37)
Motion Picture Production	P
Motorsports Complex, including race tracks/speedways	
Motor Vehicle Sales (new and used)	P
Motorcycle Sales	P
Moving and Storage Service	
Museum or Art Gallery	P
Musical Instrument Sales	P
Newsstand	P
Nursing Home, Assisted Living	AS (10.1-25)
Office Machine Sales	P
Office Uses Not Otherwise Classified	P
Optical Goods Sales	P
Outside Storage	
Paint and Wallpaper Sales	P
Parks and Recreation Facilities, Public	AS (10.1-26)
Parking Lots or Structures	P
Pawnshop or Used Merchandise Store	P
Pest or Termite Control Services	P
Pet Store	P
Petroleum and Petroleum Products Storage and/or Transfer	
Photocopying and Duplicating Services	P
Photofinishing Laboratory	P
Photography, Commercial	P
Photography Studio	P
Physical Fitness Center, Health Club	P
Police Station	P
Portable Storage Unit (POD) as Temporary Use	P
Post Office	P
Printing and Publishing Operation	P
Real Estate Office	P
Reception Facility	
Recorded Media (Record, Compact Disc, Tape) Store	P
Recreational Vehicle Sales	P
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	AS (10.1-11)

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General	NC 24/27 Commercial (C 24/27)
Restaurant (w/drive-thru window acc. use - see 10.1-17)	P
Retail Sales Not Otherwise Listed	P
Retreat Center	
Satellite Dish As Accessory Use	P
Sewage Treatment Plant	
School, Elementary or Secondary	
Service Station (Automobile Repair Services, Minor)	AS (10.1-4)
Shelter for the Homeless RESERVED	
Shoe Repair or Shoeshine Shop	P
Shooting Range, Outdoor	
Shopping Center	P
Sign (as an Accessory Use as permitted by Article 17)	P
Sign fabricating	P
Single Family Attached Dwelling (Townhouse)	
Single Family Detached Dwelling	
Skating Rink	P
Solid Waste Disposal (non-hazardous) RESERVED	
Sporting Goods Store	P
Sports and Recreation Clubs, Indoor (including firearm shooting and practice range)	P
Stationery Store	P
Stock, Security or Commodity Broker	P
Swim and Tennis Club	AS (10.1-29)
Swimming Pool As Accessory Use	
Tattoo & body artist piercing parlor	AS (10.1-36)
Taxidermist	P
Telecommunications Towers	
Temporary Real Estate Office (with building permit for permanent building)	P
Theater (indoor)	P
Theater (outdoor including drive-in)	P
Tire Recapping	
Tire Sales	AS (10.1-4)
Tobacco Store	P
Travel Agency	P
Truck and Utility Trailer Rental and Leasing	P
Trucking or Freight Terminal	
Two Family Dwelling (Twin Home or Duplex)	
Utility Equipment and Storage Yards	
Utility Substation	P
Vending Machine (with or without advertising copy)	P
Veterinary Service, Large Animal	P
Veterinary Service, Pet Grooming, Without Outdoor Kennels or Runs	P
Veterinary Service with Outdoor Kennels	AS (10.1-31)
Video Tape Rental and Sales	P
Vocational, Business or Secretarial School	P
Warehouse (general storage, enclosed, no outdoor storage)	P
Warehouse (Self-storage)	S(10.1-35)
Water Treatment Plant	
Wholesale Trade (see section 3 of this table)	
Wireless Telecommunication Facilities, Microcell	AS (10.1-32)
Wireless Telecommunication Facilities, Concealed	AS (10.1-33)
Wireless Telecommunication Facilities, Co-Located	AS (10.1-34)
Yard Sale (no more than 3 per year)	P

DEMOGRAPHICS

1550 NC HWY 24-27 W | MIDLAND, NC 28107

DEMOGRAPHIC SUMMARY

1550 NC Hwy 24-27, Concord, North Carolina, 28025

Ring of 3 miles

KEY FACTS

15,258

Population



5,713

Households

42.9

Median Age

\$86,759

Median Disposable Income

EDUCATION

4.1%

No High School Diploma



21.2%
High School Graduate



31.6%
Some College/
Associate's Degree



43.0%
Bachelor's/Grad/
Prof Degree

INCOME



\$108,986

Median Household Income



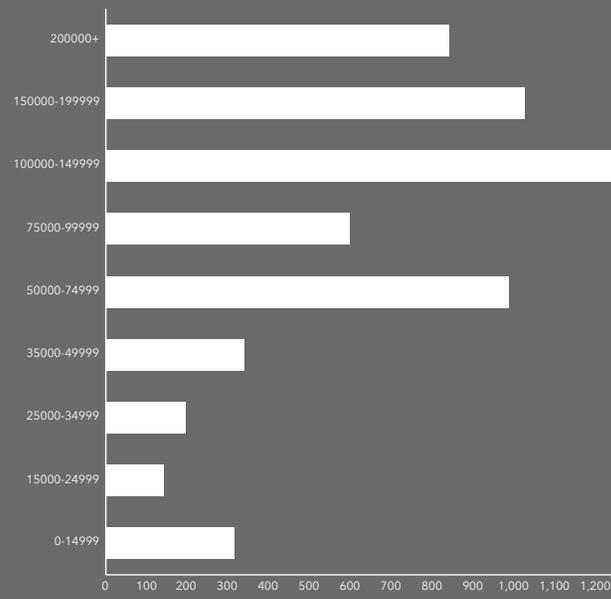
\$49,208

Per Capita Income

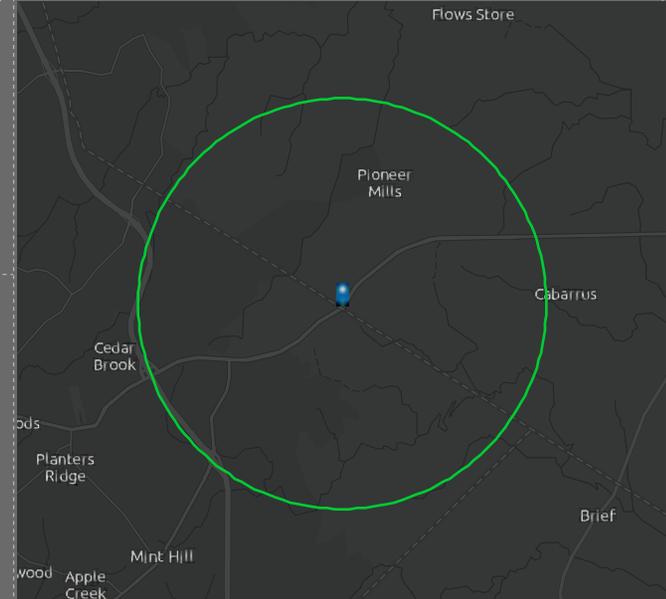


\$486,827

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar 74.5%

Blue Collar 15.4%

Services 13.0%

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri