# +/-173ac Proposed Mixed Use PUD w/w&s onsite

3560 US-601 Hwy, Concord, NC 28025

SELECT COMMERCIAL

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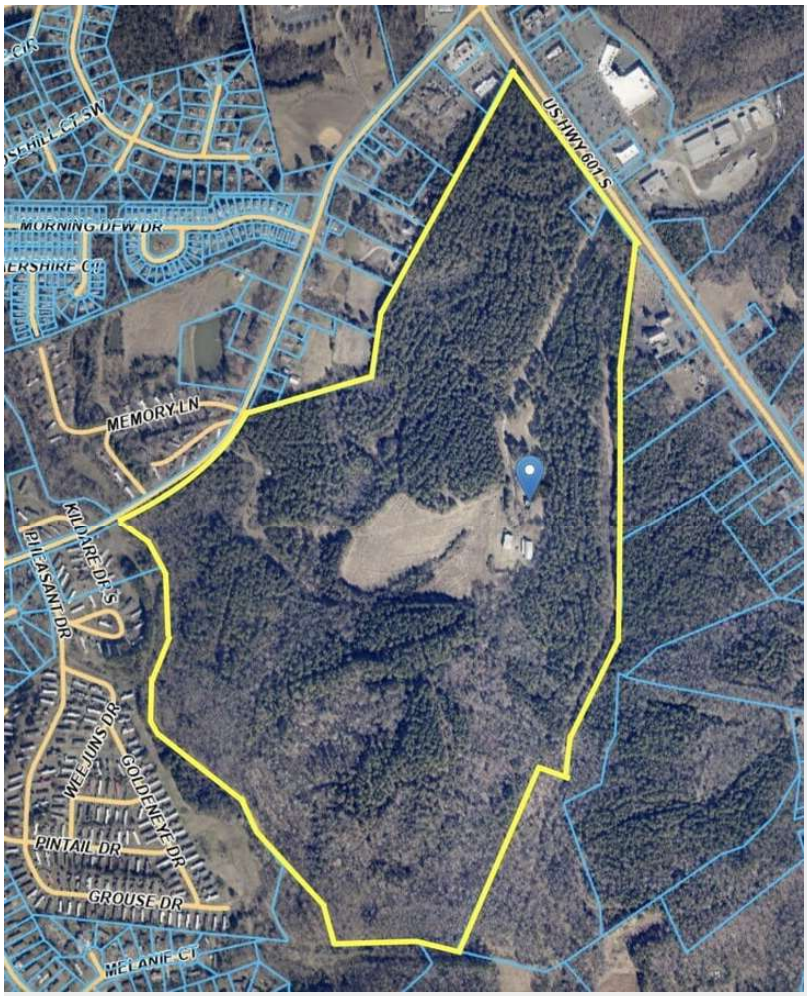


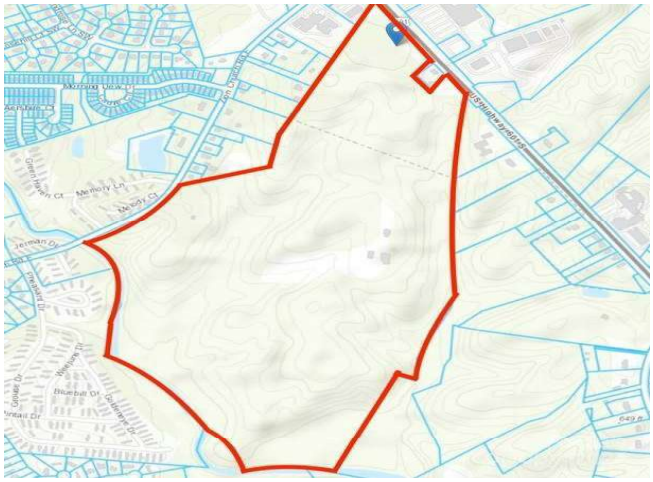

# +/-173ac Proposed Mixed Use PUD w/w&s onsite

$25,750,000

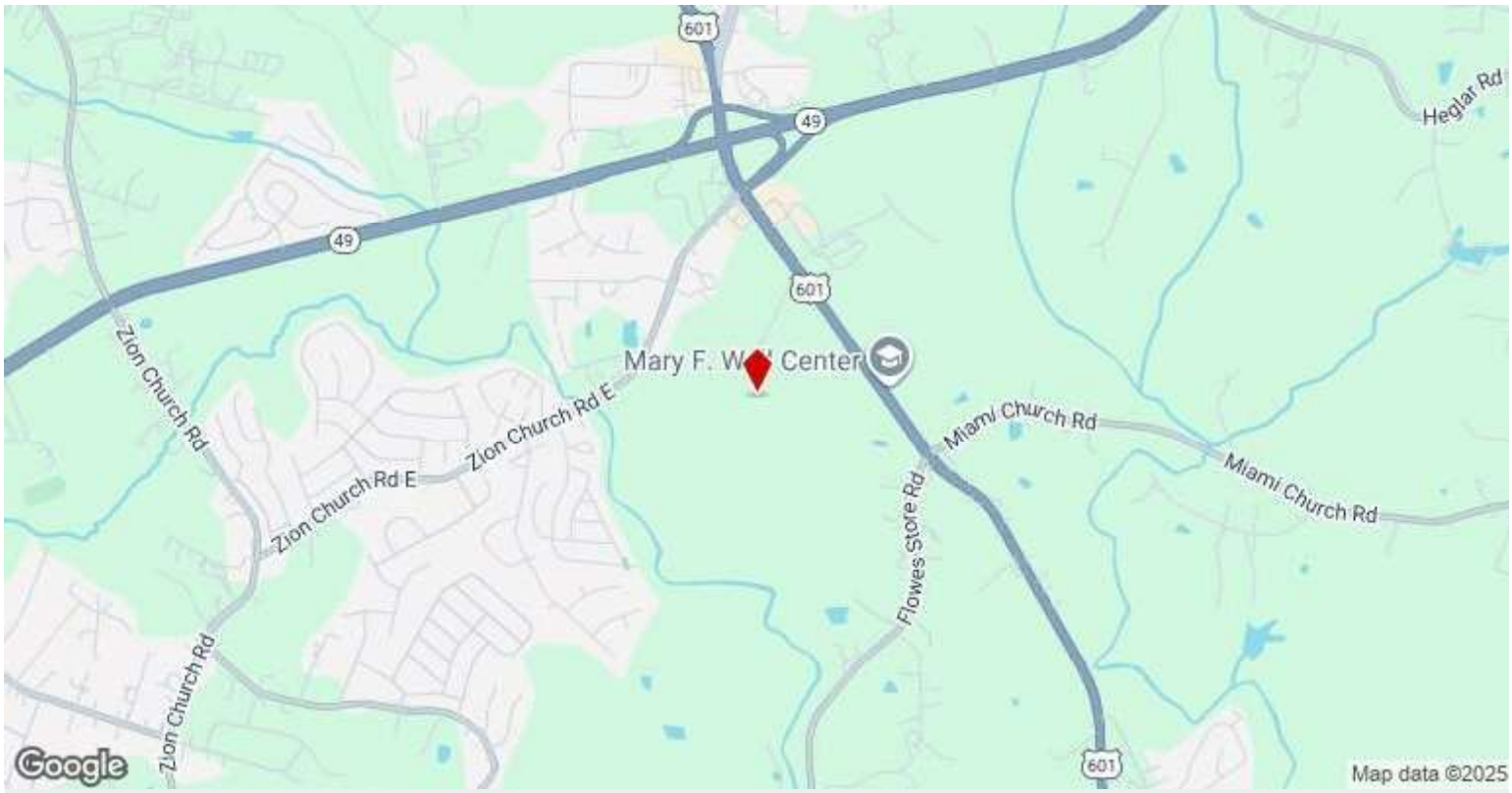
±173-acre property is a premier development site just 4 miles from downtown Concord & less than 25 miles from Charlotte. Directly across from a Food Lion-anchored shopping center, the property offers excellent visibility & high traffic counts, as confirmed by NCDOT. Annexation into the City of Concord is required for access to water & sewer services. Adjacent site has been approved for mixed use (site plan upon request) Designated in the Future Land Use Plan for Mixed-Use Development, the site is ideal for commercial, single-family, & multifamily residential projects. Positioned along the two-lane Hwy 601 & just 1/4 mile from the four-lane Hwy 49, which connects Charlotte, Concord, and Raleigh, the property benefits from seamless access to major markets. Its proximity to key highways and established commercial centers enhances its potential for diverse and high-impact development.

Prime...

- Mixed use, 173 acre, land for sale. Concord NC



| | |
|---|---|
| Price: | $25,750,000 |
| Property Type: | Land |
| Property Subtype: | Commercial |
| Proposed Use: | Commercial |
| Sale Type: | Investment |
| Total Lot Size: | 173.00 AC |
| No. Lots: | 1 |
| Zoning Description: | LDR |
| APN / Parcel ID: | 5539-71-5227-0000 |

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Prime Development Opportunity: ±173 Acres in the Gateway to Concord

Located at 3550 and 3650 US Hwy 601, Concord, NC, this ±173-acre property offers a unique and rare opportunity for developers in one of Concord’s most desirable growth corridors. The site is conveniently situated just 4 miles from downtown Concord and approximately 25 miles from Charlotte, making it a prime location for mixed-use development.

Designated in the City of Concord Future Land Use Plan for Mixed-Use Development, this property is ideal for a blend of commercial/retail, single-family residential, and multi-family residential uses. Its strategic location allows for significant flexibility in planning and design to meet the needs of Concord's rapidly growing population.

Access and Infrastructure:

Site needs to be annexed into the City of Concord & rezoned to a PUD zoning. Masterplan has this site marked as a future Mixed-Use development

# Property Photos

Primary Photo

Aerial