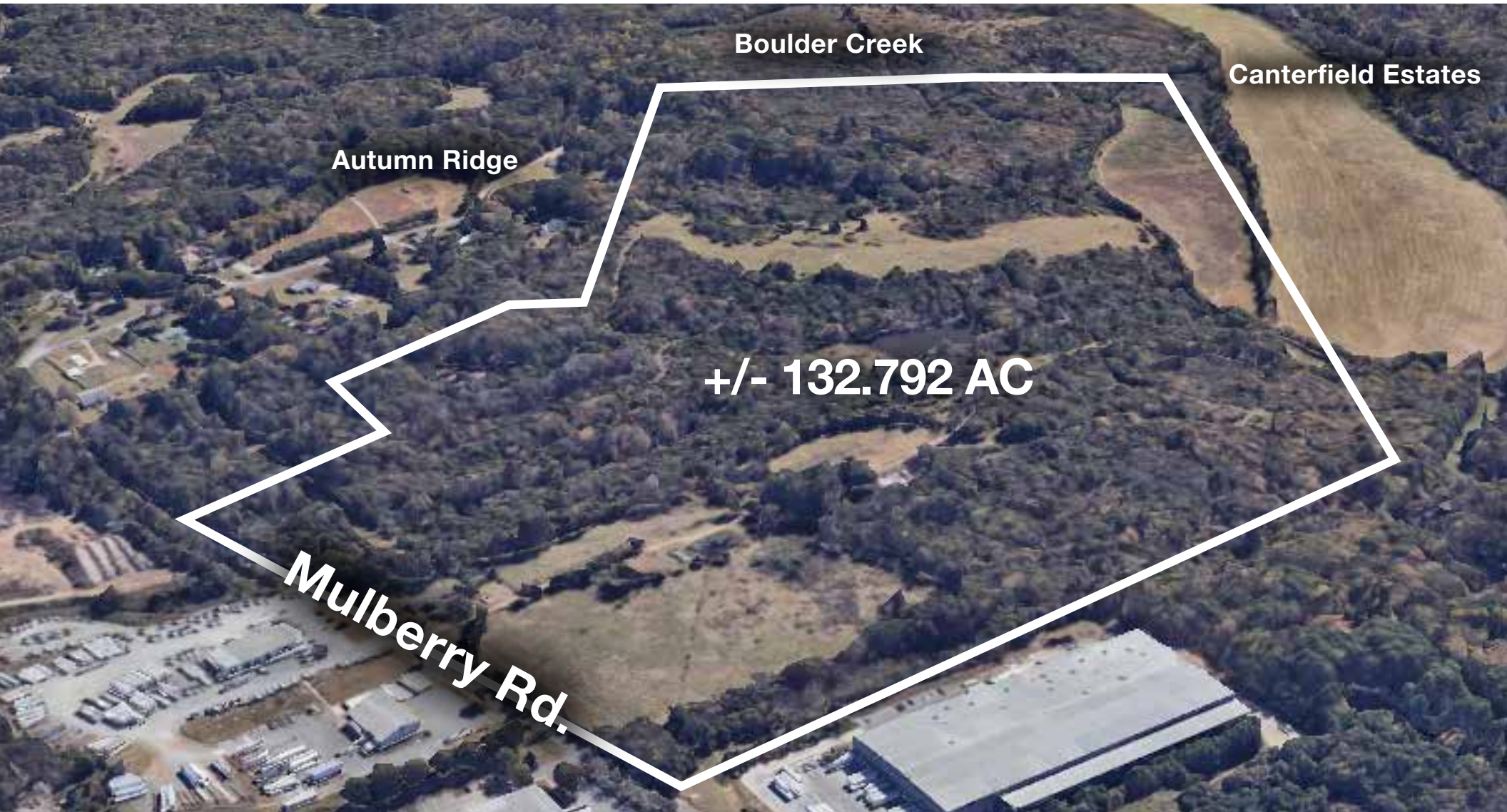


NAIPiedmont Triad

2061 Mulberry Road

Concord, North Carolina 28025



POTENTIAL INDUSTRIAL LAND FOR SALE

PRESENTED BY TIM LICHTENSTEIN

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10 CONTACT

MARKETING TEAM

- **Tim Lichtenstein, CCIM**
Broker | NAI Piedmont Triad

SUPPORT

- **Mandy Foster**
Administrative Coordinator | NAI Piedmont Triad
- **Thomas Massey**
Marketing Specialist | NAI Piedmont Triad

About NAI Piedmont Triad

NAI Piedmont Triad (NAIPT) has been one of the Triad's most respected brokerage firms for more than three decades. With two offices covering Greensboro, Burlington, High Point, and Winston-Salem, its presence is far-reaching and committed to quality client services and proven results.

NAIPT's team is comprised of the area's leading commercial real estate experts who thrive in a culture based on collaborative efforts and shared success. Focused on client success and committed to the community, NAIPT continues to improve the Triad's commercial real estate landscape with a progressive vision and trusted experience.

To learn more, visit: www.naipt.com

PROPERTY OVERVIEW

2061 Mulberry Road

Available for Sale

The subject property contains 132 +/- acres of land situated in Cabarrus County, NC, in the town of Harrisburg. The current zoning is O-I (Office & Institutional) which offers some flexibility; however, the town of Harrisburg is supportive of industrial uses on the parcel. Public Water and Sewer infrastructure is located nearby, including a significant 54" WSACC Interceptor sewer line.

The proximity to major highways like 485, 49, and 85, as well as being within a reasonable distance of Charlotte, adds to its appeal for potential investors, developers, and end users.

The option to purchase an additional 72 +/- acres of adjacent land could provide opportunities for expansion or creating a buffering zone from adjacent residential developments. It's worth considering the floodplain aspect of these 72 +/- acres and how that might impact development plans.

Overall, the property is an excellent opportunity for industrial development, given its location, available infrastructure, and potential(s) for expansion

Property Details

Address 2061 Mulberry Rd | Concord, NC 28025

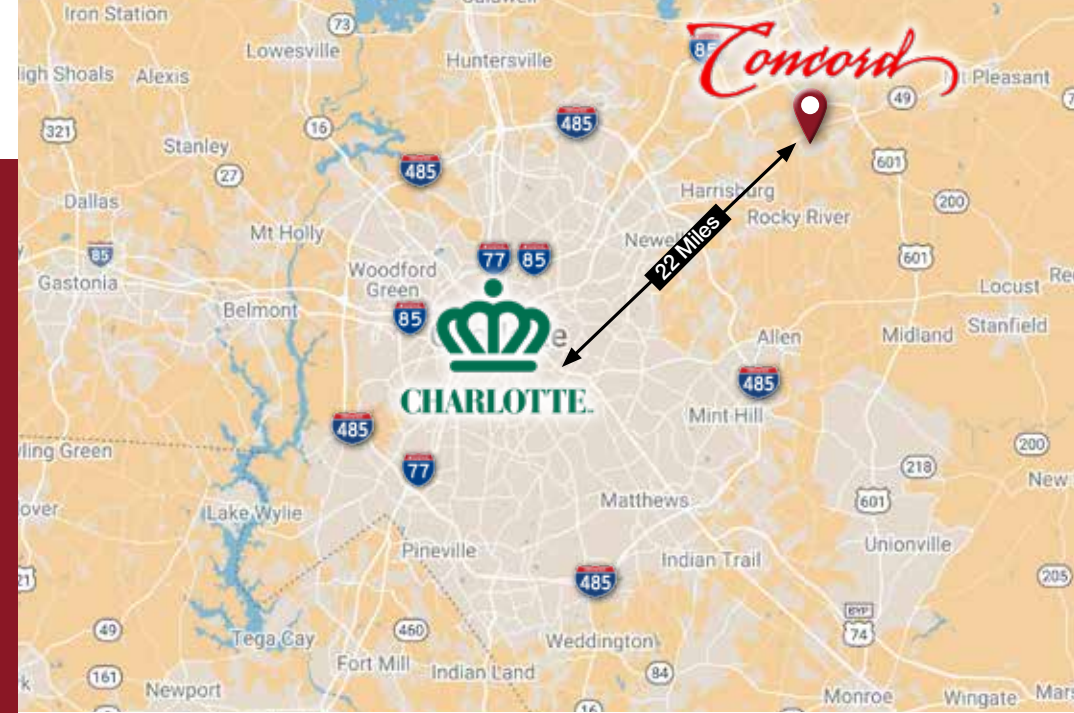
Parcel ID 55179854430000

Acreage +/- 132 AC Available for Sale

Zoning O-I

Traffic Counts NC-49 | 28,000 VPD

Sale Price \$6,000,000



Demographics

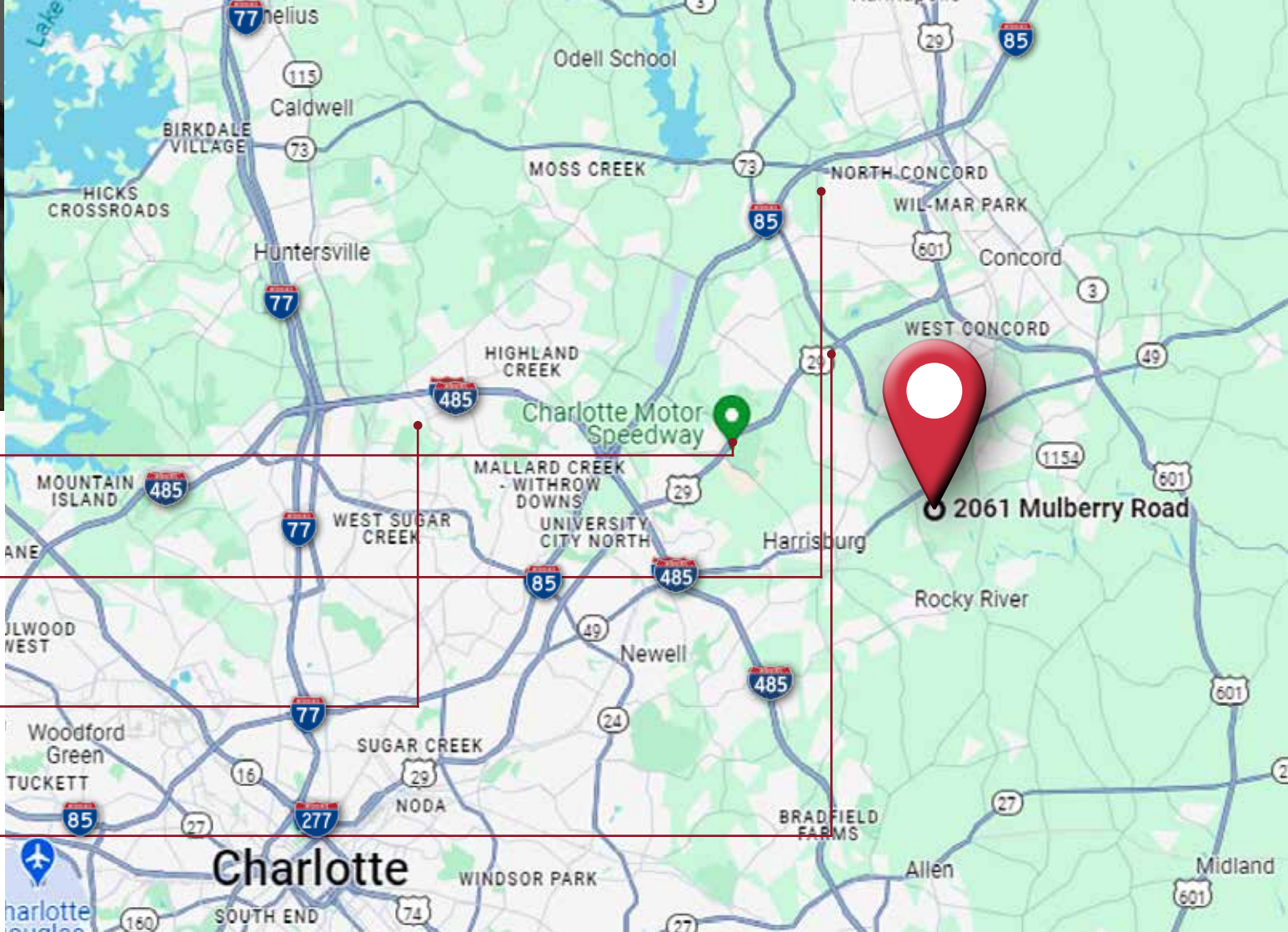
RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	1,546	35,845	86,342
Avg. Household Income	\$129,985	\$115,040	\$107,531
Median Household Income	\$104,936	\$89,025	\$80,439
Households	525	12,165	30,122
Daytime Employees	434	6,125	20,187

Charlotte-Concord -Gastonia, NC-SC Metro Area

Total Population: 2,660,329

- Population 18 years and over: 2,037,161
- Percent 18 years and over: 76.6%

MARKET MAP



- **Charlotte Motor Speedway**

5555 Concord Pkwy S,
Concord, NC (+6.6 Miles | 13 mins)

- **International Business Park**

805 Trade St, Northwest
Concord, NC (+8.7 Miles | 16 mins)

- **Mint Hill Business Park**

11625 Allen Station Dr,
Charlotte, NC (+14 Miles | 21 mins)

- **Speedway Industrial Flex Park**

2774 Concord Pkwy S,
Concord, NC (+5.3 Miles | 10 mins)

CHARLOTTE, NC
±22 Miles From Site (35 mins)

WINSTON-SALEM, NC
±67 Miles From Site (1 hr 7 min)

DURHAM, NC
±131 Miles From Site (2 hrs)

RALEIGH, NC
±130 Miles From Site (2 hr 33 min)

EXECUTIVE SUMMARY

	1 mile	3 miles	5 miles
Population			
2010 Population	973	26,555	64,571
2020 Population	1,384	34,305	83,080
2023 Population	1,421	36,335	87,016
2028 Population	1,508	38,032	91,787
2010-2020 Annual Rate	3.59%	2.59%	2.55%
2020-2023 Annual Rate	0.82%	1.78%	1.43%
2023-2028 Annual Rate	1.20%	0.92%	1.07%
2020 Male Population	49.2%	48.5%	48.4%
2020 Female Population	50.8%	51.5%	51.6%
2020 Median Age	37.1	37.2	36.5
2023 Male Population	49.6%	49.3%	49.2%
2023 Female Population	50.4%	50.7%	50.8%
2023 Median Age	38.0	38.1	37.2

In the identified area, the current year population is 87,016. In 2020, the Census count in the area was 83,080. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 91,787 representing a change of 1.07% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

Households			
2023 Wealth Index	126	102	98
2010 Households	333	9,377	23,294
2020 Households	468	11,658	28,970
2023 Households	485	12,336	30,423
2028 Households	517	12,960	32,223
2010-2020 Annual Rate	3.46%	2.20%	2.20%
2020-2023 Annual Rate	1.10%	1.75%	1.52%
2023-2028 Annual Rate	1.29%	0.99%	1.16%
2023 Average Household Size	2.93	2.94	2.85

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	18.7%	19.0%	20.2%

Median Household Income			
2023 Median Household Income	\$110,071	\$98,676	\$89,548
2028 Median Household Income	\$116,968	\$106,328	\$101,391
2023-2028 Annual Rate	1.22%	1.50%	2.52%

Average Household Income			
2023 Average Household Income	\$130,746	\$116,494	\$110,599
2028 Average Household Income	\$146,609	\$132,151	\$125,697
2023-2028 Annual Rate	2.32%	2.55%	2.59%

Per Capita Income			
2023 Per Capita Income	\$42,998	\$40,035	\$38,403
2028 Per Capita Income	\$48,388	\$45,590	\$43,828
2023-2028 Annual Rate	2.39%	2.63%	2.68%

GINI Index			
2023 Gini Index	28.0	32.2	34.7

Households by Income

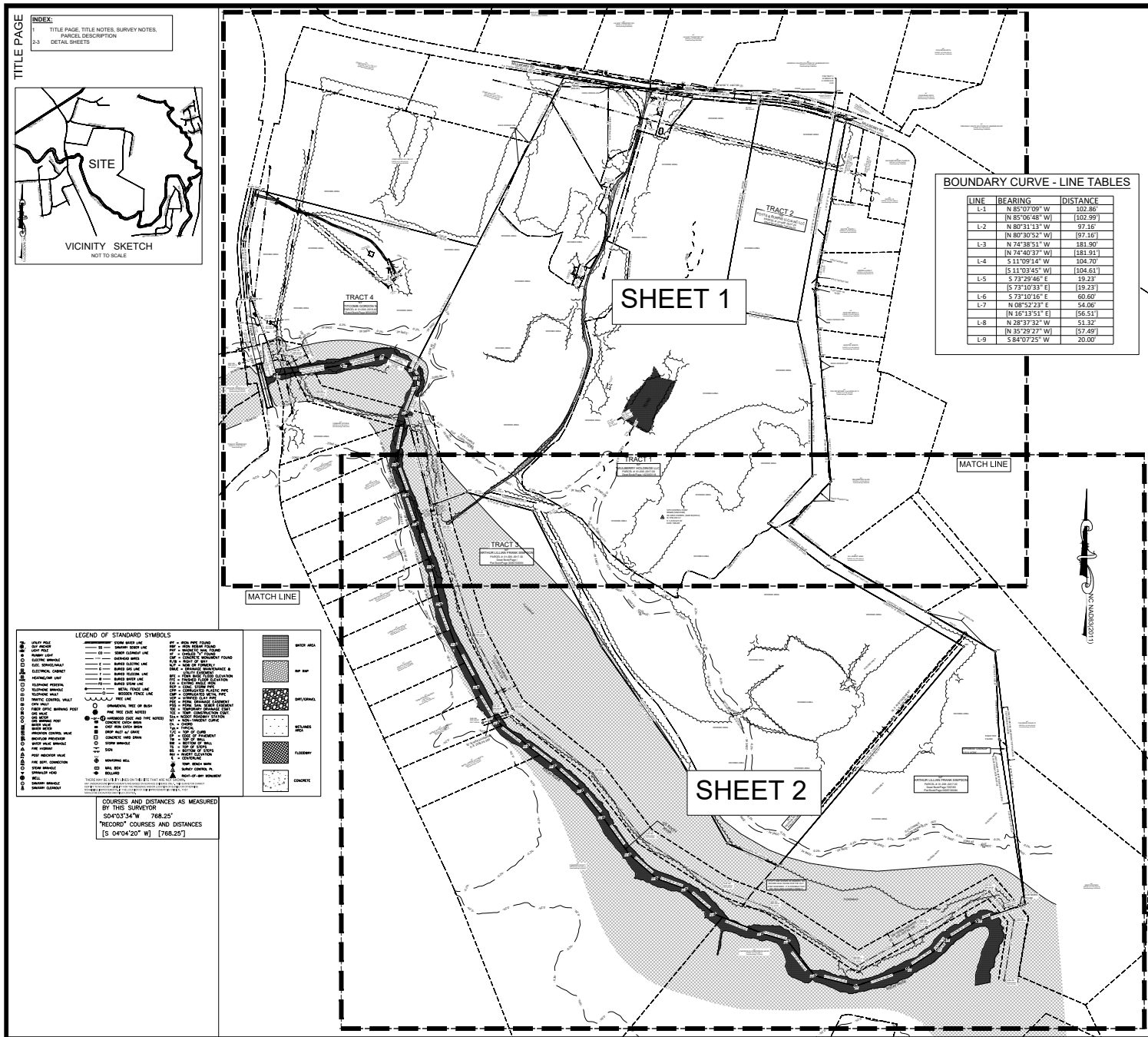
Current median household income is \$89,548 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$101,391 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$110,599 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$125,697 in five years, compared to \$122,048 for all U.S. households

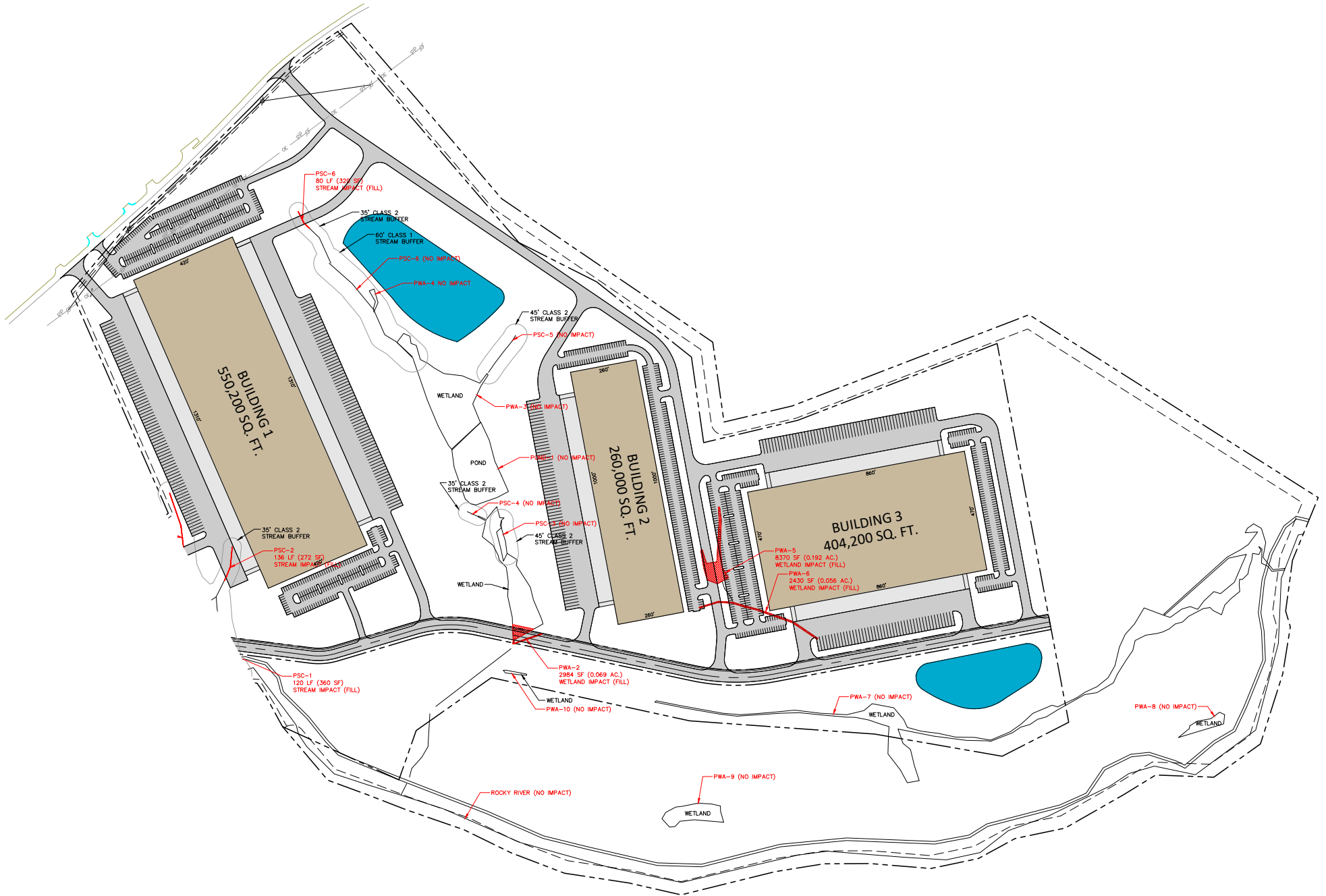
Current per capita income is \$38,403 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,828 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	132	129	121
2010 Total Housing Units	355	9,891	25,095
2010 Owner Occupied Housing Units	304	7,973	18,338
2010 Renter Occupied Housing Units	29	1,403	4,955
2010 Vacant Housing Units	22	514	1,801
2020 Total Housing Units	489	12,091	30,388
2020 Owner Occupied Housing Units	402	9,379	21,616
2020 Renter Occupied Housing Units	66	2,279	7,354
2020 Vacant Housing Units	13	438	1,428
2023 Total Housing Units	495	12,671	31,636
2023 Owner Occupied Housing Units	452	10,384	23,958
2023 Renter Occupied Housing Units	33	1,952	6,465
2023 Vacant Housing Units	10	335	1,213
2028 Total Housing Units	524	13,231	33,325
2028 Owner Occupied Housing Units	485	10,998	25,402
2028 Renter Occupied Housing Units	33	1,962	6,821
2028 Vacant Housing Units	7	271	1,102

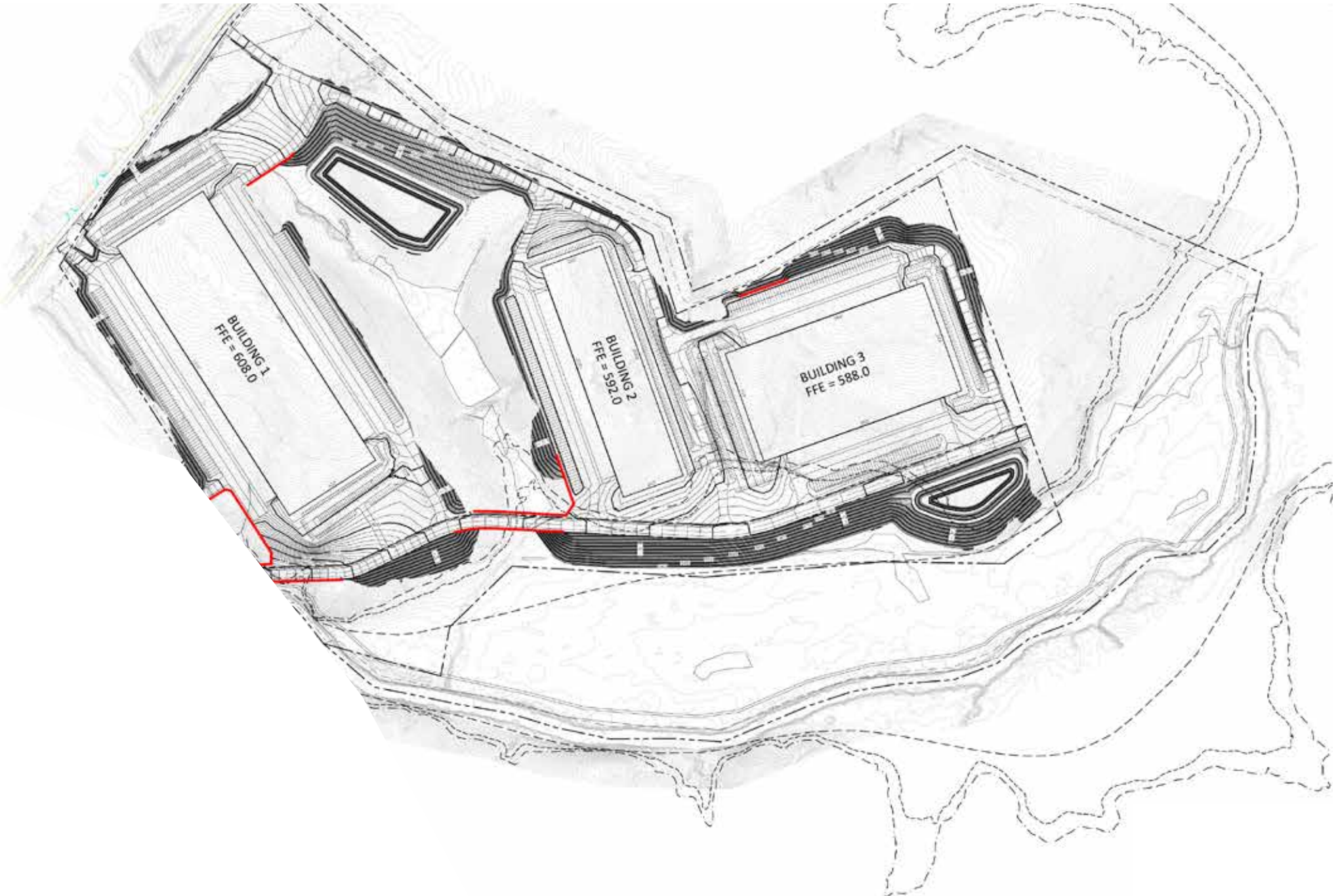
Socioeconomic Status Index			
2023 Socioeconomic Status Index	68.7	57.7	52.4



SITE CONCEPT PLAN



CONCEPTUAL GRADING PLAN





NAI Piedmont Triad

COMMERCIAL REAL ESTATE SERVICES

**BROKERAGE
DEVELOPMENT
INVESTMENTS**



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