



Over 1,000 Feet  
Roadside Frontage  
8.9+/- Acres  
Subdividable

*3420 Jacobs Crossing Blvd SW  
Concord, NC 28027*

Contact:

**Steven Tice, CCIM**

**Principal/Broker**

Phone : (704) 794-2294 (Cell)

License : NC 168957 SC 125723

Email : [tice@morticecre.com](mailto:tice@morticecre.com)



## PROPERTY INFO:

**PURCHASE PRICE:**

\$6,800,000.00

**PROPERTY ADDRESS:**

*3420 Jacobs Crossing Blvd SW  
Concord, NC 28027*

**Zoning**

C-2

**Roadside Frontage** Over

*1,000 Feet*

**LAND SIZE:**

8 +/- ACRES

## 3420 JACOBS CROSSING BLVD. SW

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

# PROPERTY OVERVIEW

8.98 +/- Acres Fronting Concord Parkway • Settlers Landing in Concord

Settle into opportunity at Settlers Landing—moments from Concord Mills, Charlotte Motor Speedway, Lilly and Red Bull, plus walk ability to nearby town homes and apartments.

This 8.98 +/- acre tract provides visibility on Concord Parkway(Hwy 29), while offering easy access off of Jacobs Crossing Blvd with multiple points of ingress/egress. This tract has infrastructure in place, five curb cuts, and can be subdivided. Ideal for medical, professional, retail, or special-purpose uses.

**3420 Jacobs  
Crossing Blvd SW**

*Concord NC 28027*



## More Reasons To Consider Settlers Landing

- **Ready-to-customize shell:** The clear-span interior, generous storefront glass, and full utility stubs let you create anything from high-finish medical or professional suites to vibrant retail, showroom, studio, or restaurant concepts.
- **Built-in traffic & visibility:** Over 1,000 feet fronting the four-lane US Hwy 29 at Pitts School Rd, capturing ±25,000 VPD on Hwy 29 and ±12,000 VPD on Pitts School Rd.
- **Access to clients:** Five minutes to I-85 (Exit 54/George Liles Pkwy), 15 minutes to Concord-Padgett Regional Airport, and 25 minutes to Uptown Charlotte make visiting simple for customers and employees alike.
- **Infrastrucutre in place:** Five curb cuts, plus sidewalks that connect to surrounding housing, Food Lion, Walgreens, and other daily-needs retailers encourage both drive-up and foot traffic.
- **Grow with the market:** Concord is now the Charlotte metro's second-largest city; Cabarrus County's population has surged 24 % since 2010 and continues to outpace the region in job and residential growth. The new Lilly and Red Bull facilities will only encourage additional growth.

Steven Tice, CCIM  
704-794-2294 · tice@morticecre.com



# PROPERTY PHOTOS



# PROPERTY PHOTOS

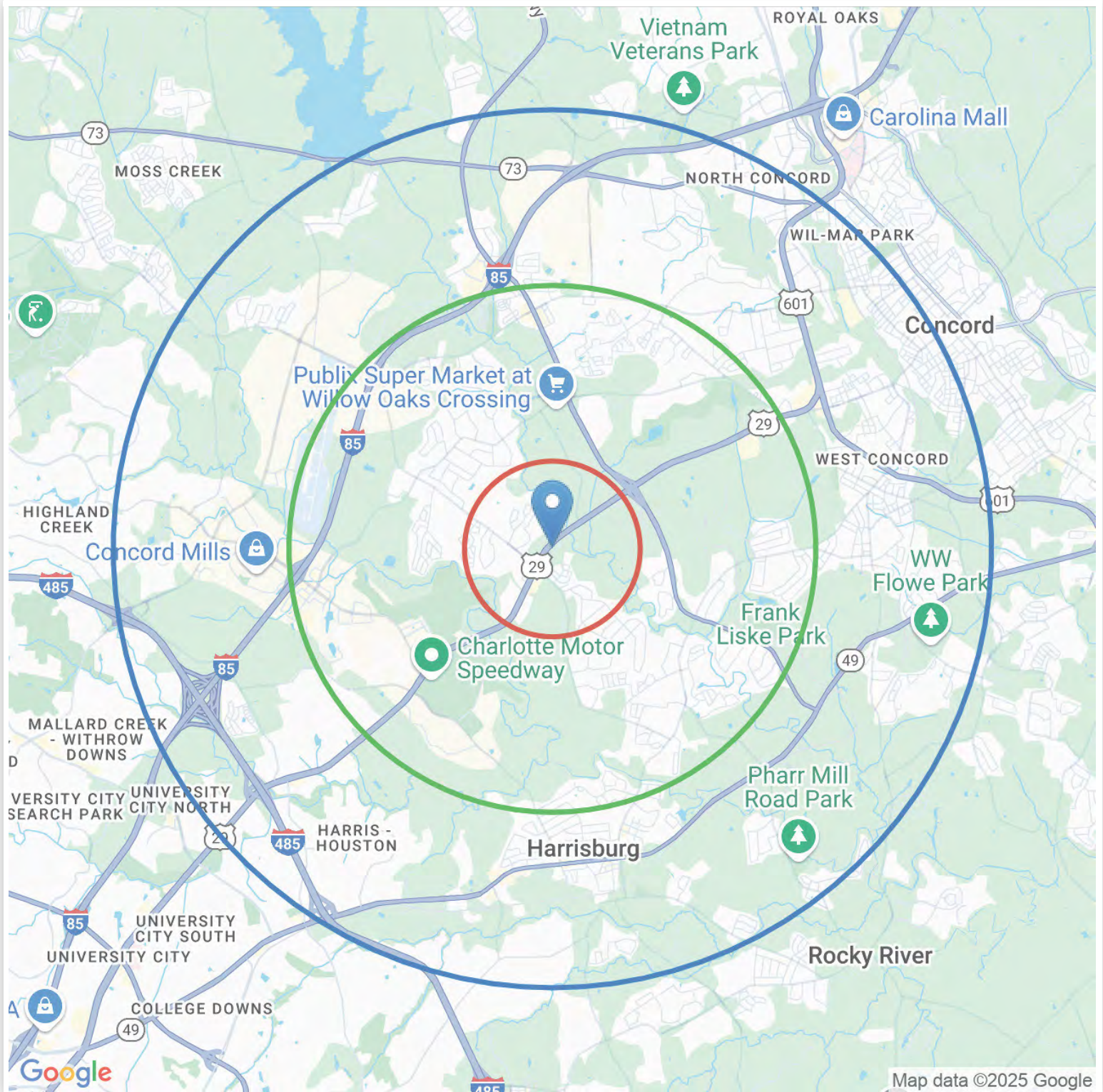




# PROPERTY PHOTOS









	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	4,013	27,578	82,287
2020 Population	4,988	34,206	106,336
2024 Population	5,334	36,894	116,909
2029 Population	6,022	39,662	127,611
2010-2020 Annual Rate	2.20%	2.18%	2.60%
2020-2024 Annual Rate	1.59%	1.80%	2.26%
2024-2029 Annual Rate	2.46%	1.46%	1.77%
2020 Male Population	48.1%	47.9%	47.7%
2020 Female Population	51.9%	52.1%	52.3%
2020 Median Age	32.8	38.5	35.2
2024 Male Population	48.9%	48.7%	48.6%
2024 Female Population	51.1%	51.3%	51.4%
2024 Median Age	33.2	38.8	35.7

In the identified area, the current year population is 116,909. In 2020, the Census count in the area was 106,336. The rate of change since 2020 was 2.26% annually. The five-year projection for the population in the area is 127,611 representing a change of 1.77% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

#### Median Age

The median age in this area is 35.7, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	48.6%	59.3%	46.9%
2024 Black Alone	21.0%	21.0%	29.2%
2024 American Indian/Alaska Native Alone	0.9%	0.4%	0.6%
2024 Asian Alone	3.3%	4.0%	6.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	16.0%	7.0%	8.1%
2024 Two or More Races	10.1%	8.3%	8.3%
2024 Hispanic Origin (Any Race)	26.1%	13.2%	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	88	110	90
2010 Households	1,448	9,860	30,509
2020 Households	1,814	12,858	40,658
2024 Households	1,929	13,798	44,695
2029 Households	2,195	14,786	48,772
2010-2020 Annual Rate	2.28%	2.69%	2.91%
2020-2024 Annual Rate	1.46%	1.67%	2.25%
2024-2029 Annual Rate	2.62%	1.39%	1.76%
2024 Average Household Size	2.77	2.67	2.60

The household count in this area has changed from 40,658 in 2020 to 44,695 in the current year, a change of 2.25% annually. The five-year projection of households is 48,772, a change of 1.76% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2020. The number of families in the current year is 30,025 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	19.9%	23.6%	27.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$91,409	\$94,199	\$80,713
2029 Median Household Income	\$106,064	\$108,061	\$92,823
2024-2029 Annual Rate	3.02%	2.78%	2.84%
<b>Average Household Income</b>			
2024 Average Household Income	\$116,918	\$126,581	\$110,108
2029 Average Household Income	\$134,297	\$145,454	\$126,425
2024-2029 Annual Rate	2.81%	2.82%	2.80%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$41,322	\$47,824	\$41,779
2029 Per Capita Income	\$47,773	\$54,787	\$47,941
2024-2029 Annual Rate	2.94%	2.76%	2.79%
<b>GINI Index</b>			
2024 Gini Index	33.8	34.6	38.1
<b>Households by Income</b>			

Current median household income is \$80,713 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$92,823 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,108 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,425 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,779 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,941 in five years, compared to \$51,203 for all U.S. households.

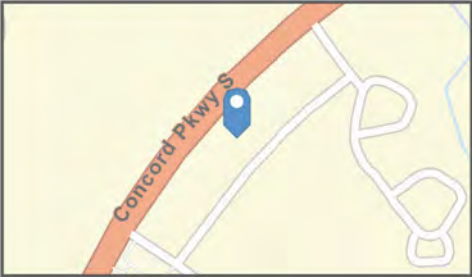
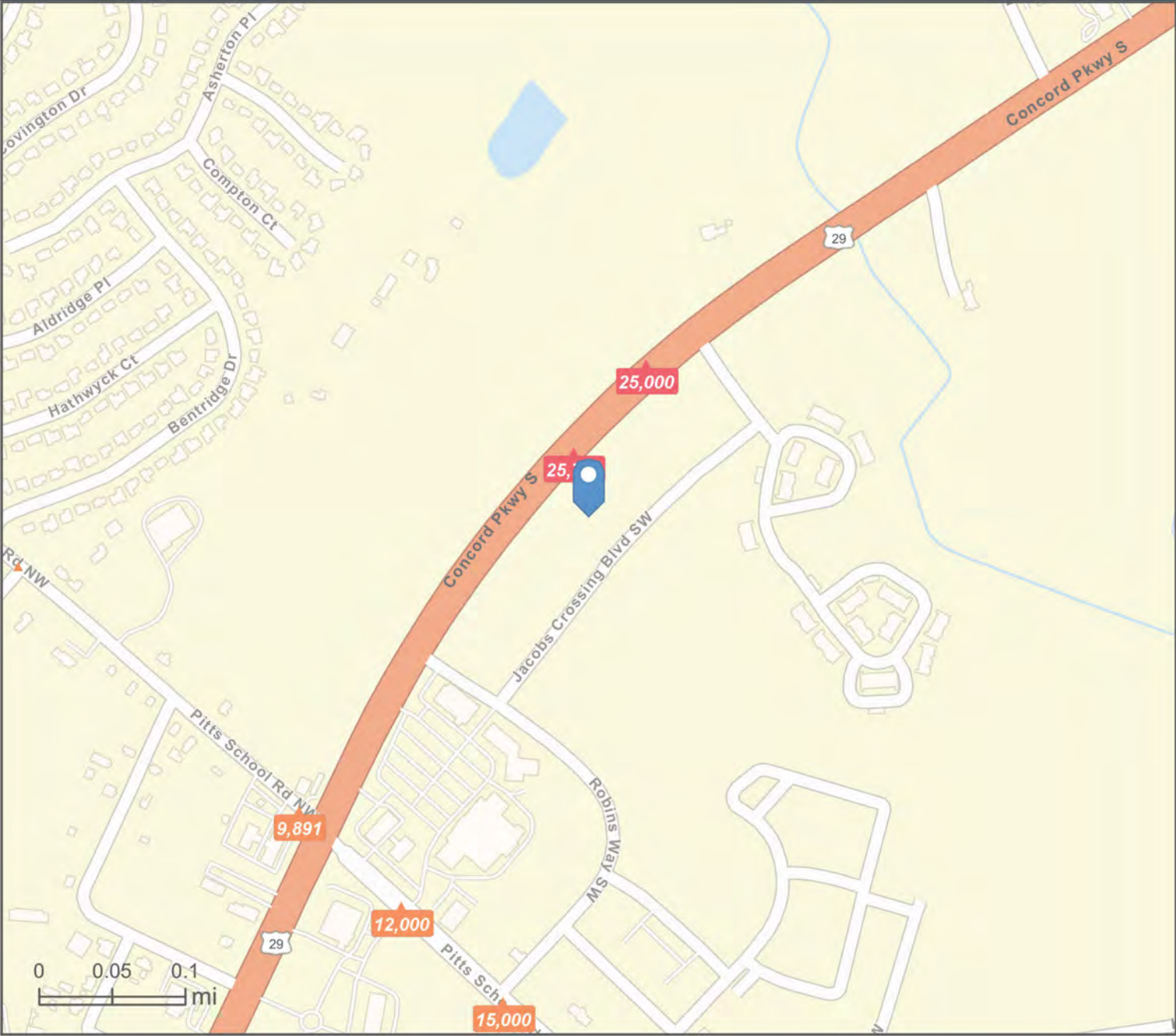
<b>Housing</b>			
2024 Housing Affordability Index	125	105	90
2010 Total Housing Units	1,632	10,471	33,187
2010 Owner Occupied Housing Units	1,076	8,230	21,071
2010 Renter Occupied Housing Units	372	1,630	9,437
2010 Vacant Housing Units	184	611	2,678
2020 Total Housing Units	1,952	13,536	43,179
2020 Owner Occupied Housing Units	1,028	8,511	23,548
2020 Renter Occupied Housing Units	786	4,347	17,110
2020 Vacant Housing Units	143	706	2,530
2024 Total Housing Units	2,235	14,727	48,074
2024 Owner Occupied Housing Units	1,111	9,080	26,125
2024 Renter Occupied Housing Units	818	4,718	18,570
2024 Vacant Housing Units	306	929	3,379
2029 Total Housing Units	2,499	15,747	52,131
2029 Owner Occupied Housing Units	1,219	9,808	28,405
2029 Renter Occupied Housing Units	976	4,977	20,367
2029 Vacant Housing Units	304	961	3,359
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	61.0	57.1	53.2

Currently, 54.3% of the 48,074 housing units in the area are owner occupied; 38.6%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 43,179 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.56%. Median home value in the area is \$357,229, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.73% annually to \$408,692.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



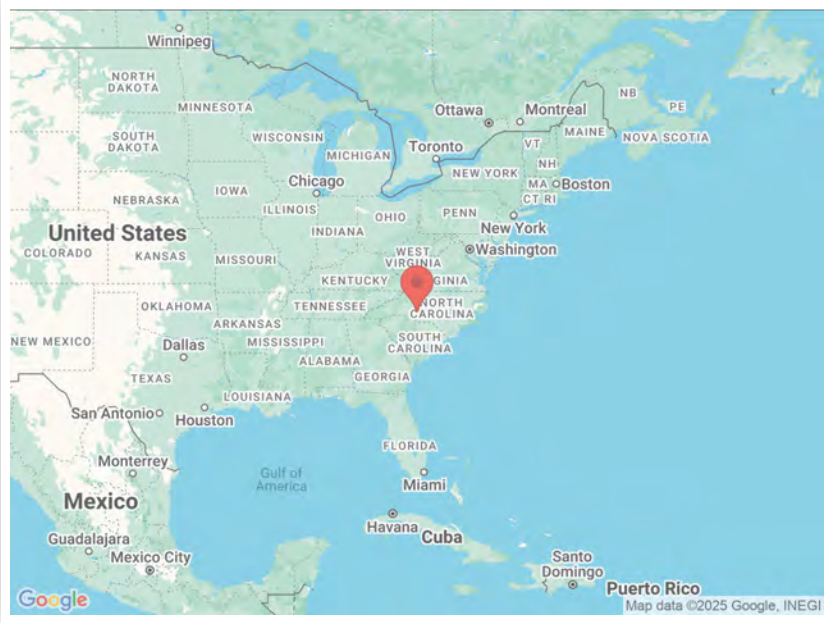
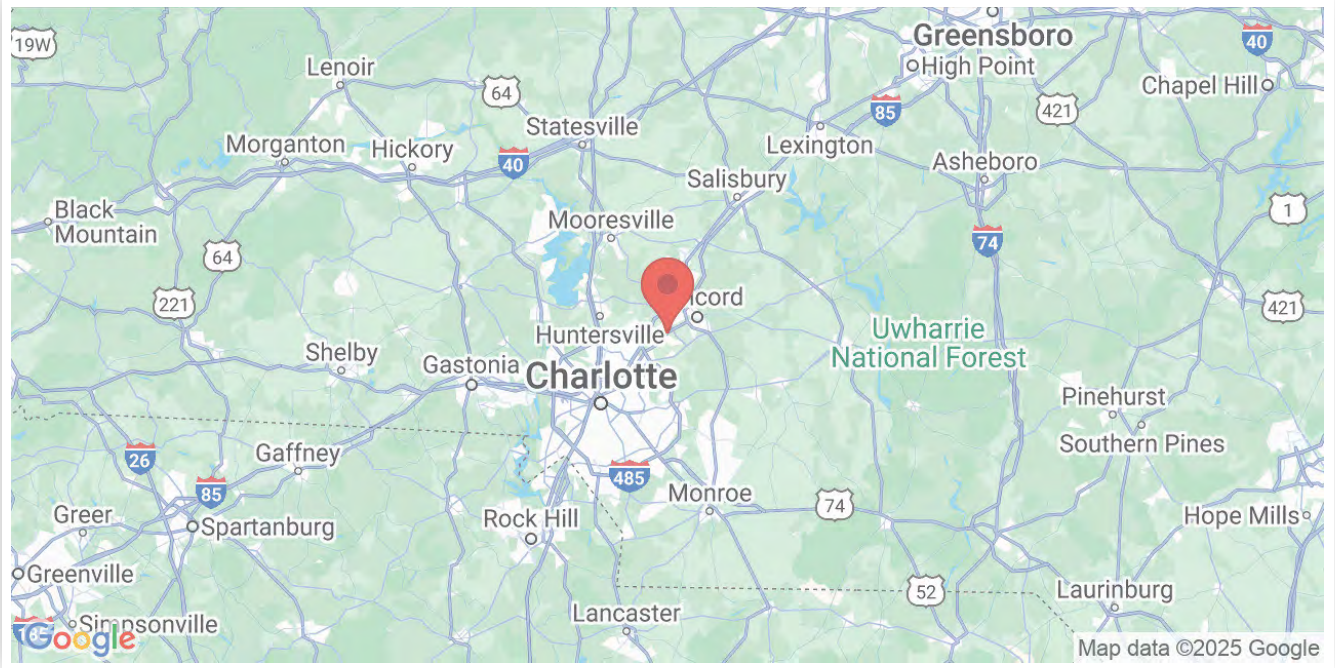


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



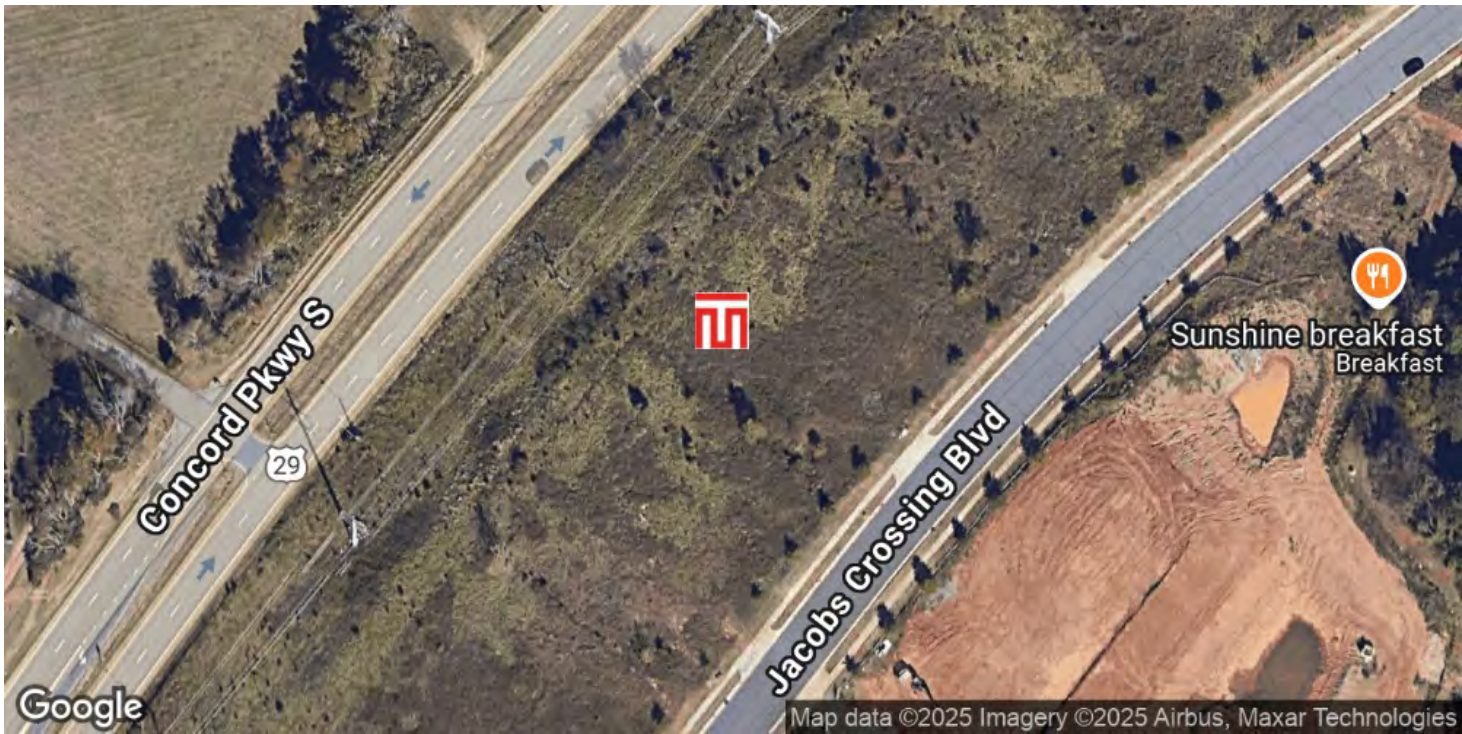
Source: ©2024 Kalibrate Technologies (Q4 2024).

3420 Jacobs Crossing Blvd SW Concord, NC 28027





3420 Jacobs Crossing Blvd SW Concord, NC 28027





Steven Tice, CCIM  
Principal/Broker  
(704) 794-2294  
[tice@morticecre.com](mailto:tice@morticecre.com)

NC License # 168957  
SC License # 125723



(704) 684-1958



126 Arlington Avenue SE  
Concord, NC, 28025



[morticecre.com](http://morticecre.com)

