

Land For Sale : Ivey Cline & Poplar Tent Road at I-85 Exit 52

**5.36 Acres Zoned C-2**

7323 Poplar Tent Road, Concord, NC 28027



**BVBELK**  
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)

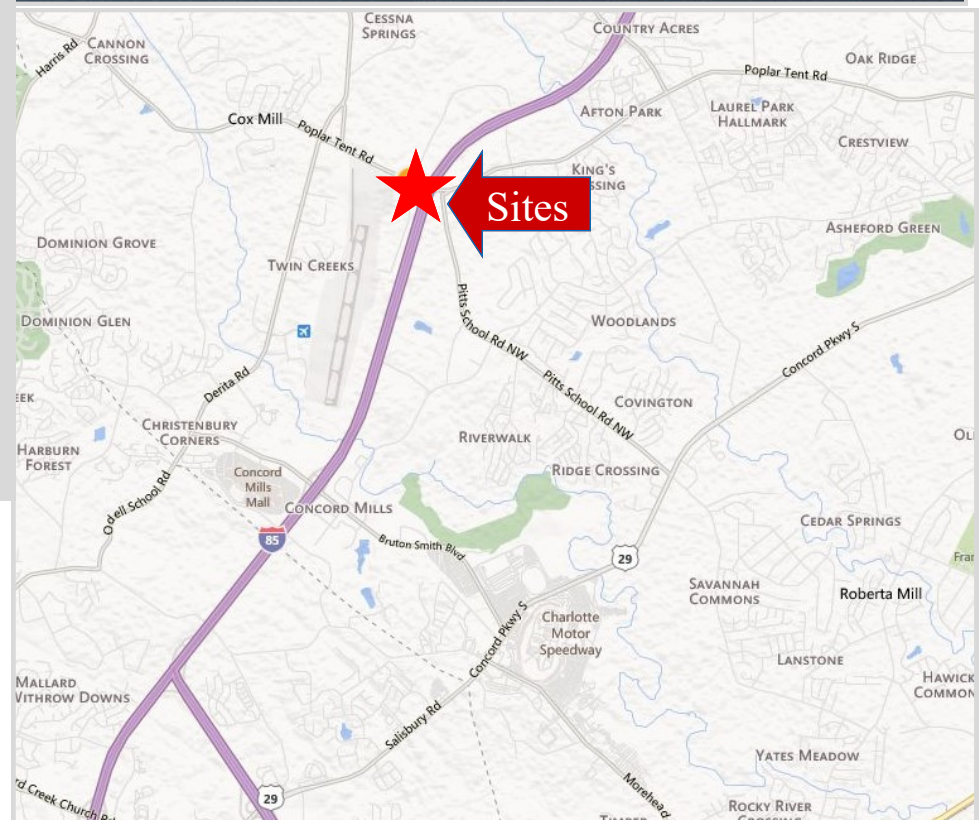


## Property Overview

- A highly-visible site (5.36 acres) located directly off I-85 at exit 52 in Concord. Site is 1 mile north of Concord Mills Mall. NC's #1 tourist destination!
- This site is located in the heart of the area's motorsports industry, 5 minutes from Lowe's Motor Speedway, NC's #2 tourist destination!
- Site is located approx. 1/2 mile from Concord Regional Airport, featuring a brand-new passenger terminal with expanded flight service.
- New Amazon Distribution Center (222,500 SF) located 2 miles away on Derita Road.
- Site is only 18 minutes from uptown Charlotte.



View of parcel #2 from Poplar Tent Road, facing SW



## Daily Traffic Counts

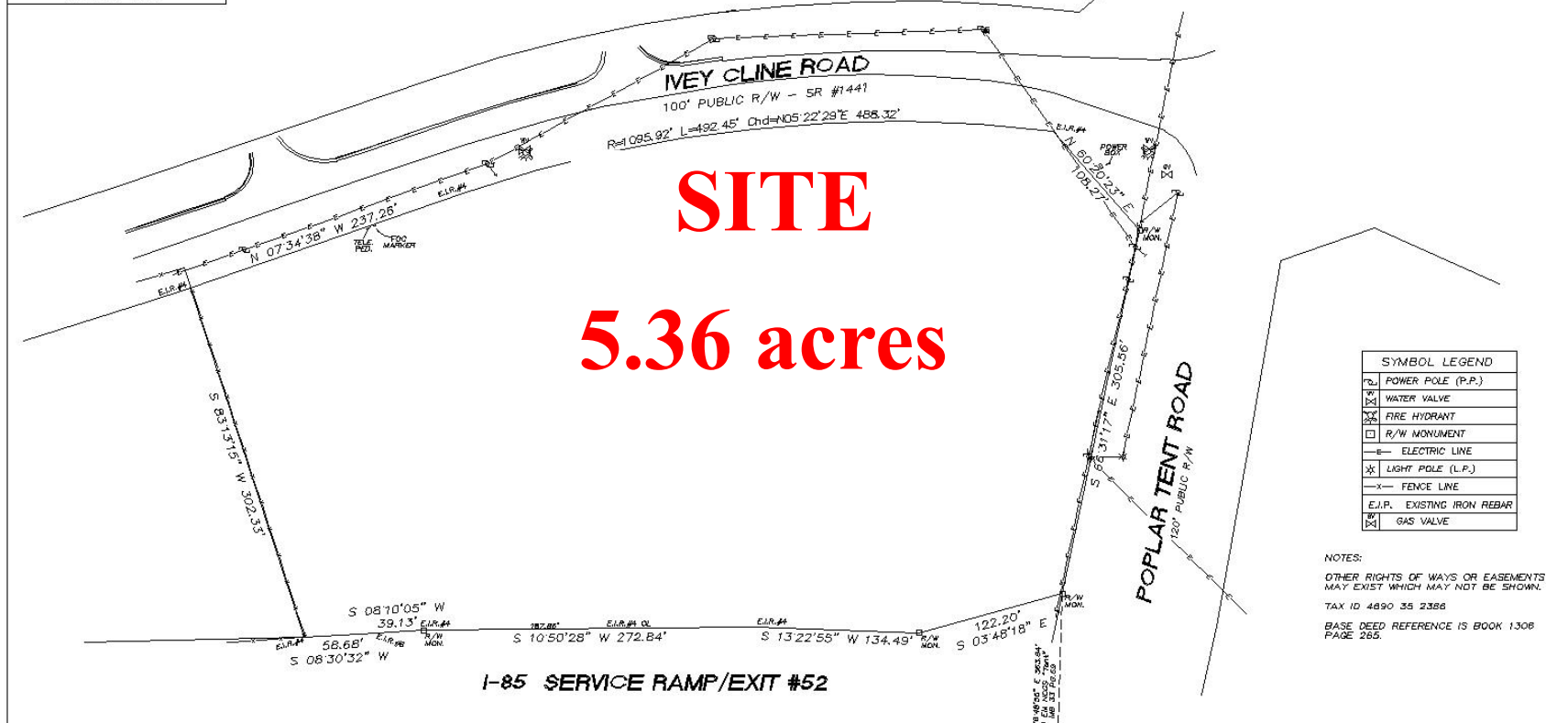
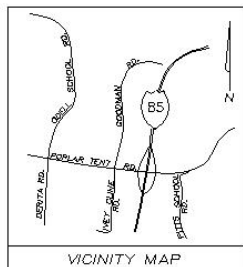
- 89,000 vehicles/day on Interstate 85
- 16,000 vehicles/day on Poplar Tent Rd

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Site has great interstate visibility



SYMBOL LEGEND	
[Symbol]	POWER POLE (P.P.)
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	R/W MONUMENT
[Symbol]	ELECTRIC LINE
[Symbol]	LIGHT POLE (L.P.)
[Symbol]	FENCE LINE
[Symbol]	E.I.P. EXISTING IRON REBAR
[Symbol]	GAS VALVE

NOTES:  
OTHER RIGHTS OF WAYS OR EASEMENTS  
MAY EXIST WHICH MAY NOT BE SHOWN.  
TAX ID 4890 35 2386  
BASE DEED REFERENCE IS BOOK 1308  
PAGE 265.

BOUNDARY SURVEY FOR		
<b>POPLAR TENT PARTNERSHIP</b>		
NO. 2 TOWNSHIP CABARRUS COUNTY		NORTH CAROLINA
<b>JACK R. CHRISTIAN + ASSOCIATES</b> <b>-SURVEYING-</b> PHONE (704) 568-2214 FAX (704) 568-2338 7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213		

DATE JRC	CREATED BY JRC	DATE MAY 21, 2007
FILE EDC	FILE NAME POPL7341	SCALE 1"=60'

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PROPERTIES





B.A.H.  
EXPRESS INC.

Goodman Road

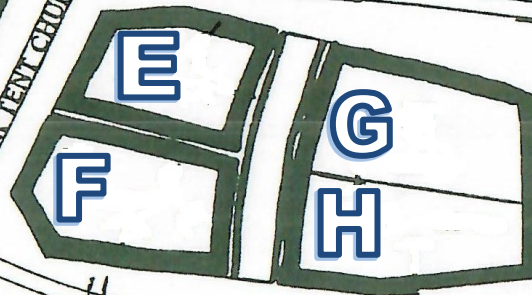
EXXON

I-85

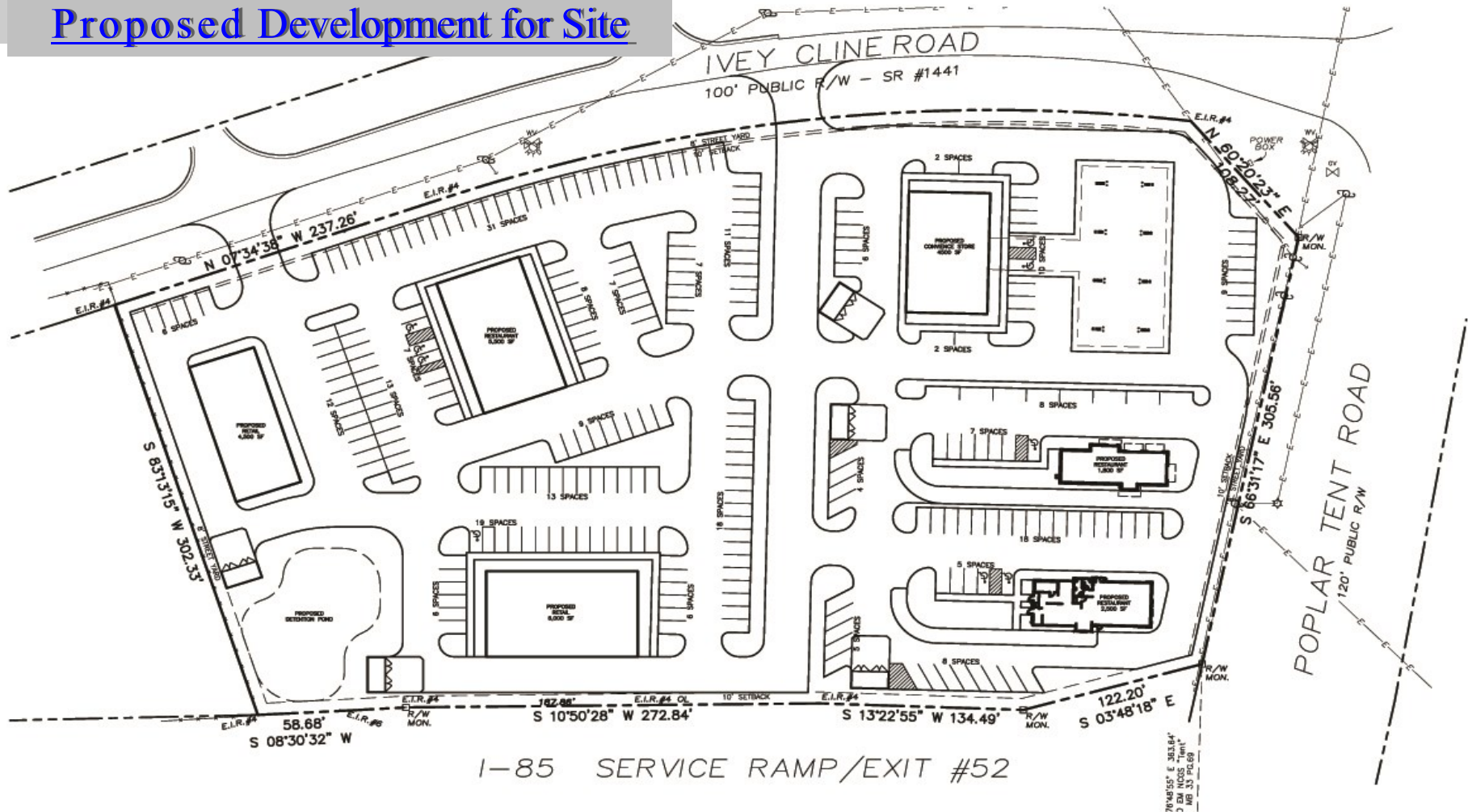
POPLAR TENT CHURCH ROAD

Ivey Cline Road

Parcel	Size	Price
E	1.1 AC	\$1,500,000
F	1.3 AC	\$1,500,000
G	1.5 AC	\$1,000,000
H	1.5 AC	\$1,000,000



## Proposed Development for Site



### Poplar Tent Outparcels

- Property is located at Intersection of I-85 and Poplar Tent Road in Concord, NC.
- One mile north of Concord Mills and less than five miles from Lowe's Motor Speedway.
- Property is zoned C-2 (General Commercial District). Acreage can be sold as-is or may be subdivided as desired.

**BVB** BELK  
PROPERTIES

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections  
Calculated using Weighted Block Centroid from Block Groups

Demographic Profile 2022

Lat/Lon: 35.4034/-80.6995

RS1

705 Goodman Rd Concord, NC 28027		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	625	31,086	96,080	415,890
	2025 Projected Population	690	34,269	104,827	451,156
	2010 Census Population	537	22,895	71,387	334,997
	2000 Census Population	365	11,958	37,274	222,309
	Projected Annual Growth 2020 to 2025	2.1%	2.0%	1.8%	1.7%
HOUSEHOLDS	Historical Annual Growth 2000 to 2020	3.6%	8.0%	7.9%	4.4%
	2020 Median Age	38.5	36.7	36.0	34.8
	2020 Estimated Households	286	10,791	34,790	157,959
	2025 Projected Households	306	11,524	37,159	169,257
	2010 Census Households	217	7,901	25,790	125,572
RACE AND ETHNICITY	2000 Census Households	125	4,092	13,588	83,162
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	6.5%	8.2%	7.8%	4.5%
	2020 Estimated White	72.5%	68.4%	64.9%	56.9%
	2020 Estimated Black or African American	12.2%	16.1%	20.9%	27.5%
INCOME	2020 Estimated Asian or Pacific Islander	11.3%	8.6%	7.5%	6.6%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%	0.4%
	2020 Estimated Other Races	3.9%	6.5%	6.4%	8.5%
	2020 Estimated Hispanic	4.8%	9.5%	9.3%	11.9%
	2020 Estimated Average Household Income	\$93,302	\$115,513	\$106,309	\$88,006
EDUCATION (AGE 25+)	2020 Estimated Median Household Income	\$90,742	\$92,889	\$85,101	\$71,200
	2020 Estimated Per Capita Income	\$42,743	\$40,099	\$38,505	\$33,498
	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.8%	2.0%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.9%	3.3%	4.9%
	2020 Estimated High School Graduate	18.4%	19.0%	18.5%	19.8%
BUSINESS	2020 Estimated Some College	20.8%	20.5%	20.9%	22.4%
	2020 Estimated Associates Degree Only	8.8%	8.3%	9.9%	10.0%
	2020 Estimated Bachelors Degree Only	31.9%	28.9%	29.2%	25.9%
	2020 Estimated Graduate Degree	16.9%	17.6%	16.2%	13.4%
	2020 Estimated Total Businesses	114	1,349	2,551	15,174
	2020 Estimated Total Employees	1,307	17,906	31,157	155,454
	2020 Estimated Employee Population per Business	11.4	13.3	12.2	10.2
	2020 Estimated Residential Population per Business	5.5	23.0	37.7	27.4