



MULTIFAMILY DEVELOPMENT OPPORTUNITY

CHARLOTTE, NORTH CAROLINA MSA

Trinity Church Road

Orphanage Road

±7.14 Acres



4633 Orphanage Rd
Concord, NC 28027

Approved For:



114 Units



±9,000 SF Retail

*Lot Lines Are Approximate



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PROPERTY DETAILS

Address	4633 Orphanage Road, Concord, NC 28027
Acreage	±7.14
Total Units	114
PIN(s)	56016954040000 56016973250000 56016971420000 56016941360000
Zoning and Entitlements	By-Right Multifamily (PD & R-18 CZ)
Sewer	100% Allocation*
Due Diligence Available	Civil, Architecture, Engineering, Soil Testing, Geotech, TIA
Availability and Pricing	<i>Contact Brokers for More Info*</i>

- The site is ideally positioned near major employers, retail, and demand drivers, with direct access to Highway 85 (114,000 VPD) and Highway 73 (18,500 VPD).
- This site offers approved site plans and partially completed site work, enhancing development readiness.
- The property is located in a booming submarket with favorable demographics and rapid growth within the Charlotte MSA.
- Strong regional connectivity provides direct access to demand drivers, ensuring visibility and accessibility.
- The location benefits from close proximity to leading employers, strengthening long-term demand potential.

UNIT MIX

Unit Type	Units	Avg. SF
1 BR / 1 BA	18	739
2 BR / 2 BA	48	958
2 BR / 2 BA	48	1,006
Retail (Optional)	-	9,000





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Concord pairs pro-growth planning (area plans that encourage mixed-use and higher-intensity nodes) with regional accessibility—creating a straightforward entitlement path and a deep renter pool fed by new-economy employers, tourism, and retail gravity.

If you're seeking a Charlotte-adjacent market where fundamentals and execution align, Concord is your next multifamily opportunity.

DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
2024 Population	2,550	40,221	107,135
2029 Pop. Projection	2,943	45,720	121,466
Median Age	39.9	38.9	38.6
Average HH Income	\$105,770	\$94,379	\$87,629

DAYTIME EMPLOYMENT				
		1 Mile	3 Mile	5 Mile
Service-Producing Industries	Employees	1,161	13,353	45,959
	Businesses	69	1,690	5,741
Goods-Producing Industries	Employees	100	1,588	3,532
	Businesses	9	155	383
Total	Employees	1,261	14,941	49,491
	Businesses	78	1,845	6,124

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