

CHARLOTTE, NORTH CAROLINA MSA





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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	Contact Brokers for More Info*	
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- 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.

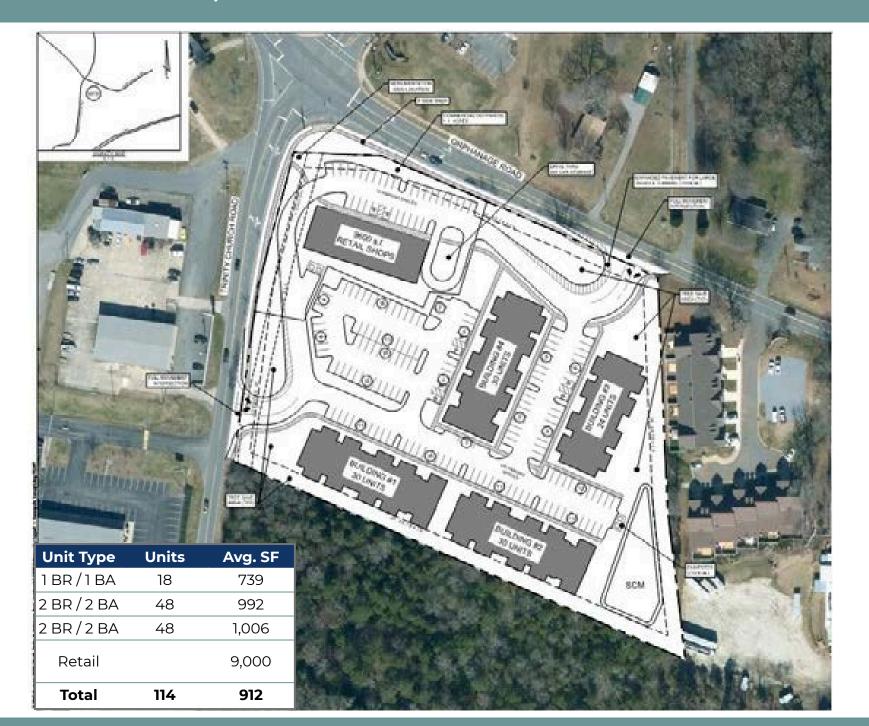
UNIT MIX

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

DAYTIME EMPLOYMENT

WILLIAM HATCHER

WELLS HERNDON
Broker

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SIMPSON COMMERCIAL

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