



SETTLERS LANDING

3420 Jacobs Crossing Blvd
Concord, NC 28027

2.3 +/- Acres With Sewer Allocation

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CONCORD, NC 28027

EXCLUSIVELY PRESENTED BY:



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**MORTICE COMMERCIAL
REAL ESTATE**

 **MORTICE** COMMERCIAL REAL ESTATE
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3420 Jacobs Crossing Blvd.

Settle into an opportunity at Settlers Landing, moments from Concord Mills, Charlotte Motor Speedway, as well as the new facilities of Eli Lilly and Company and Red Bull, which encourage exponential growth. The site's location offers prime walkability to nearby townhouses and apartments.

This 2.3 +/- acre sits at the corner of Samuel Adams Cir SE and Concord Parkway (Hwy 29) and offers over 300' of road frontage and amazing visibility on Concord Parkway (Highway 29). With multiple points of ingress/egress off of Samuel Adams Cir SE, Robins Way, and Pitts School Road. This tract has sidewalks in place, curb cuts, and has been approved for sewer (see attached documents and proposed building). Ideal for medical, professional, retail, or special-purpose uses.

There are approximately 164,551 households within a 10-mile radius of the subject, with an average income of nearly \$95,000, generating a robust consumer spending power of \$5.2 billion. The three largest spending categories align with food and alcohol, transportation and maintenance, and household expenses. Cabarrus County is expected to experience a significant 1.93% population increase by 2029.



PROPERTY SUMMARY

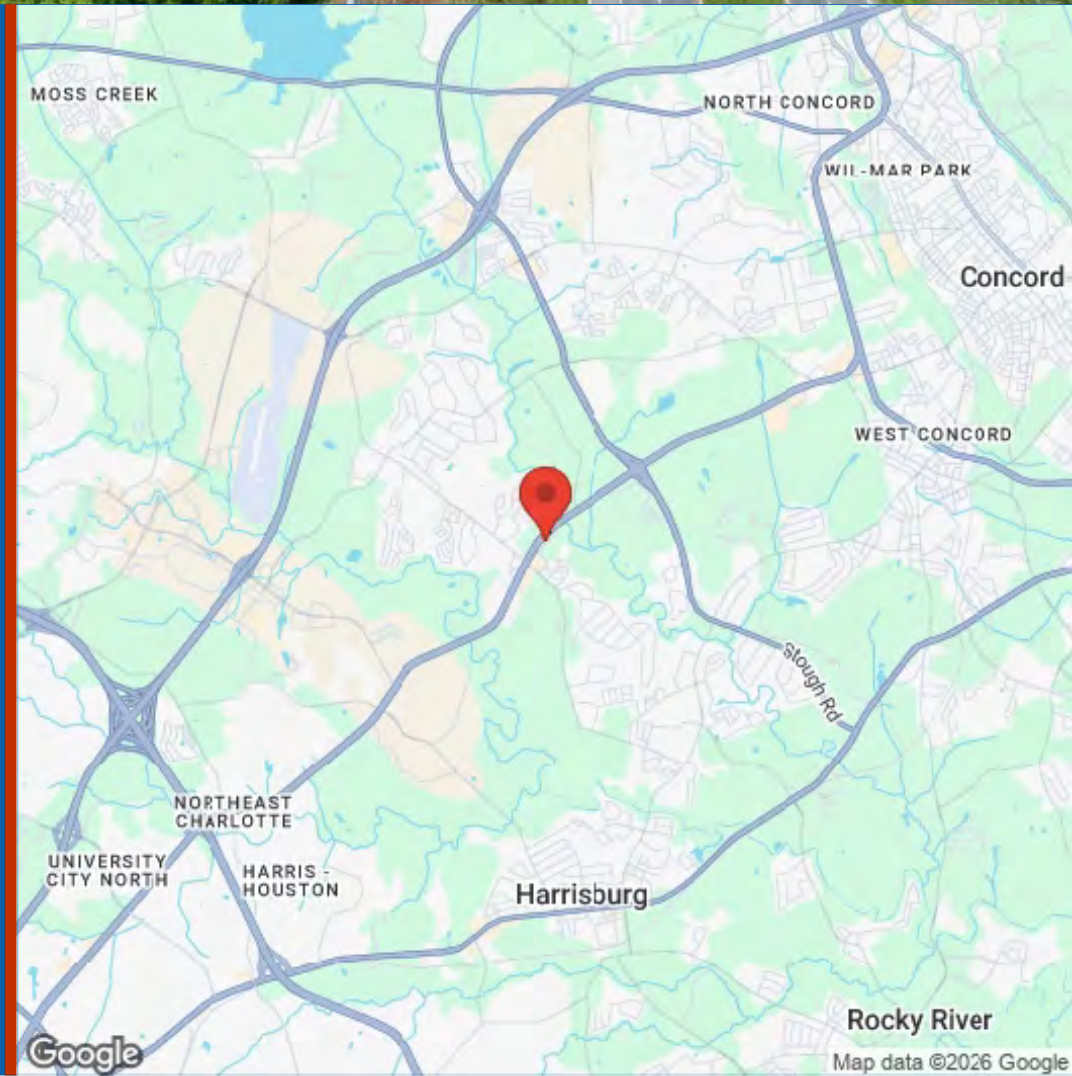
Offering Price	\$2,300,000
Lot Size (acres)	2.30
Zoning Type	C-2 Commercial
County	Cabarrus
Frontage	300.00 Ft
Coordinates	35.373212,-80.662353



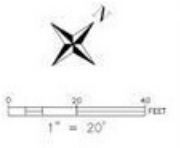


HIGHLIGHTS

- Built-in traffic & visibility: Over 300 +/- feet fronting the four-lane US Highway 29 at Pitts School Road, capturing a surplus of 37,000 VPD.
- Access to clients: Five minutes to Interstate 85, 15 minutes to Concord-Padgett Regional Airport, and 25 minutes to Uptown Charlotte.
- Infrastructure in place: Curb cuts, sidewalks connecting to housing, Food Lion, Walgreens, and other daily-needs retailers, encourage traffic.
- Market growth: Concord is now Charlotte metro's second-largest city; Cabarrus County's population continues to outpace job & residential growth.
- Approved For Sewer Allocation

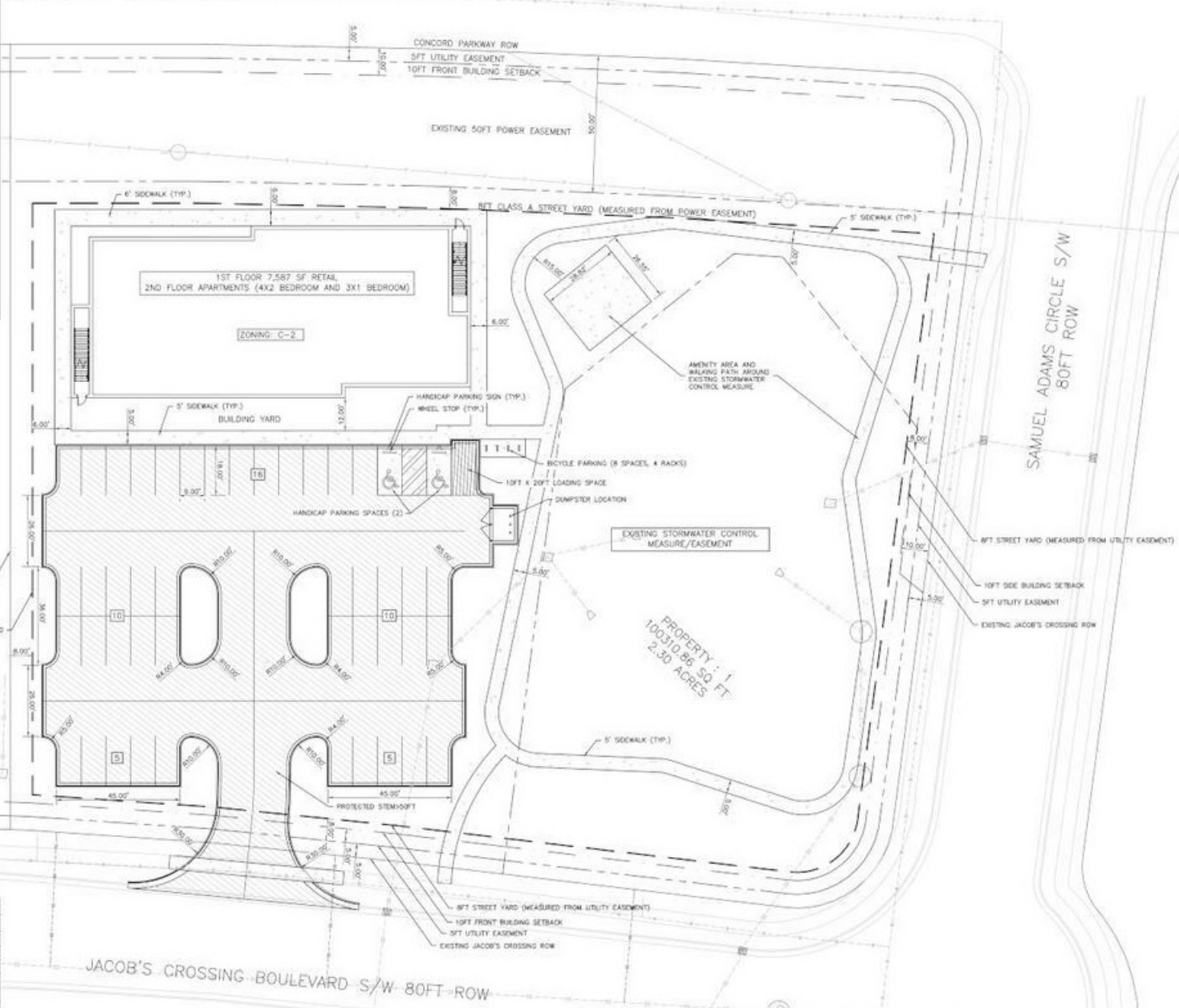


- LEGEND**
- BOUNDARY
 - RIGHT OF WAY
 - EASEMENT
 - PROPOSED CONCRETE
 - PROPOSED CURB AND GUTTER
 - PROPOSED PAVEMENT
 - PROPOSED CENTERLINE
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED DRAINAGE AREA
 - PROPOSED DISTURBED AREA
 - SILT FENCE
 - TEMPORARY DIVERSION DITCH
 - PROPOSED STORM LINE
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING PAVEMENT
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING TREE LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DROP INLET
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED AREA DRAIN
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - PROPOSED GATE VALVE
 - SIGN
 - TRUNCATED DOME



Approved Plan

HWY 29 / CONCORD PARKWAY S



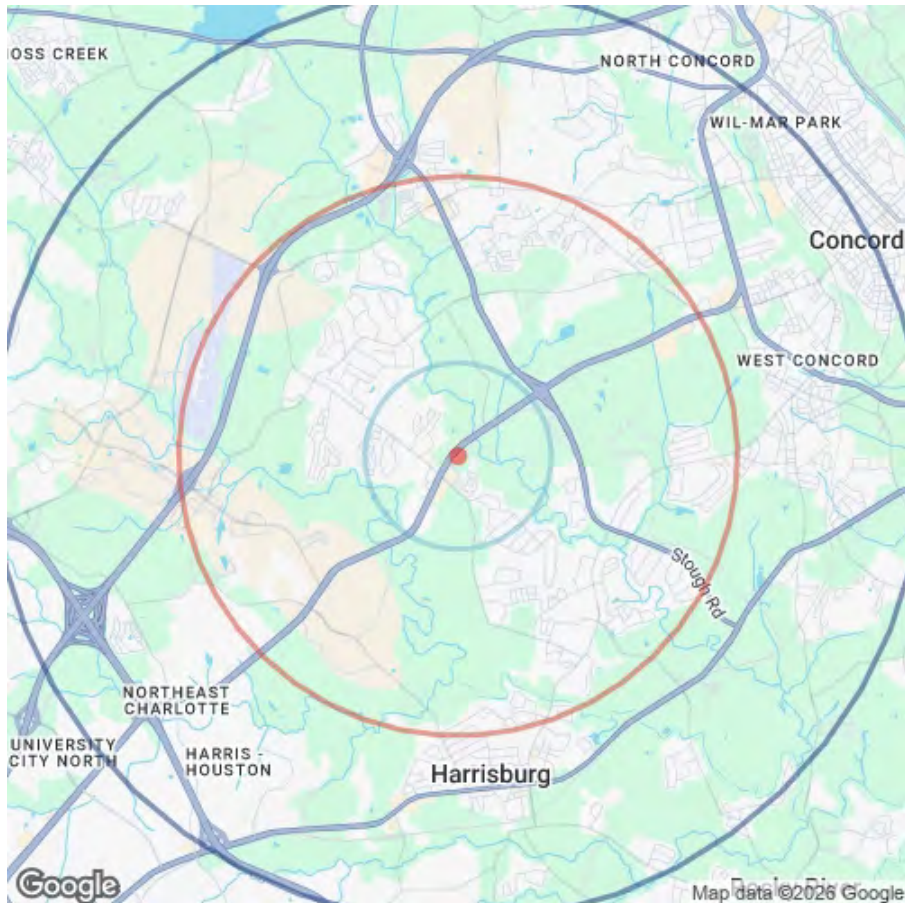
SITE DATA TABLE	
PARCEL NUMBER:	5509-44-4970
EXISTING ZONING:	C-2
PROPOSED USE:	RETAIL & MULTIFAMILY APARTMENTS
CONSTRUCTION TYPE:	II B
MAX BUILDING HEIGHT:	48 FT.
PROPOSED BUILDING HEIGHT:	30 FT.
MIN. LOT WIDTH:	50 FT.
PROPOSED LOT WIDTH:	300 FT.
MIN. LOT DEPTH:	100 FT.
PROPOSED LOT DEPTH:	340 FT.
DEED REFERENCE:	DB: 16479 PG. 0334
OVERALL SITE ACREAGE:	8,983 AC
LOT 1 SITE ACREAGE:	2.30 AC
PARKING REQUIREMENTS:	
1ST STORY: GENERAL MERCHANDISE OR RETAIL STORES	
MINIMUM 1 SPACE/300 SF	
MAXIMUM 1SPACE/ 200 SF	
7,587 SF * 1 SPACE/300 SF = 25 SPACES MINIMUM	
7,587 SF * 1 SPACE/200 SF = 38 SPACES MAXIMUM	
2ND STORY: 4 2-BEDROOM AND 3 1-BEDROOM APARTMENTS	
MINIMUM 1.5 PER UNIT	
MAXIMUM 2.5 PER UNIT	
7 APARTMENTS X 1.5 = 11 SPACES MINIMUM	
7 APARTMENTS X 2.5 = 18 SPACES MAXIMUM	
THEREFORE,	
A MINIMUM OF 25 + 11 = 36 SPACES IS REQUIRED	
A MAXIMUM OF 38 + 18 = 56 SPACES IS PERMITTED	
THERE ARE CURRENTLY 45 SPACES SHOWN (2 HANDICAP)	
BICYCLE PARKING REQUIREMENTS:	
MULTI-FAMILY DWELLINGS	
MINIMUM 1 SPACE / 5 UNITS	
7 UNITS * 1 SPACE / 5 UNITS = 2 SPACES	
RETAIL	
MINIMUM 4 SPACES + 1 SPACE / 7,500 SF GFA	
4 SPACES + 1 SPACE / 7,500 SF * 7,587 SF = 5 SPACES	
THEREFORE,	
A MINIMUM OF 2 SPACES + 5 SPACES = 7 SPACES REQUIRED	
PROVIDED SPACES = 8 SPACES (4 RACKS)	

IMPERVIOUS AREA SUMMARY	
	AREA(SQ. FT.)
ROOF	7,587 SF
CURB AND GUTTER	1,260 SF
PAVEMENT	7,230 SF
TOTAL	17,255 SF
IMPERVIOUS (SF / AC)	33,332 SF / 0.765 AC
IMPERVIOUS (SF / AC)	100,311 SF / 2.30 AC
IMPERVIOUS (%)	33.26 %
IMPERVIOUS	80% / 1,840 AC

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,755	18,623	52,929
2010 Population	4,013	27,578	82,287
2025 Population	5,580	37,200	119,030
2030 Population	6,047	39,782	129,982
2025-2030 Growth Rate	1.62 %	1.35 %	1.78 %
2025 Daytime Population	4,774	35,684	112,185

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	47	426	2,645
\$15000-24999	27	294	2,022
\$25000-34999	133	658	2,312
\$35000-49999	111	1,018	5,233
\$50000-74999	547	2,558	7,776
\$75000-99999	153	1,724	5,751
\$100000-149999	546	3,313	9,318
\$150000-199999	236	1,710	5,073
\$200000 or greater	267	2,474	6,276
Median HH Income	\$ 100,849	\$ 104,011	\$ 87,310
Average HH Income	\$ 121,987	\$ 131,428	\$ 115,154

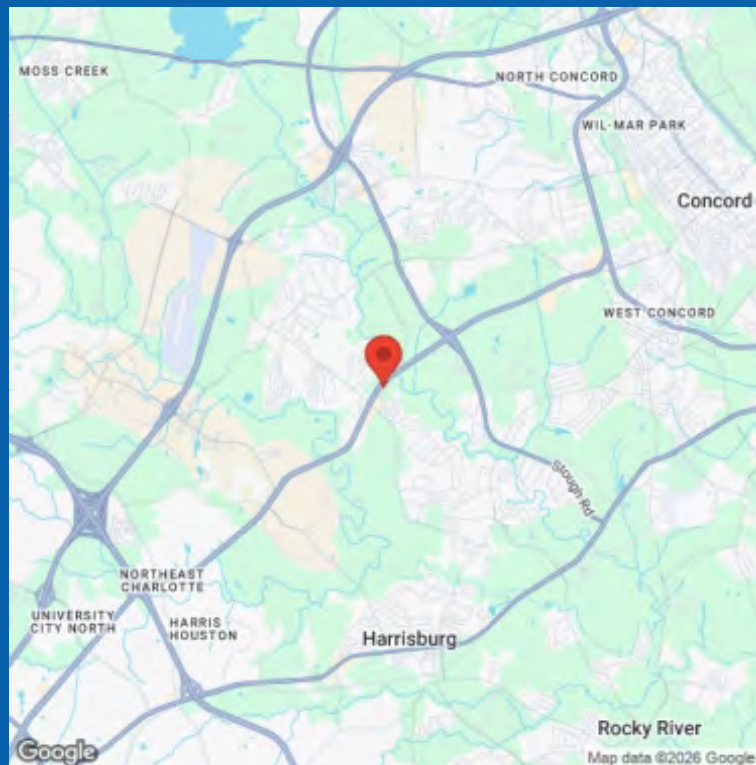


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	957	6,517	19,238
2010 Total Households	1,448	9,860	30,509
2025 Total Households	2,068	14,175	46,406
2030 Total Households	2,264	15,279	51,234
2025 Average Household Size	2.7	2.62	2.55
2025 Owner Occupied Housing	1,125	9,085	26,682
2030 Owner Occupied Housing	1,232	9,884	29,265
2025 Renter Occupied Housing	943	5,090	19,724
2030 Renter Occupied Housing	1,032	5,395	21,969
2025 Vacant Housing	246	725	3,216
2025 Total Housing	2,314	14,900	49,622



ABOUT CONCORD

Concord (/kon-KORD/) is the most populous city in Cabarrus County, North Carolina, United States, and its county seat. The city had a population of 105,240 at the 2020 census. Concord is the second-most populous city in the Charlotte metropolitan area, tenth-most populous city in North Carolina and 287th-most populous city in the U.S. The city was a winner of the All-America City Award in 2004.



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

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