

# FOR SALE | $\pm$ 2.7 AC

## (RE)DEVELOPMENT SITE

### 494 CORBAN AVE. SE

CONCORD | NC 28025

Disclaimer: Property boundaries shown are approximate. Please verify with GIS.

#### CONTACT



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# ABOUT THE PROPERTY

**494 Corban Ave SE , Concord, NC 28205**

**For Sale | ±2.7 Acres**

**(C-2) General Commercial Zoning | Call for Pricing**

The land sales opportunity at 494 Corban Avenue SE, Concord, NC offers a prime commercial redevelopment site within a rapidly evolving corridor. The ±2.7-acre level parcel currently houses a ±3,000-square-foot auto repair facility, yet is well positioned for future commercial growth and repositioning. Located in the Branchview Commercial subdivision, the property sits approximately one mile from downtown Concord's shopping and dining district.

**Please do not disturb the current tenant.**

**Property tours available by appointment only.**

The site features paved road frontage, level topography, and flexible C-2 zoning, making it an ideal blank canvas for retail, service, or other commercial uses. Strategically located within the Charlotte-Concord-Gastonia MSA, the property offers convenient access to commuter rail, regional air service, and nearby commercial nodes with demonstrated investor demand.



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## LOCATION OVERVIEW

# CONCORD, NC

Concord, NC is a high-growth investment market within the Charlotte-Concord-Gastonia MSA, benefiting from strong population growth, expanding infrastructure, and sustained public and private capital investment. Positioned along the I-85 corridor just 20 miles northeast of Uptown Charlotte, Concord offers investors attractive fundamentals including a diverse employment base, increasing consumer demand, and a pro-business regulatory environment. Ongoing redevelopment initiatives and the City's long-range land use planning continue to support value creation across retail, office, industrial, and mixed-use assets.

## QUICK FACTS

- **Population:** ~110,000 and growing
- **Part of the Charlotte-Concord-Gastonia MSA**  
(Top 25 U.S. metro by population)
- **Strategic Location:** I-85 corridor with direct access to Charlotte, Greensboro, and the Southeast
- **Strong Demand Drivers:** Population growth, job expansion, and regional in-migration
- **Key Economic Sectors:** Logistics & distribution, healthcare, manufacturing, motorsports, retail
- **Transportation Access:** Concord-Padgett Regional Airport; proximity to commuter rail (Kannapolis Station)
- **Development Climate:** Pro-growth policies, active rezoning and redevelopment initiatives

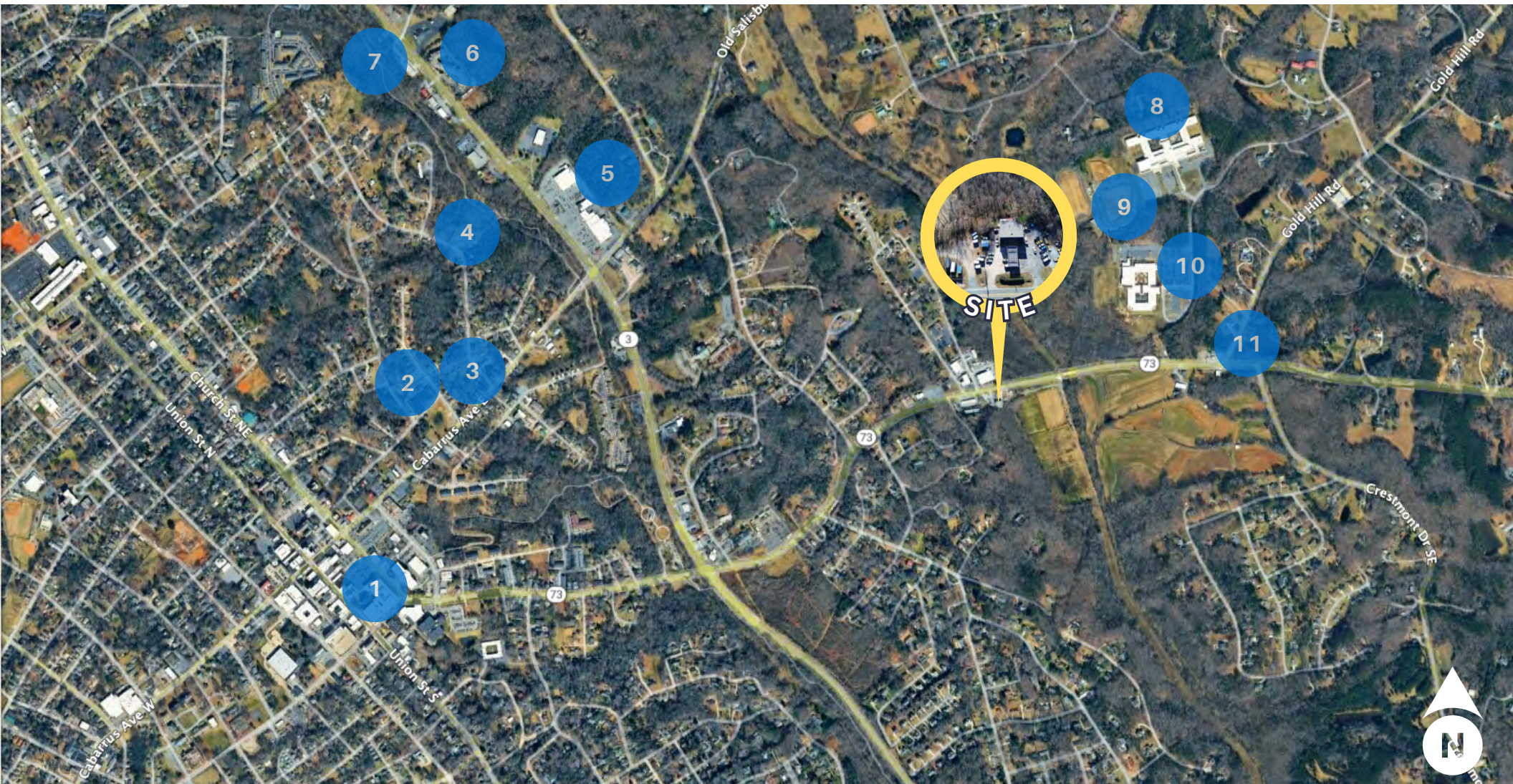




## LOCATION OVERVIEW

# NEARBY AMENITIES

1. Downtown Concord
2. Southern Strain Brewing & Eatery
3. Tutti's Italian Market & Deli
4. Wilson Street Park/McEachern Greenway
5. Food Lion, Aaron's Rent To Own & Where Ya Bin Concord
6. Holiday Crescent Heights (Retirement Community)
7. Shell Gas Station
8. Concord Middle School
9. Miner Football Field
10. WM Irvin Elementary School
11. Exxon Gas Station







494 CJBAN AVE SE | CONCORD, NC

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## CONTACT



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