



1550 NC HWY 24-27 W | MIDLAND, NC 28107

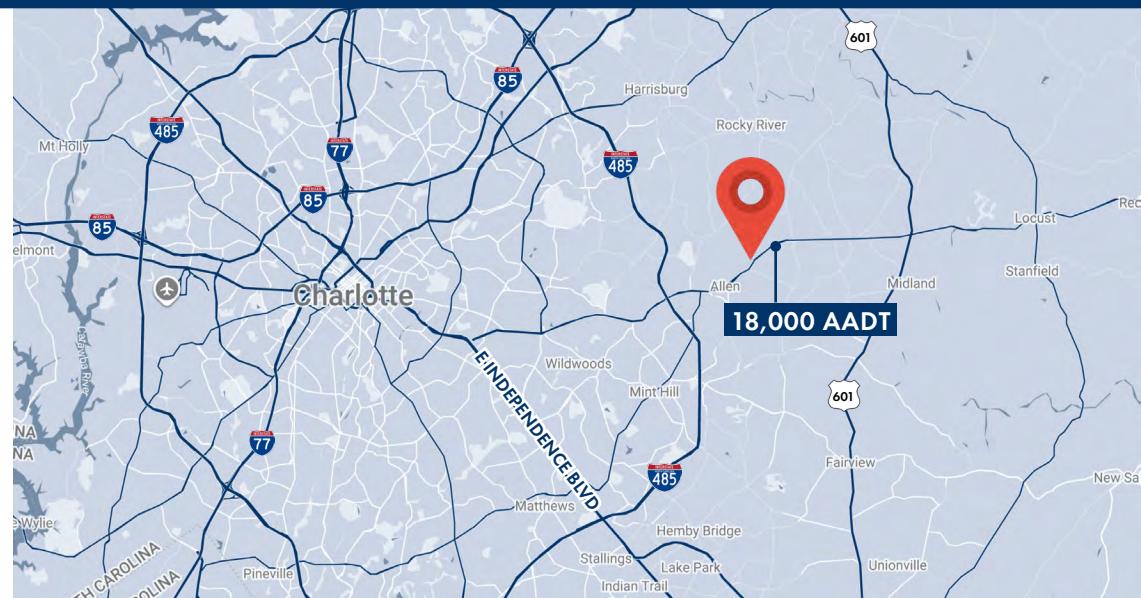
ACREAGE ±25.98 acres (Parcel ID #5524-15-9853)

UTILITIES Water is coming to site; currently no sewer

ZONING Zoned C24/27 (Cabarrus County)

LOCATION Located ±3.5 miles from I-485 at exit 41
Nearby growing Mint Hill corridor

PRICE Contact broker for pricing



CONTACT CHRISTOPHER SHULSTAD

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ZONING - TABLE OF USES

1550 NC HWY 24-27 W | MIDLAND, NC 28107

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General		NC 24/27 Commercial (C 24/27)
ABC Store (liquor)	P	
Accessory Dwelling Unit		
Accounting, Auditing or Bookkeeping Services	P	
Administrative or Management Services	P	
Adult Uses		
Advertising Agency	P	
Agricultural Based Business Facilities	S (10.2-4)	
Agricultural Production (Crops only)	P	
Agricultural Production (Crops & Livestock)		
Alteration, Clothing Repair	P	
Ambulance, Fire, Rescue Station	P	
Amusement/Water Parks, Fairgrounds	S (10.2-5)	
Antique Store	P	
Apparel Sales (Clothing, Shoes, Accessories)	P	
Appliance Repair, Refrigerator or Large Repair	P	
Appliance Store	P	
Architect, Engineer or Surveyor's Office	P	
Arts and Crafts Store	P	
Asphalt Plant (RESERVED)		
Athletic Fields		
Auction facility (indoor)	P	
Auditorium, Coliseum or Stadium		
Auto Supply Sales	P	
Automobile Dealers	P	
Automobile Rental or Leasing	P	
Automobile/Truck Repair Services (Major)	AS (10.1-4)	
Automobile Towing and Storage Services		
Bakery	P	
Bank, Savings and Loan, or Credit Union	AS (10.1-6)	
Barber Shop	P	
Bars	P	
Batting Cage, Indoor	P	
Batting Cages, Outdoor	AS (10.1-7)	
Beauty Shop	P	
Bed and Breakfast (Tourist Home, Boarding House)		
Bicycle Assembly (Bike Shop)	P	
Billiard Parlors, Bingo Games, etc	P	
Boat and Ship Building		
Boat Repair	AS (10.1-4)	
Boat Sales	P	
Bookstore	P	
Bowling Lanes	P	
Building Supply Sales (no storage yard)	P	
Building Supply Sales (with fenced storage yard)	P	
Bulk Mail and Packaging	P	
Bus Terminal	P	
Camera Store	P	
Candy Store	P	
Car Wash	AS (10.1-9)	
Cemetery or Mausoleum	AS (10.1-10)	
Clothing, Shoe and Accessory Store	P	
Club or Lodge	AS (10.1-12)	
Coin Operated Amusement	P	
College or University		
Communication or Broadcasting Facility, without Tower	P	
Computer Sales and Service	P	
Contractors Offices with Fenced Outside Storage	P	
Convenience Store (with gasoline pumps)	P	
Convenience Store (without gasoline pumps)	P	
Correctional Institution (RESERVED)		
Country Club with Golf Course	AS (10.1-13)	

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General		NC 24/27 Commercial (C 24/27)
Dance School	P	
Day Care Center for Children or Adults (6 or more)	AS (10.1-14)	
Day Care Center, Home Occupation for less than 6 persons	AS (10.1-15)	
Dental, Medical or Related Office	P	
Department, Variety or General Merchandise Store	P	
Dormitories		
Drive Through Window as Accessory Use	AS (10.1-17)	
Drugstore	P	
Dwelling, Duplex		
Dwelling, Multifamily 8 Units or Less		
Dwelling, Multifamily (apartments or condominiums)		
Dwelling, Single Family Detached	P	
Dwelling, Attached House (Townhouse)		
Employment Agency, Personnel Agency	P	
Equestrian Facility	S (10.2-7)	
Equipment Rental & Leasing (no outside storage)	P	
Equipment Rental & Leasing (with fenced outside storage)	P	
Equipment Repair, Heavy		
Electronic Gaming Operation		
Event Center (Accessory Use)		
Fabric or Piece Goods Store	P	
Family Care Facility (Family Care Home per NCGS 168-22)	P	
Fences (see section 2.13)	P (2.13-2)	
Finance or Loan Office	P	
Fire, Ambulance, Rescue Station	P	
Floor Covering, Drapery, and/or Upholstery Sales	P	
Florist	P	
Fortune Tellers, Astrologers RESERVED		
Fuel Oil Sales	P	
Funeral Home or Crematorium	P	
Furniture Framing	P	
Furniture Repair Shop	P	
Furniture Sales	P	
Game Room, Video Game Room, Coin Operated, except Electronic Gaming Operation	P	
Garden Center or Retail Nursery	P	
Gift or Card Shop	P	
Go-cart Raceway		
Golf Course (See Country Club with Golf Course)	AS (10.1-18)	
Golf Course, Miniature	P	
Golf Driving Range	AS (10.1-19)	
Government Office	P	
Grocery Store	P	
Group Care Facility	C (10.2-8)	
Gunsmith	P	
Hardware Store	P	
Hardware, Wholesale Dealer	P	
Hazardous and Radioactive Waste (Transportation, Storage and/or Incineration) RESERVED		
Hobby Shop	P	
Home Furnishings Sales	P	
Home Occupation	AS (10.1-21)	
Hospital	P	
Hotel or Motel	P	
Insurance Agency (carriers and on-site claims inspections)	P	
Insurance Agency (no on-site claims inspections)	P	
Jewelry Store	P	
Junked Motor Vehicle Storage as Accessory Use	AS (10.1-22)	

Table 8.1 - Table of Uses P=Permitted use S=Special use AS=Use permitted with additional standards Section 1 - General		NC 24/27 Commercial (C 24/27)
Junkyards, Salvage Yards, Auto Parts		
Kennels or Pet Grooming with Outdoor Pens or Runs	AS (10.1-23)	
Kennels or Pet Grooming, No Outdoor Pens or Runs	P	
Landfill, Demolition Debris, Minor and Major	P (2.13-4)	
Landscape Services with Outside Plant & Equipment Storage, Commercial Greenhouse, and/or Nursery	P	
Laundromat, Coin-Operated	P	
Laundry or Dry Cleaning	P	
Law Office	P	
Library	P	
Lighting Sales and Service	P	
Manufactured Dwelling (Class AA) RESERVED		
Manufactured Dwelling Park		
Manufactured Home/Dwelling Sales	P	
Manufacturing and Industry (see section 2 of this table)		
Market - Rural Neighborhood	P	
Market Showroom (Furniture, Apparel etc.)	P	
Martial Arts Instructional Schools	P	
Medical, Dental or Related Office	P	
Medical or Dental Laboratory	P	
Metal Coating and Engraving		
Metal Processing		
Migrant Labor Housing RESERVED		
Mobile Food Vending	AS (10.1-37)	
Motion Picture Production	P	
Motorsports Complex, including race tracks/speedways		
Motor Vehicle Sales (new and used)	P	
Motorcycle Sales	P	
Moving and Storage Service		
Museum or Art Gallery	P	
Musical Instrument Sales	P	
Newsstand	P	
Nursing Home, Assisted Living	AS (10.1-25)	
Office Machine Sales	P	
Office Uses Not Otherwise Classified	P	
Optical Goods Sales	P	
Outside Storage		
Paint and Wallpaper Sales	P	
Parks and Recreation Facilities, Public	AS (10.1-26)	
Parking Lots or Structures	P	
Pawnshop or Used Merchandise Store	P	
Pest or Termite Control Services	P	
Pet Store	P	
Petroleum and Petroleum Products Storage and/or Transfer		
Photocopying and Duplicating Services	P	
Photofinishing Laboratory	P	
Photography, Commercial	P	
Photography Studio	P	
Physical Fitness Center, Health Club	P	
Police Station	P	
Portable Storage Unit (POD) as Temporary Use	P	
Post Office	P	
Printing and Publishing Operation	P	
Real Estate Office	P	
Reception Facility		
Recorded Media (Record, Compact Disc, Tape) Store	P	
Recreational Vehicle Sales	P	
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	AS (10.1-11)	

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Restaurant (w/drive-thru window acc. use - see 10.1-17)	P	
Retail Sales Not Otherwise Listed	P	
Retreat Center		
Satellite Dish As Accessory Use	P	
Sewage Treatment Plant		
School, Elementary or Secondary		
Service Station (Automobile Repair Services, Minor)	AS (10.1-4)	
Shelter for the Homeless RESERVED		
Shoe Repair or Shoeshine Shop	P	
Shooting Range, Outdoor		
Shopping Center	P	
Sign (as an Accessory Use as permitted by Article 17)	P	
Sign fabricating	P	
Single Family Attached Dwelling (Townhouse)		
Single Family Detached Dwelling		
Skating Rink	P	
Solid Waste Disposal (non-hazardous) RESERVED		
Sporting Goods Store		
Sports and Recreation Clubs, Indoor (including firearm shooting and practice range)	P	
Stationery Store		
Stock, Security or Commodity Broker	P	
Swim and Tennis Club	AS (10.1-29)	
Swimming Pool As Accessory Use		
Tattoo & body artist piercing parlor	AS (10.1-36)	
Taxidermist	P	
Telecommunications Towers		
Temporary Real Estate Office (with building permit for permanent building)	P	
Theater (indoor)	P	
Theater (outdoor including drive-in)	P	
Tire Recapping		
Tire Sales	AS (10.1-4)	
Tobacco Store	P	
Travel Agency	P	
Truck and Utility Trailer Rental and Leasing	P	
Trucking or Freight Terminal		
Two Family Dwelling (Twin Home or Duplex)		
Utility Equipment and Storage Yards		
Utility Substation	P	
Vending Machine (with or without advertising copy)	P	
Veterinary Service, Large Animal	P	
Veterinary Service, Pet Grooming, Without Outdoor Kennels or Runs	P	
Veterinary Service with Outdoor Kennels	AS (10.1-31)	
Video Tape Rental and Sales	P	
Vocational, Business or Secretarial School	P	
Warehouse (general storage, enclosed, no outdoor storage)	P	
Warehouse (Self-storage)	S(10.1-35)	
Water Treatment Plant		
Wholesales Trade (see section 3 of this table)		
Wireless Telecommunication Facilities, Microcell	AS (10.1-32)	
Wireless Telecommunication Facilities, Concealed	AS (10.1-33)	
Wireless Telecommunication Facilities, Co-Located	AS (10.1-34)	
Yard Sale (no more than 3 per year)	P	

DEMOCRAPHICS

1550 NC HWY 24-27 W | MIDLAND, NC 28107

DEMOGRAPHIC SUMMARY

1550 NC Hwy 24-27, Concord, North Carolina, 28025

Ring of 3 miles

KEY FACTS

15,258

Population



5,713

Households

42.9

Median Age

\$86,759

Median Disposable Income

4.1%



No High School Diploma

21.2%

High School Graduate



31.6%

Some College/
Associate's Degree



43.0%

Bachelor's/Grad/
Prof Degree

INCOME



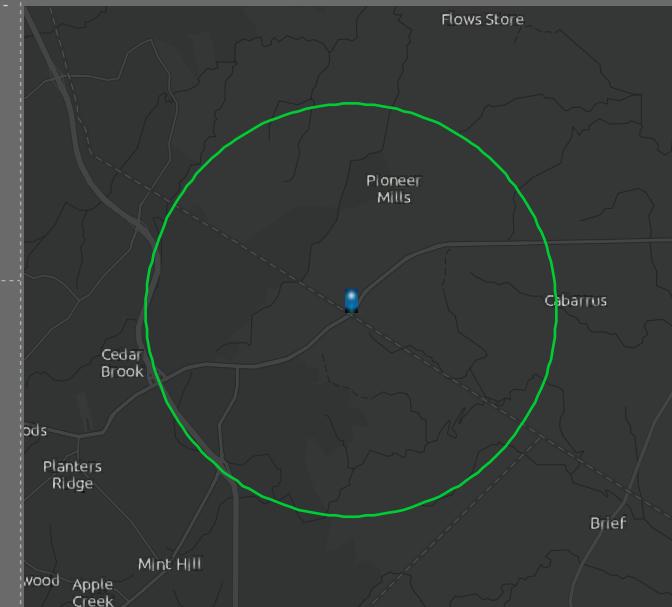
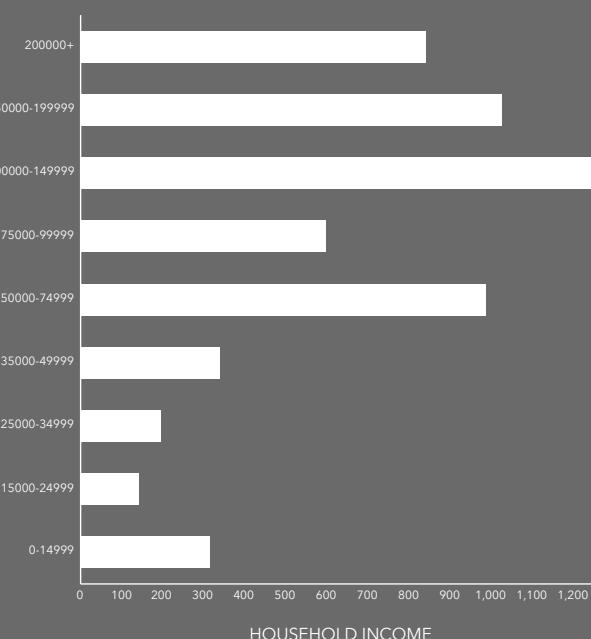
\$108,986
Median Household Income



\$49,208
Per Capita Income



\$486,827
Median Net Worth



EMPLOYMENT

74.5%
White Collar

15.4%
Blue Collar

13.0%
Services



2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri