

10.22 Acres on Highway 73

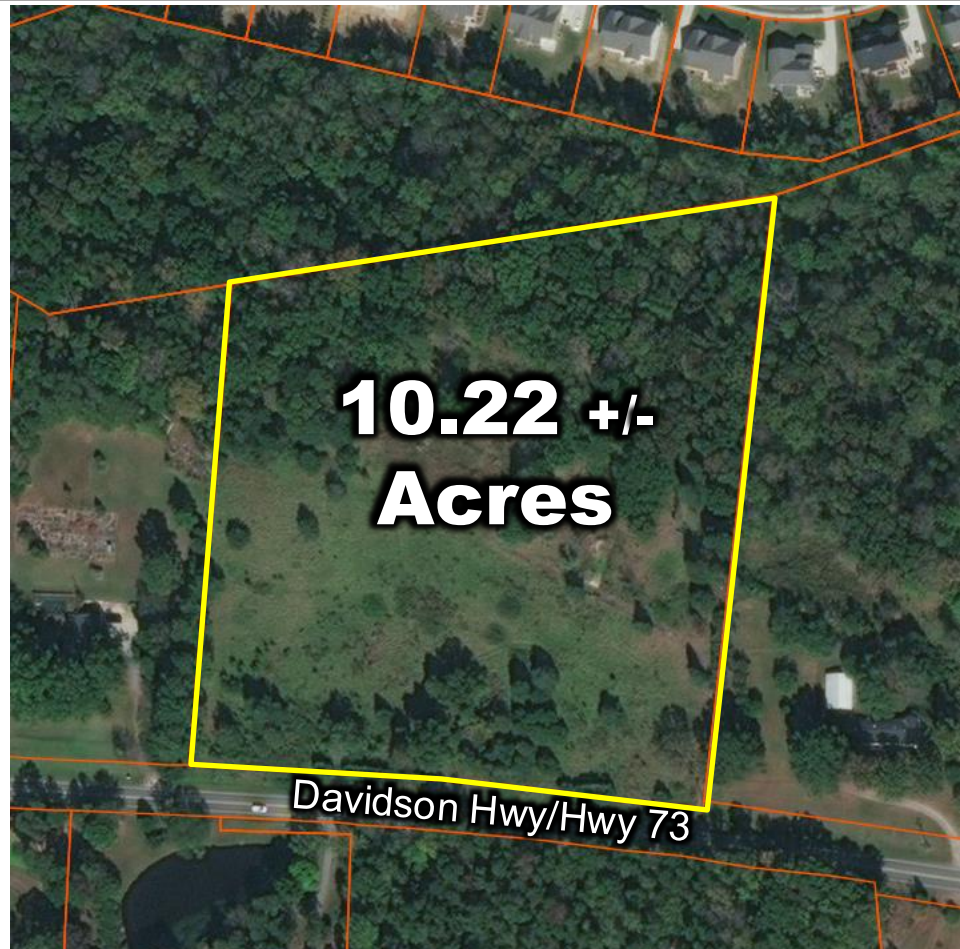
9700 Davidson Highway Concord NC 28027

10.22 +/- acres

- Parcel 46821065980000
- 646+/- ft of road frontage
- Located on Hwy 73, growing corridor between Huntersville and Concord
- 14,000 average vehicles per day.
- Property subject to conservation easement which limits development intensity.
- Zoning: GC-CZ

Price: \$ 990,000

PLEASE NOTE: 2-acre development limit per conservation easement.



Davidson Highway -- Eastbound view

Opportunity along growing Hwy 73 corridor between Huntersville and Concord



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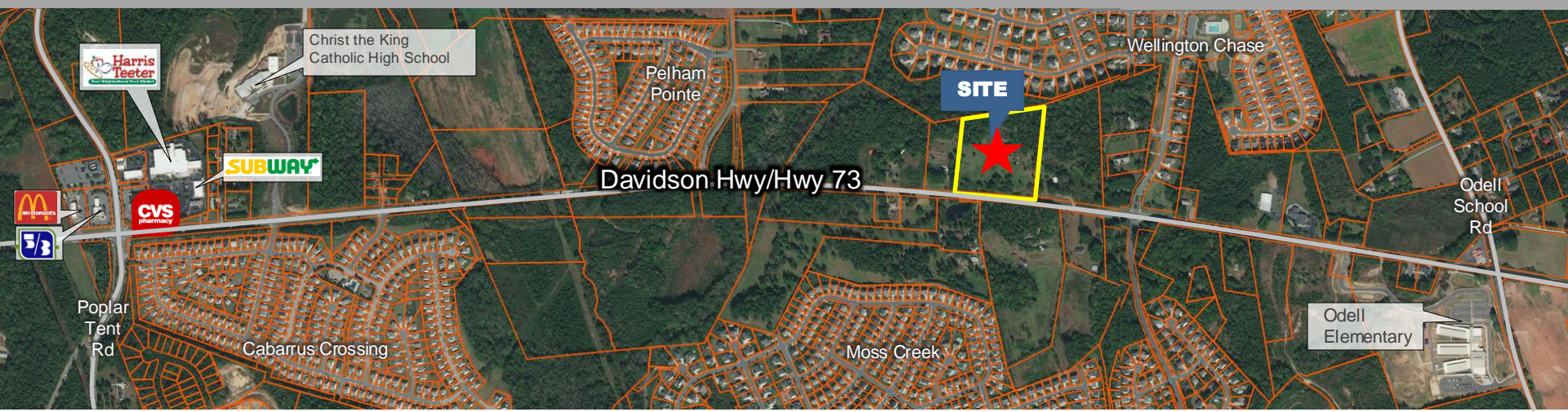
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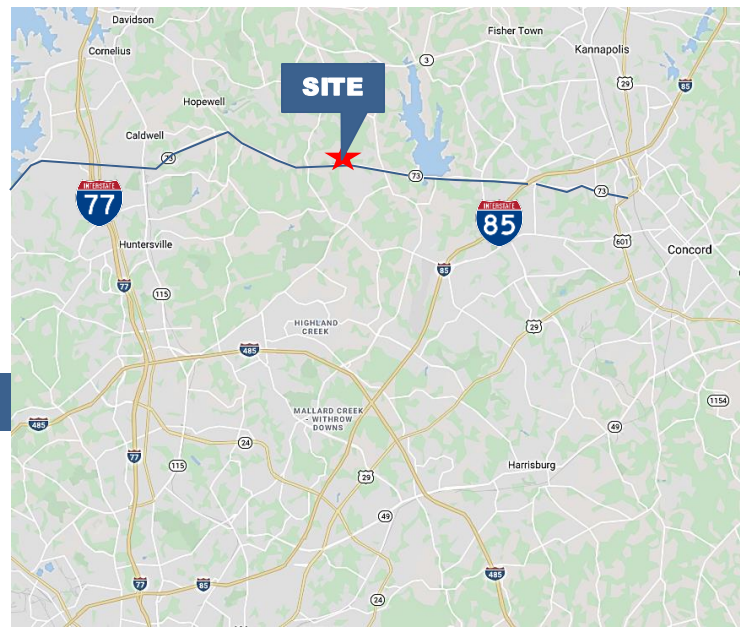
19725 Oak Street, Suite 8

Comelius, NC 28031 704.896.1911

10.22 Acres on Highway 73



| DEMOGRAPHICS | | | |
|----------------------------------|------------|----------|----------|
| | 1 mile | 3 mile | 5 mile |
| Population (2016) | 4271 | 14,119 | 33,120 |
| Average Household Income | \$81,568 | \$96,630 | \$96,600 |
| Traffic Count – Davidson Highway | 14,000 vpd | | |



- The property is conveniently located:
- 4.6 miles to I-85 exit 55
 - 5.2 miles to Concord Regional Airport
 - 6.1 miles to Concord Mills
 - 7.8 miles to I-77 access at Exit 25/Huntersville

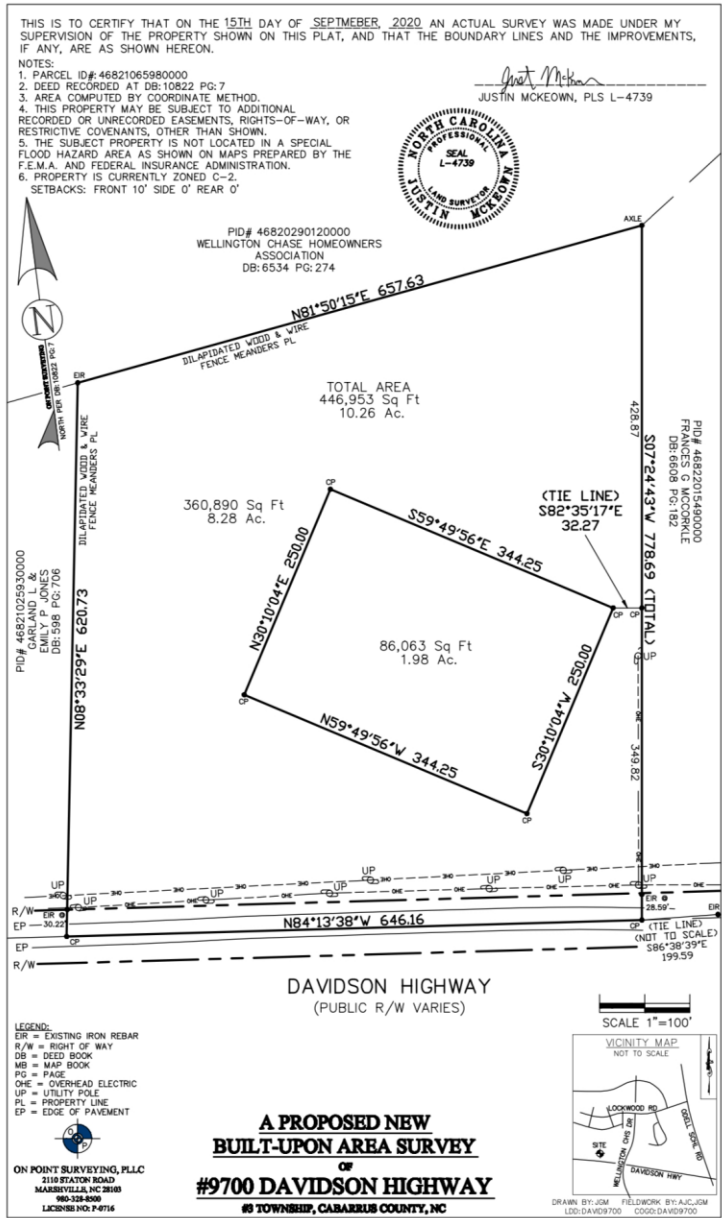


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