



## Amazing Purchase Opportunity

*3395 Jacobs Crossing Blvd SW  
Concord, NC 28027*

Contact:

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**Principal/Broker**

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## PROPERTY INFO:

- ◆ **PURCHASE PRICE:**  
*\$2,250,000.00*
- ◆ **PROPERTY ADDRESS:**  
*3395 Jacobs Crossing Blvd SW  
Concord, NC 28027*
- ◆ **YEAR BUILT:**  
*2023*
- ◆ **PROPERTY SIZE:**  
*5,000 +/- SQ. FT.*
- ◆ **LAND SIZE:**  
*3.8 +/- ACRES*
- ◆ **Potential Uses:**  
*Professional,,  
Retail, Medical,  
Special-Purpose*



## 3395 JACOBS CROSSING BLVD. SW

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

# PROPERTY OVERVIEW

5,000 +/- SF • Brand-new shell construction • Settlers Landing in Concord

Settle into opportunity at Settlers Landing—moments from Lilly and Red Bull, plus walk ability to nearby town homes and apartments. This newly delivered 5,000 +/- sq ft shell building can accommodate a single user or up to five individual tenants. Ideal for medical, professional, retail, or special-purpose uses.

This cold shell is situated on 3.87 +/- acres, with visibility from Concord Parkway(Hwy 29).

**3395 Jacobs  
Crossing Blvd SW**  
*Concord NC 28027*



## More Reasons To Consider Settlers Landing

- **Ready-to-customize shell:** The clear-span interior, generous storefront glass, and full utility stubs let you create anything from high-finish medical or professional suites to vibrant retail, showroom, studio, or restaurant concepts.
- **Built-in traffic & visibility:** Settlers' Landing fronts the four-lane US Hwy 29 at Pitts School Rd, capturing ±25,000 VPD on Hwy 29 and ±12,000 VPD on Pitts School Rd.
- **Access to clients:** Five minutes to I-85 (Exit 54/George Liles Pkwy), 15 minutes to Concord-Padgett Regional Airport, and 25 minutes to Uptown Charlotte make visiting simple for customers and employees alike.
- **Ample parking & walkability:** On-site surface parking plus sidewalks that connect to surrounding housing, Food Lion, Walgreens, and other daily-needs retailers encourage both drive-up and foot traffic.
- **Grow with the market:** Concord is now the Charlotte metro's second-largest city; Cabarrus County's population has surged 24 % since 2010 and continues to outpace the region in job and residential growth. The new Lilly and Red Bull facilities will only encourage additional growth.

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# PROPERTY PHOTOS



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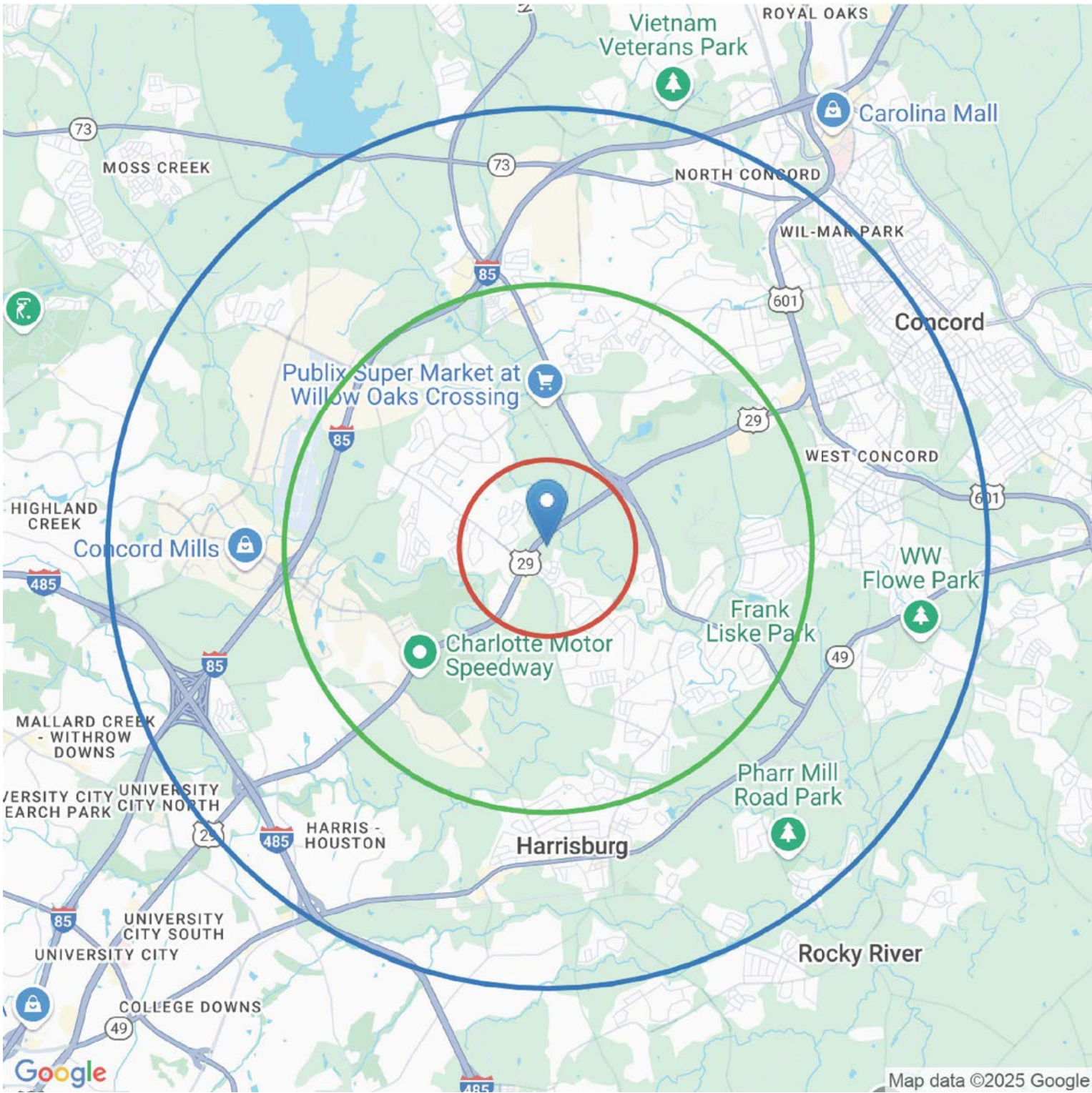
# PROPERTY PHOTOS



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	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	3,606	27,955	81,999
2020 Population	4,529	34,414	105,882
2024 Population	4,883	37,088	116,516
2029 Population	5,558	39,898	127,210
2010-2020 Annual Rate	2.31%	2.10%	2.59%
2020-2024 Annual Rate	1.79%	1.78%	2.28%
2024-2029 Annual Rate	2.62%	1.47%	1.77%
2020 Male Population	47.9%	47.9%	47.7%
2020 Female Population	52.1%	52.1%	52.3%
2020 Median Age	33.2	38.6	35.4
2024 Male Population	48.7%	48.7%	48.6%
2024 Female Population	51.3%	51.3%	51.4%
2024 Median Age	33.5	38.9	35.9

In the identified area, the current year population is 116,516. In 2020, the Census count in the area was 105,882. The rate of change since 2020 was 2.28% annually. The five-year projection for the population in the area is 127,210 representing a change of 1.77% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

#### Median Age

The median age in this area is 35.9, compared to U.S. median age of 39.3.

#### Race and Ethnicity

2024 White Alone	50.2%	59.5%	47.1%
2024 Black Alone	22.4%	20.8%	29.0%
2024 American Indian/Alaska Native Alone	0.8%	0.4%	0.6%
2024 Asian Alone	3.4%	3.9%	6.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	13.6%	7.0%	8.1%
2024 Two or More Races	9.5%	8.3%	8.3%
2024 Hispanic Origin (Any Race)	22.6%	13.2%	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

#### Households

2024 Wealth Index	88	110	91
2010 Households	1,353	9,975	30,377
2020 Households	1,714	12,880	40,425
2024 Households	1,832	13,838	44,487
2029 Households	2,096	14,834	48,557
2010-2020 Annual Rate	2.39%	2.59%	2.90%
2020-2024 Annual Rate	1.58%	1.70%	2.28%
2024-2029 Annual Rate	2.73%	1.40%	1.77%
2024 Average Household Size	2.67	2.67	2.61

The household count in this area has changed from 40,425 in 2020 to 44,487 in the current year, a change of 2.28% annually. The five-year projection of households is 48,557, a change of 1.77% annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2020. The number of families in the current year is 30,008 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.8%	23.7%	27.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$89,632	\$93,535	\$81,098
2029 Median Household Income	\$105,500	\$107,557	\$93,304
2024-2029 Annual Rate	3.31%	2.83%	2.84%
<b>Average Household Income</b>			
2024 Average Household Income	\$116,764	\$126,003	\$110,575
2029 Average Household Income	\$134,070	\$144,845	\$126,933
2024-2029 Annual Rate	2.80%	2.83%	2.80%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$42,016	\$47,468	\$41,883
2029 Per Capita Income	\$48,515	\$54,389	\$48,045
2024-2029 Annual Rate	2.92%	2.76%	2.78%
<b>GINI Index</b>			
2024 Gini Index	33.9	34.7	38.0
<b>Households by Income</b>			

Current median household income is \$81,098 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$93,304 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,575 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,933 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,883 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,045 in five years, compared to \$51,203 for all U.S. households.

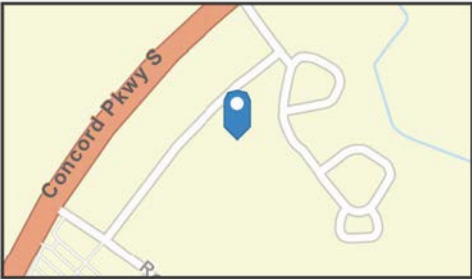
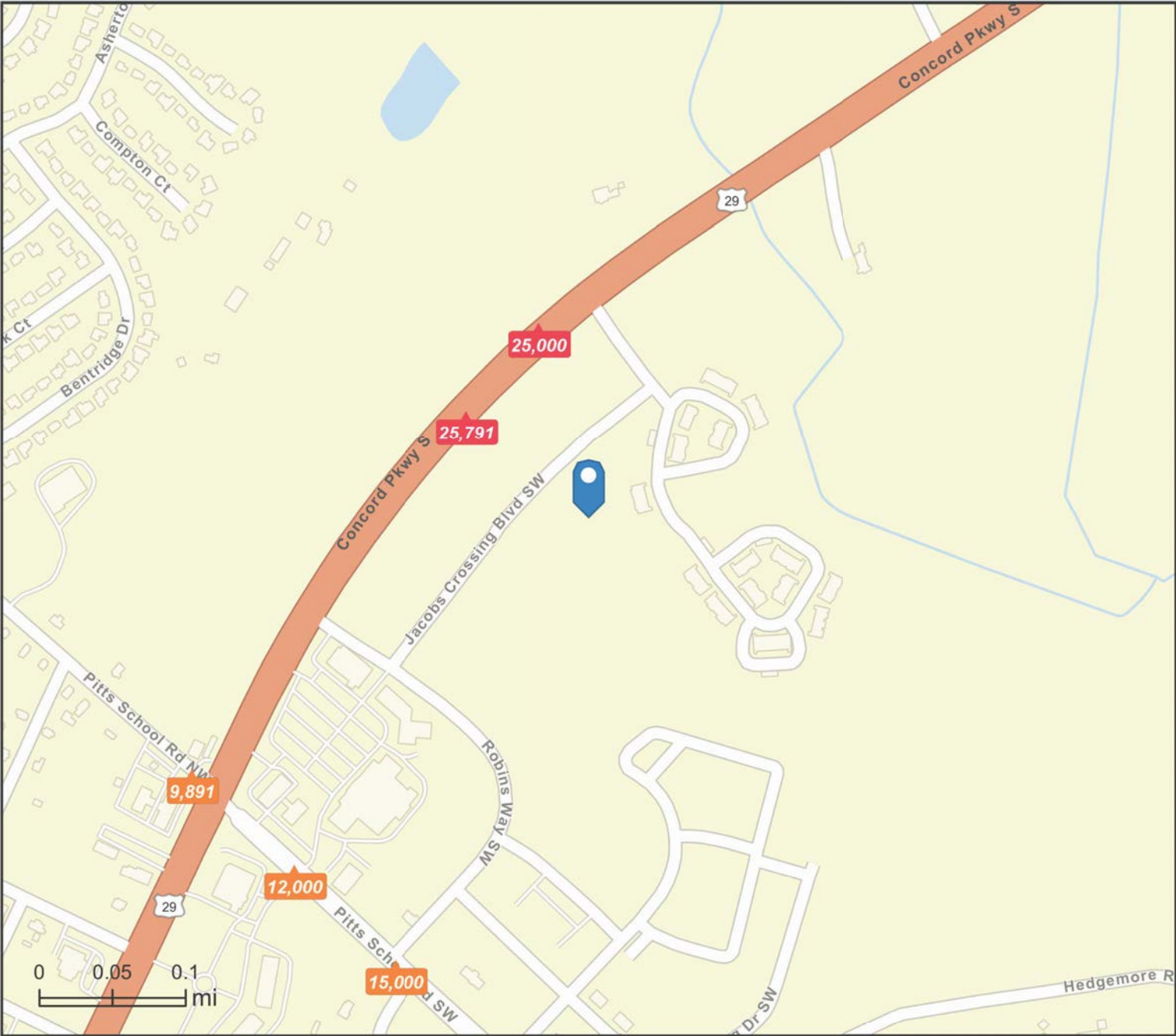
<b>Housing</b>			
2024 Housing Affordability Index	119	105	90
2010 Total Housing Units	1,539	10,609	33,084
2010 Owner Occupied Housing Units	996	8,286	21,085
2010 Renter Occupied Housing Units	356	1,690	9,292
2010 Vacant Housing Units	186	634	2,707
2020 Total Housing Units	1,852	13,576	42,951
2020 Owner Occupied Housing Units	962	8,563	23,590
2020 Renter Occupied Housing Units	752	4,317	16,835
2020 Vacant Housing Units	135	707	2,482
2024 Total Housing Units	2,135	14,769	47,825
2024 Owner Occupied Housing Units	1,046	9,161	26,191
2024 Renter Occupied Housing Units	786	4,677	18,296
2024 Vacant Housing Units	303	931	3,338
2029 Total Housing Units	2,396	15,802	51,881
2029 Owner Occupied Housing Units	1,147	9,906	28,472
2029 Renter Occupied Housing Units	949	4,928	20,085
2029 Vacant Housing Units	300	968	3,324
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	61.0	56.8	53.2

Currently, 54.8% of the 47,825 housing units in the area are owner occupied; 38.3%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 42,951 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.56%. Median home value in the area is \$357,301, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.74% annually to \$408,918.

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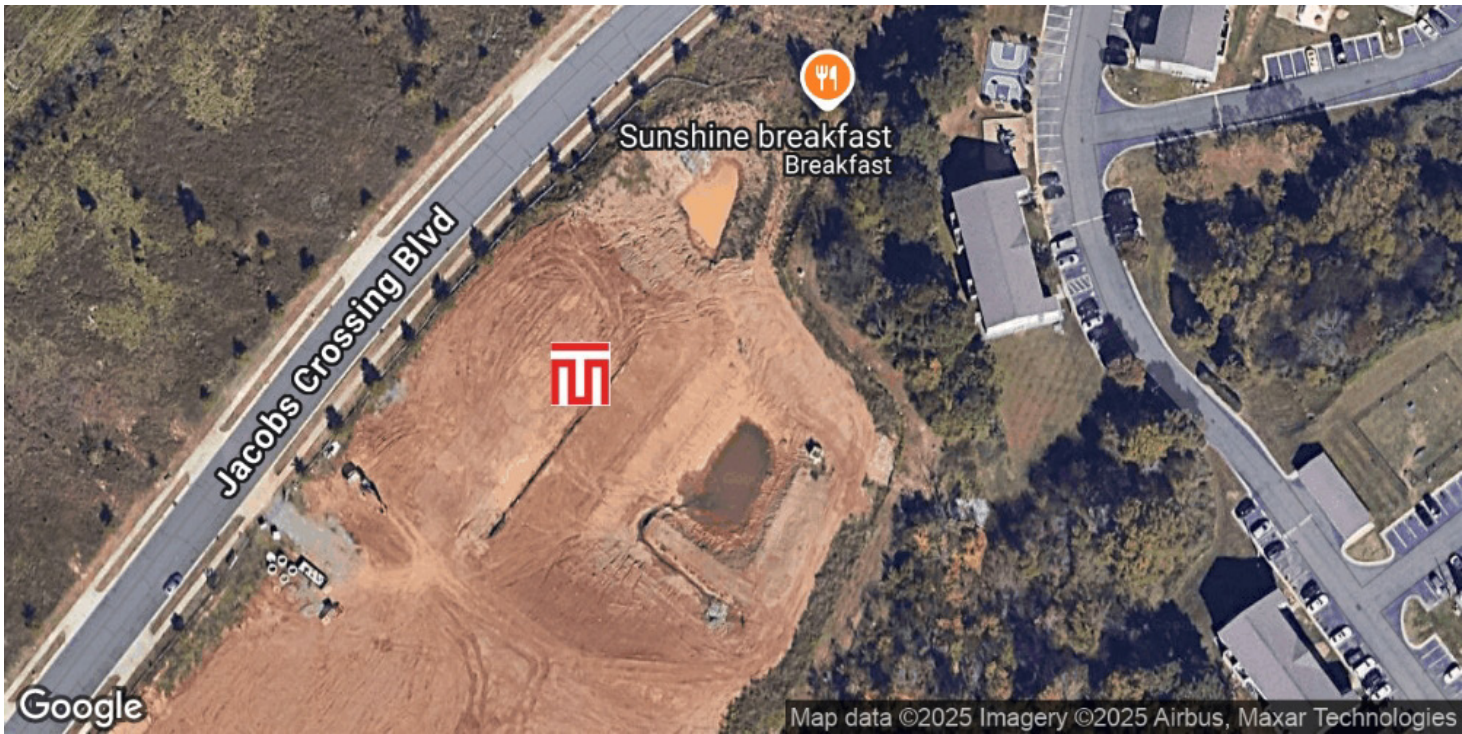
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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