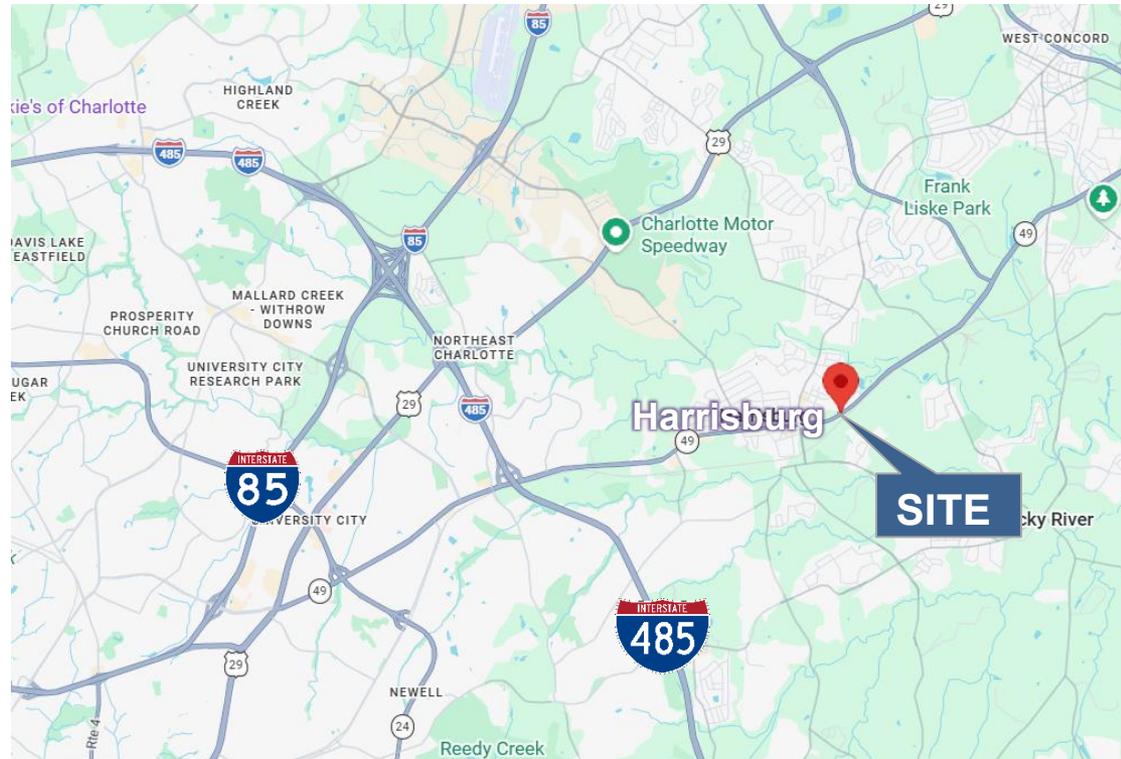


**3870 Hwy 49 S
Harrisburg, NC 28075**

1.2 Acres

- Tax Parcel: 5517-07-7906-0000
- Zoning: GC General Commercial
- Exceptional Visibility & Access
- Located on the signalized corner of Hwy. 49 & Davis Creek Place
- Excellent Site for C-store, Retail, Medical or Automotive
- Utilities: Water & Sewer on site
- Road Frontage: 307 feet
- Street Cross access: Davis Creek Place
- Level and open site
- Great visibility and Location opposite of future AMTRAK Station
- Former Automotive Sales lot
- NCDOT AVG. Daily Traffic County: 29,000+

PRICE \$1,200,000



CONTACT

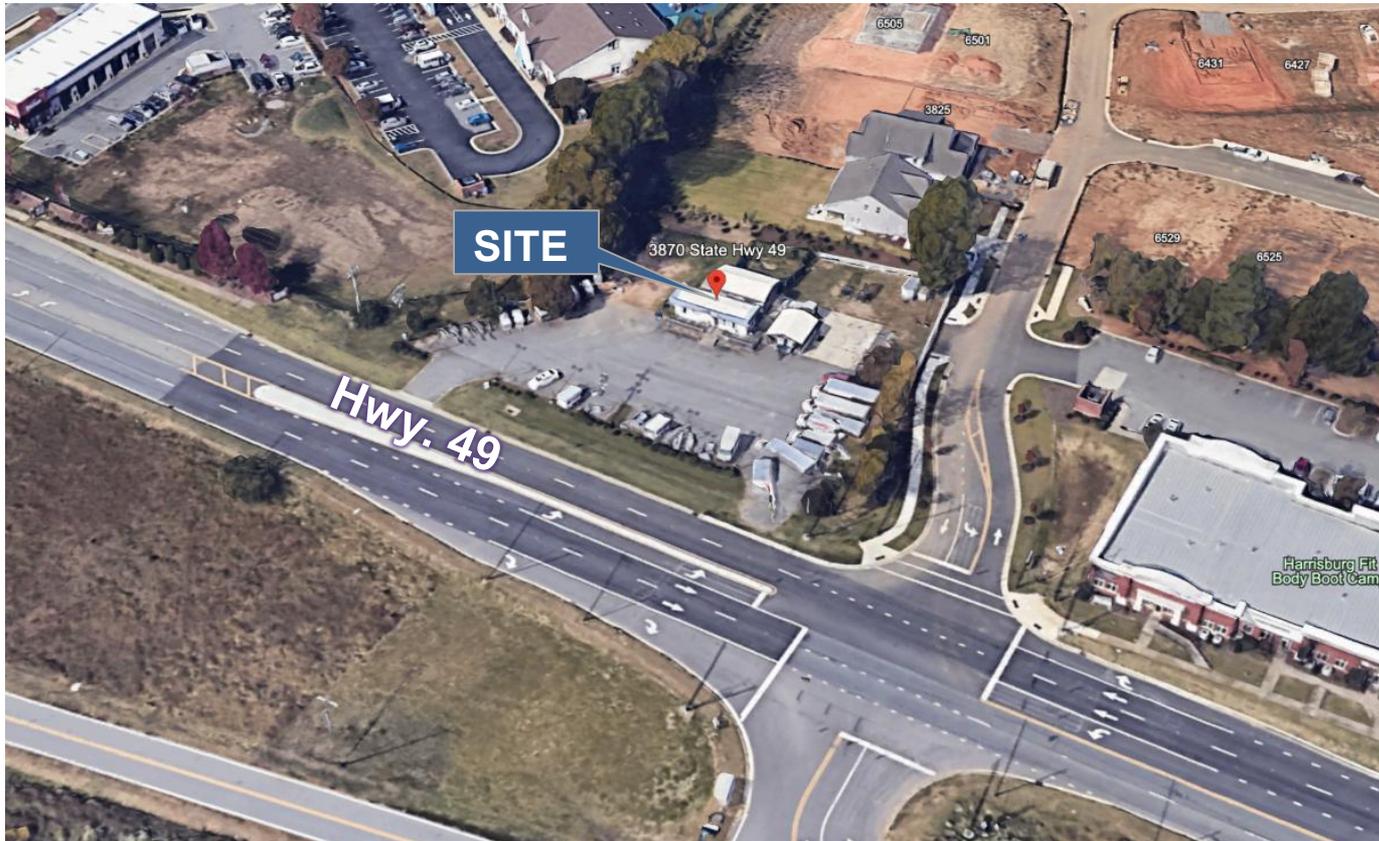
Gary Knox
cell 704.634.5630
Gary@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



www.knoxgroupinc.com

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



Conveniently located in the fast-growing Town of Harrisburg, NC

Just minutes to I-85, I-485, UNCC, University City and Downtown Concord.

Cabarrus County is one of the fastest growing Counties in North Carolina!

Demographics	1 mile	3 mile	5 mile
Population	4,763	22,240	62,275
Average Household Income	\$92,975	\$82,718	\$73,620

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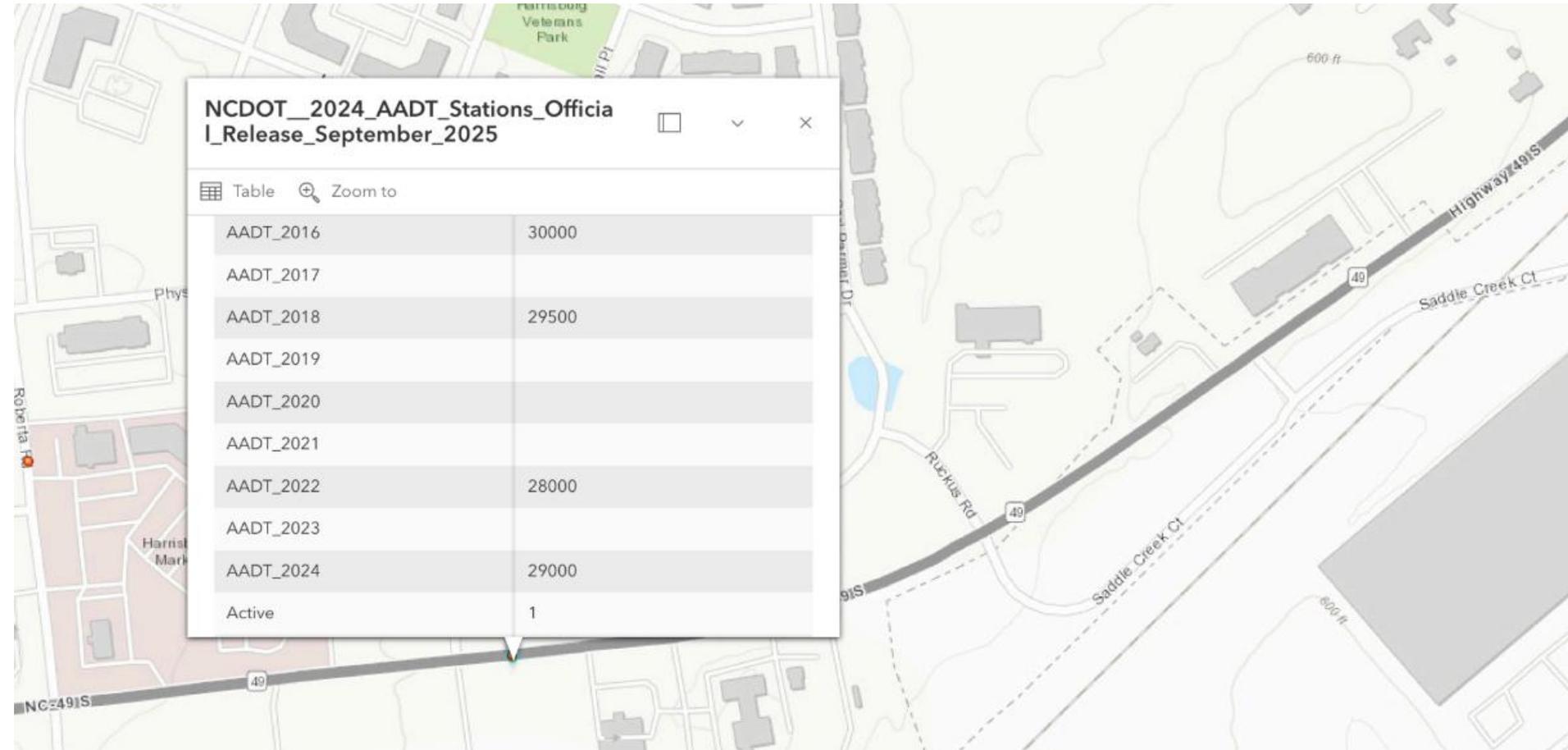
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NCDOT_2024_AADT_Stations_Official_Release_September_2025

Table 🔍 Zoom to

AADT_2016	30000
AADT_2017	
AADT_2018	29500
AADT_2019	
AADT_2020	
AADT_2021	
AADT_2022	28000
AADT_2023	
AADT_2024	29000
Active	1



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