

286 Concord Parkway South · Concord, NC 28027
Asking Price: \$800,000



EXECUTIVE SUMMARY

Rarely does a site of this caliber come to market. 286 Concord Parkway South sits on ± 0.52 acres with 150 feet of prime frontage on US-29 (Concord Parkway South) — recording 40,328 vehicles per day per NCDOT 2024 — one of Cabarrus County's highest-trafficked commercial corridors. The existing $\pm 1,812$ SF structure carries minimal value relative to the land; this is a redevelopment and owner-user opportunity driven by exceptional visibility, C-2 zoning, and a proven national retail corridor.

\$800,000

Asking Price

40,328

Vehicles Per Day (NCDOT 2024)

$\pm 1,812$ SF

Building | C-2 Zoned

PROPERTY DETAILS

Address	286 Concord Parkway S, Concord, NC 28027
County	Cabarrus County
Parcel ID	5610-9218-8900-00
Building Size	$\pm 1,812$ SF (Google Earth Measurement)
Lot Size	± 0.52 Acres $\pm 22,500$ SF

Road Frontage	150 Linear Feet on US-29
Zoning	C-2 — General Commercial
Year Built	1967
Assessed Value (2025)	\$709,300 (Land: \$643,500)
Asking Price	\$800,000
Annual Taxes (2025)	\$7,064.63
Current Use	Vehicle Inspection / Service
Traffic Count (AADT)	40,328 VPD — Source: NCDOT 2024
NOI / Lease Info	Available Upon Request

LOCATION & RETAIL PROXIMITY



Immediately surrounded by McDonald's, Chick-fil-A, Waffle House, Cook Out, KFC, Taco Bell, Burger King, AutoZone, Food Lion & Big Lots

HIGHEST & BEST USE

The land value of \$643,500 — representing over 90% of the total assessed value — tells the real story. The existing 1,288 SF structure carries minimal value; the opportunity lies in what can be built on this 150-foot US-29 frontage parcel. C-2 zoning in Concord accommodates a wide range of uses. Buyers should consider the following highest-value applications:

USE TYPE	WHY IT WORKS HERE
QSR / Drive-Through Pad	150 ft frontage, high daily traffic counts, adjacent to Chick-fil-

	A, McDonald's, Waffle House & Cook Out corridor
Convenience / C-Store	High-volume US-29 commuter corridor with 40,328 VPD supports strong daily transaction volume for convenience retail
Fast Casual / Specialty Food	150 FT frontage & 40,328 VPD support strong food service fundamentals — ideal for a fast casual or specialty food concept seeking a proven high-traffic US-29 address
Wireless / Specialty Retail	High daily traffic and excellent street visibility support a wireless carrier, specialty retailer, or service retail operator seeking a freestanding US-29 presence
Financial Services / Bank Pad	Visible corner with easy ingress/egress; strong demographics in surrounding retail node
Owner-User Retail / Service	C-2 permits most retail and service categories; low land cost relative to corridor comps

Demolish & Redevelop — The Smart Move

At \$800,000, you are buying ±22,500 SF of C-2-zoned land with 150 feet of US-29 frontage in one of Concord's most active retail corridors. The existing structure is a tear-down — clear the site, build to suit, and capitalize on national tenant demand in this proven QSR/retail node. Comparable pad sites along this corridor routinely trade at and above this price level with far less frontage.

CONCORD, NC MARKET OVERVIEW

- One of the fastest-growing cities in the Charlotte Metro — Cabarrus County population growth consistently outpaces NC averages
- Concord Mills (3rd largest mall in the US by sq ft) drives significant regional traffic to the US-29 / I-85 corridor
- Charlotte Motor Speedway, Cabarrus Arena & multiple corporate HQs generate year-round commercial demand
- Property tax rate reduced to 56.7 cents per \$100 assessed value for 2024–2025 — investor-friendly environment
- 40,328 vehicles per day on US-29 at this location (NCDOT 2024) — 21,459 northbound / 18,869 southbound — among the highest counts on any commercial corridor in Cabarrus County
- Adjacent to established national retail — the co-tenancy story alone validates this site for most uses

LISTING AGENTS

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures are subject to verification by the buyer. Buyer to conduct all due diligence. This offering is subject to prior sale, withdrawal, or modification without notice. Zoning uses subject to City of Concord approval.

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