



## Unlock The Value

0 Cabarrus Ave Concord, NC 28025

## Contact: Steven Tice, CCIM

Principal/Broker

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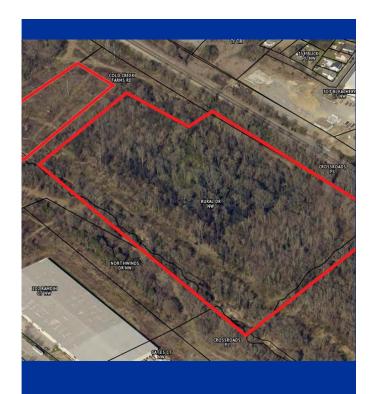
# PROPERTY INFO:

Total Acreage: **26.7+/- Acres** 

Zoning:

**I-2** 

Offered At: **\$274,900.00** 



Unlock
The Value

#### **PROPERTY OVERVIEW**

26.7 acres of I-2 zoned land located within the city limits of Concord, ideal for those needing ample outdoor storage.

This property is currently landlocked, divided by an easement from Duke Energy, and located in various stages of the floodplain, which is reflected in the price. Transport Drive (off of Cabarrus Ave) presently dead ends at private property, and the City of Concord owns the adjoining parcel.

A buyer able to gain an easement from these owners will instantly unlock the value of this parcel.

\*Note photos showing a former drive to the property, and current access via city-owned land to a private owner.

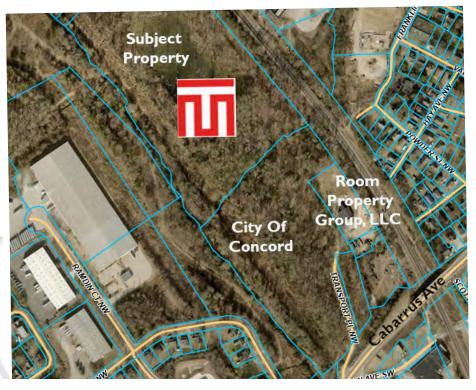
Access is best made via Powder Street and then walking to the property. The property is vacant, and you are welcome to visit the property.





## **PROPERTY PHOTOS**



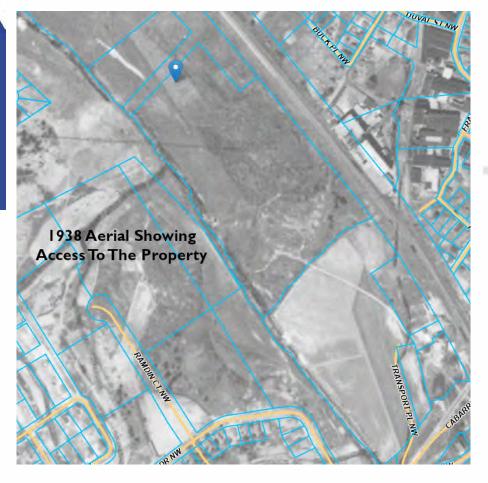




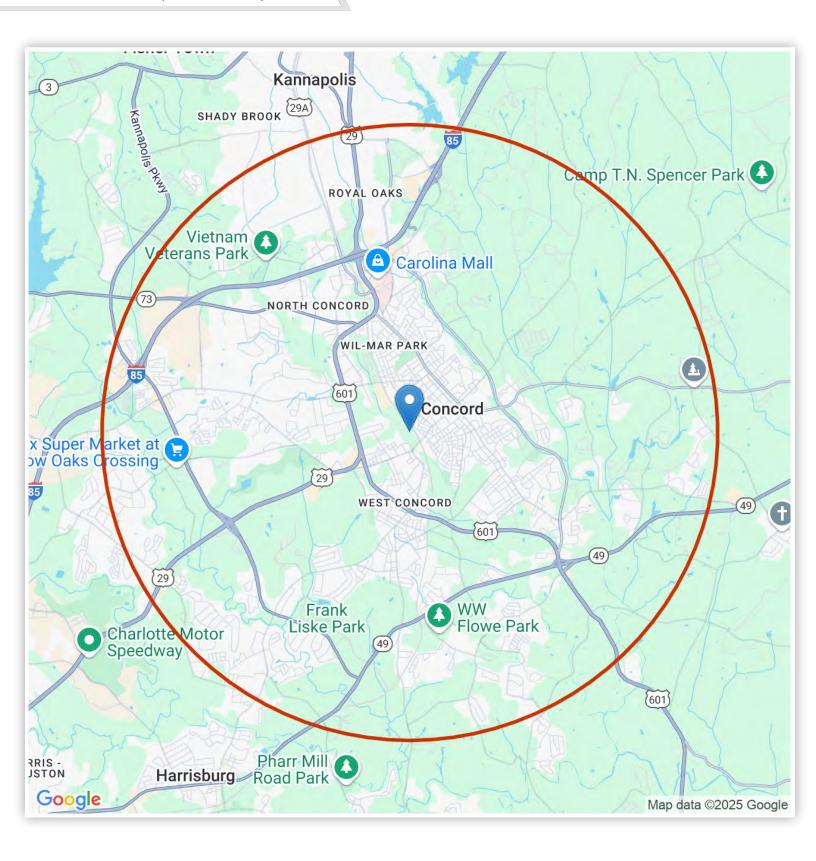
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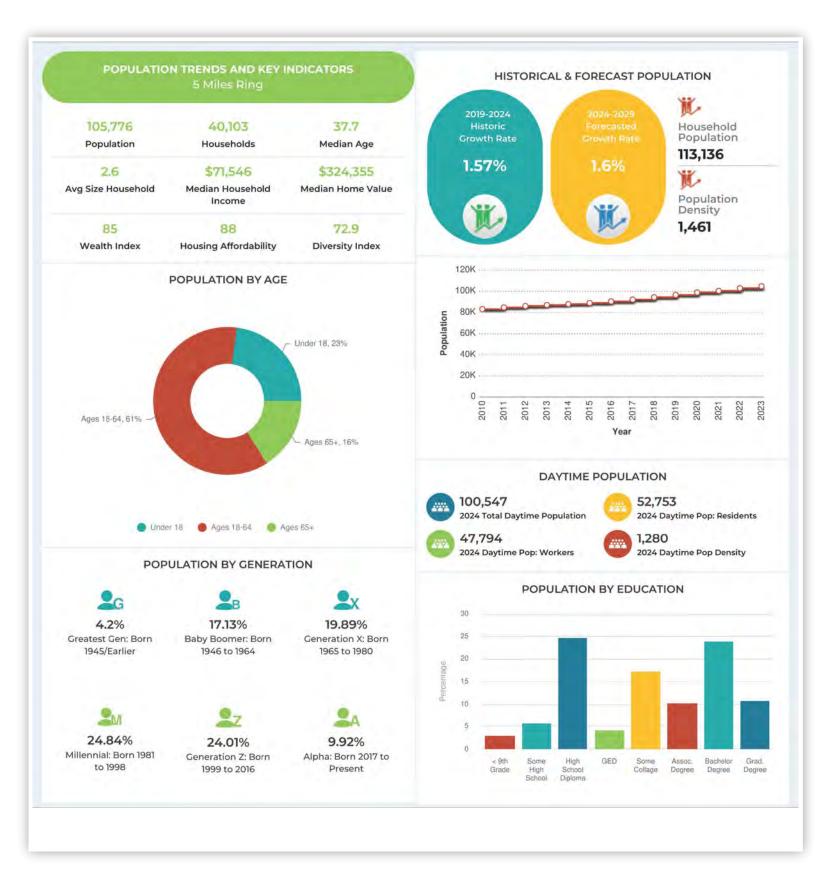














## Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING













#### ANNUAL LIFESTYLE SPENDING



\$106,484,667 Travel



\$2,630,658 Theatre/Operas/Concerts



\$2,274,691 Movies/Museums/Parks



\$4,254,095 Sports Events



\$35,230,577



**\$328,917**Online Gaming



\$22,044,348 Cash Gifts to Charities



**\$24,141,343** Life/Other Insurance



\$59,810,139 Education



\$6,784,177
RV (Recreational Vehicles)

#### **TAPESTRY SEGMENTS**





LifeMode Group: Family Landscapes Middleburg 5.525 Households

Household Percentage: 13.78% Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800





LifeMode Group: Family Landscapes
Workday Drive

4,351 Households

Household Percentage: 10.85% Average Household Size: 2.97 Median Age: 37 Median Household Income: \$90,500





LifeMode Group: Sprouting Explorers
Up and Coming Families
3,960 Households

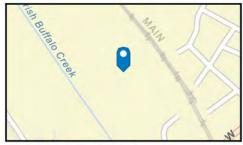
Household Percentage: 9.87% Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000







Source: ©2025 Kalibrate Technologies (Q1 2025).

**Average Daily Traffic Volume** 

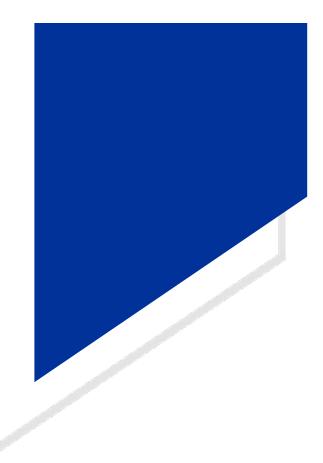
- ▲ Up to 6,000 vehicles per day
- ▲6,001 15,000
- ▲ 15,001 30,000
- ▲30,001 50,000
- ▲50,001 100,000
- ▲More than 100,000 per day





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