

980.349.6560

GREENWALD & CO.
REAL ESTATE

www.greenwaldandco.com



NOW AVAILABLE!

4145 DAVIDSON HIGHWAY CONCORD, NC 28027

INCOME PRODUCING COVERED LAND PLAY IN CABARRUS COUNTY

PROPERTY HIGHLIGHTS

PARCEL 1

Parcel ID: 5601 86 5796 0000
Acreage: 1.53 Acres
Zoning: C-2

PARCEL 2

Parcel ID: 56018645830000
Acreage: 1.23 Acres
Zoning: C-2

PARCEL 3

Parcel ID: 5601 86 6204 0000
Acreage: 2.53
Acres Zoning: C-2

PARCEL 4

Parcel ID: 5601 86 7634 0000
Acreage: .94
Acres Zoning: C-2

PARCEL 5

Parcel ID: 5601 86 8679 0000
Acreage: 1.43 Acres
Zoning: C-2

TOTAL ACREAGE: 7.66 ACRES

Ideal Location:

Conveniently situated on Highway 73/Davidson Highway in the burgeoning submarket of Charlotte, NC, surrounded by robust and evolving commercial environment.

Immediate Income Stream:

Currently generating roughly **\$5,000/month** in rental income from single-family mobile homes on month-to-month leases.

Zoning:

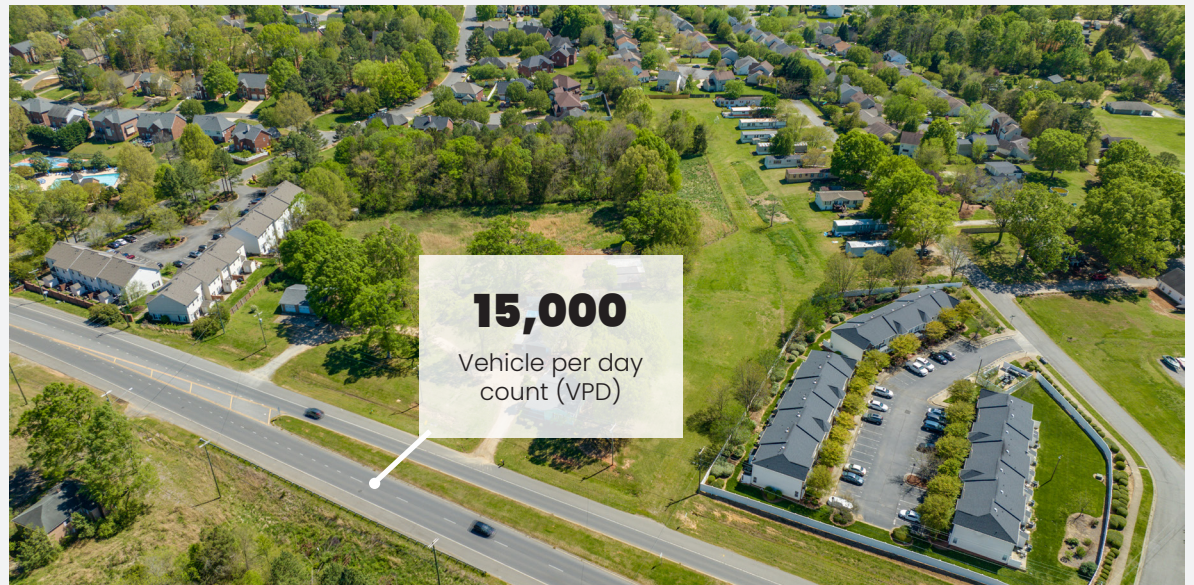
C-2 zoning allows for a variety of commercial uses under the Cabarrus County UDO, offering flexibility and opportunity.

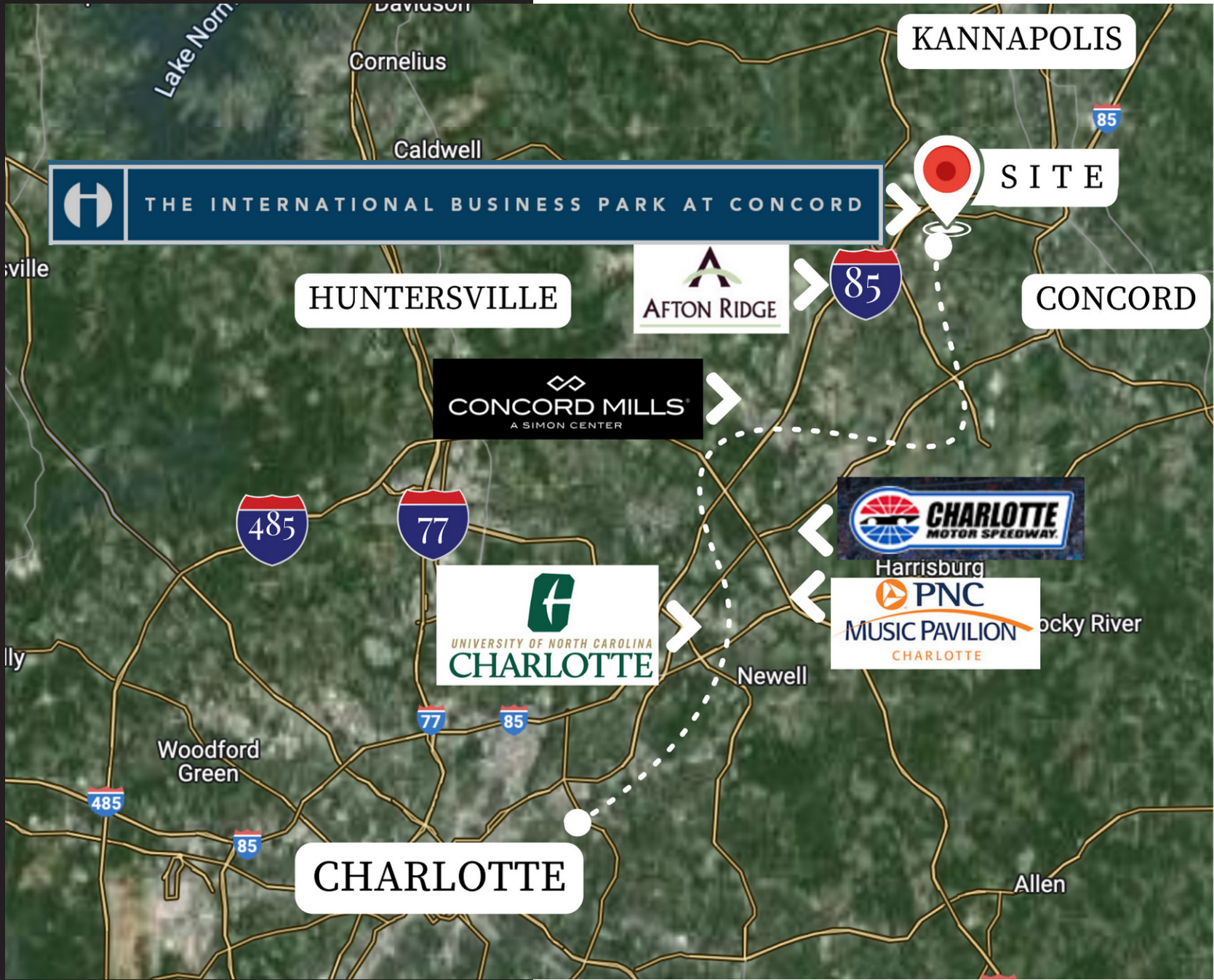
Highway Accessibility:

Strategically positioned on highway 73/Davidson Highway and seconds to interstate 85 on Highway 73, ensuring high visibility and accessibility.

Development Potential:

With the prime location and versatile zoning, this property presents an ideal opportunity for investors and developers to capitalize on the growing demand for commercial spaces in the area.





KANNAPOLIS

 THE INTERNATIONAL BUSINESS PARK AT CONCORD

 SITE

HUNTERSVILLE

 AFTON RIDGE



CONCORD

 CONCORD MILLS
A SIMON CENTER



 CHARLOTTE
MOTOR SPEEDWAY

Harrisburg

 PNC
MUSIC PAVILION
CHARLOTTE

Rocky River

 UNIVERSITY OF NORTH CAROLINA
CHARLOTTE

Newell




CHARLOTTE

Woodford Green

Allen



CONTACT US

 8410 Pit Stop Ct NW Ste 140
Concord, NC 28027

 980.349.6560

 Paige@greenwaldandco.com

GREENWALD & CO.
REAL ESTATE