

# Winecoff School Road & Parkwood

1446 Winecoff School Road, Concord, NC NC 28027

OFFERING MEMORANDUM

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ARDOR COMMERCIAL  
ADVISORS, LLC

# Winecoff School Road & Parkwood

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General Demographics

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01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	1446 Winecoff School Road Concord, NC NC 28027
PRICE	\$3,900,000

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,232	53,047	113,332
2026 Median HH Income	\$45,527	\$68,634	\$70,732
2026 Average HH Income	\$67,342	\$96,627	\$100,348

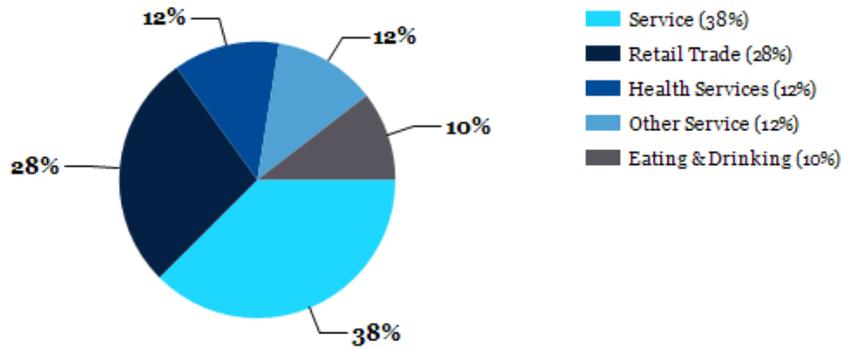
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- 35± acre residential development assemblage in fast-growing Concord/Cabarrus County
- Zoned Residential Compact (RC) allowing up to 15 units per acre
- Water & sewer at site
- Strong accessibility with potential entry points from Winecoff School Rd and Parkwood Dr
- Rare feature: 2,689 feet of frontage along Interstate 85 offering outstanding visibility
- Excellent opportunity for townhome, single-family, or build-for-rent development
- Located near major retail, employment corridors, and regional transportation routes
- Attractive long-term growth market with expanding housing demand

## 02 Location

Location Summary

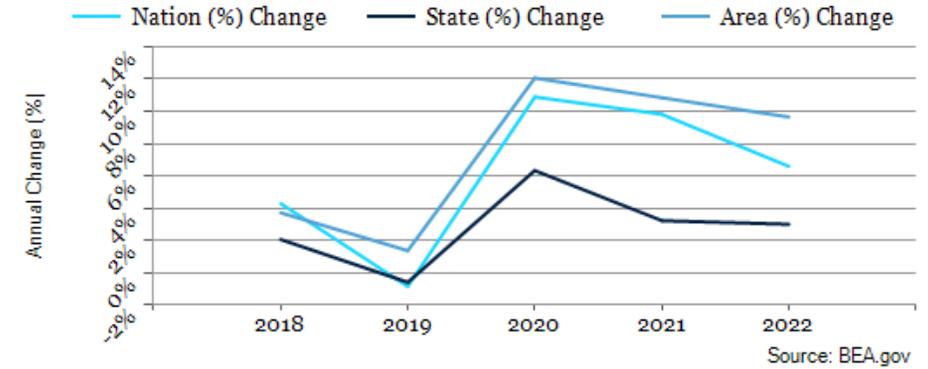
## Major Industries by Employee Count



## Largest Employers

Atrium Health Cabarrus	4,500
Cabarrus County Schools	3,800
City of Concord	1,100
Cabarrus County Government	950
Connexions	900
Shoe Show	800
North Carolina Government	770
Kannapolis City Schools	750

## Cabarrus County GDP Trend



03 Property Description  
Property Images







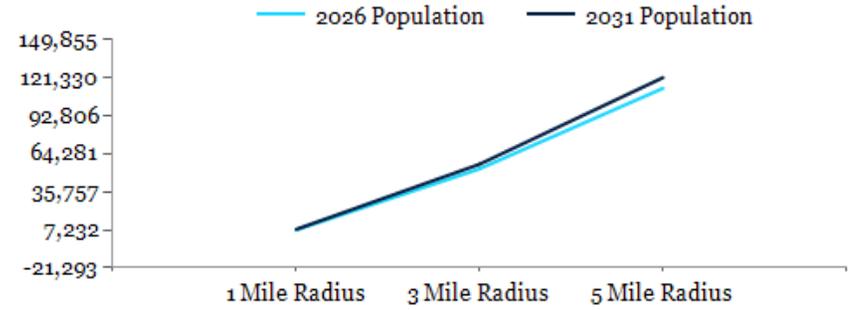


04 Demographics

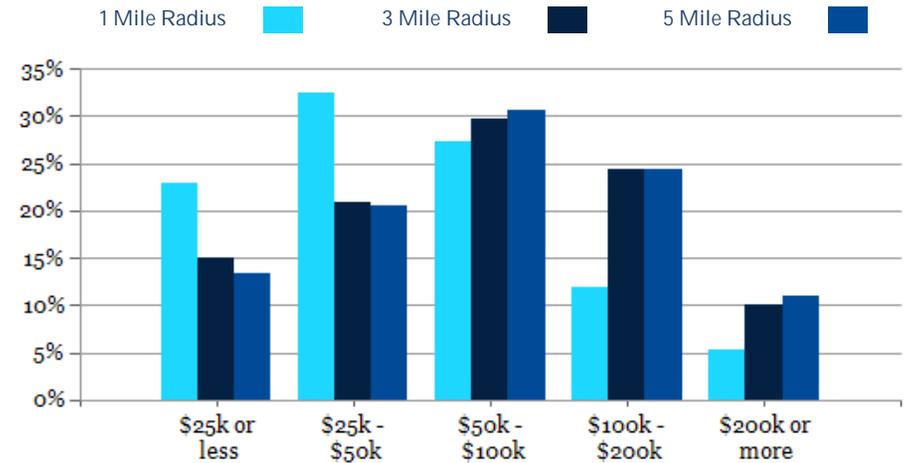
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,551	34,984	79,676
2010 Population	5,661	40,850	89,086
2026 Population	7,232	53,047	113,332
2031 Population	7,706	56,496	121,330
2026 African American	2,529	13,247	27,422
2026 American Indian	67	353	725
2026 Asian	187	1,556	2,804
2026 Hispanic	1,376	9,202	19,328
2026 Other Race	827	5,397	11,370
2026 White	2,968	27,773	61,075
2026 Multiracial	638	4,652	9,823
2026-2031: Population: Growth Rate	6.40%	6.35%	6.85%

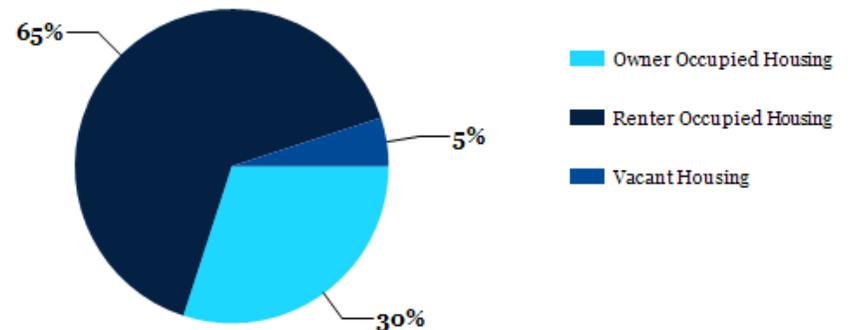
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	267	1,892	3,426
\$15,000-\$24,999	423	1,327	2,643
\$25,000-\$34,999	270	1,430	2,889
\$35,000-\$49,999	710	3,051	6,379
\$50,000-\$74,999	458	3,696	8,227
\$75,000-\$99,999	366	2,660	5,634
\$100,000-\$149,999	268	3,386	7,327
\$150,000-\$199,999	93	1,847	3,675
\$200,000 or greater	158	2,144	4,961
Median HH Income	\$45,527	\$68,634	\$70,732
Average HH Income	\$67,342	\$96,627	\$100,348



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

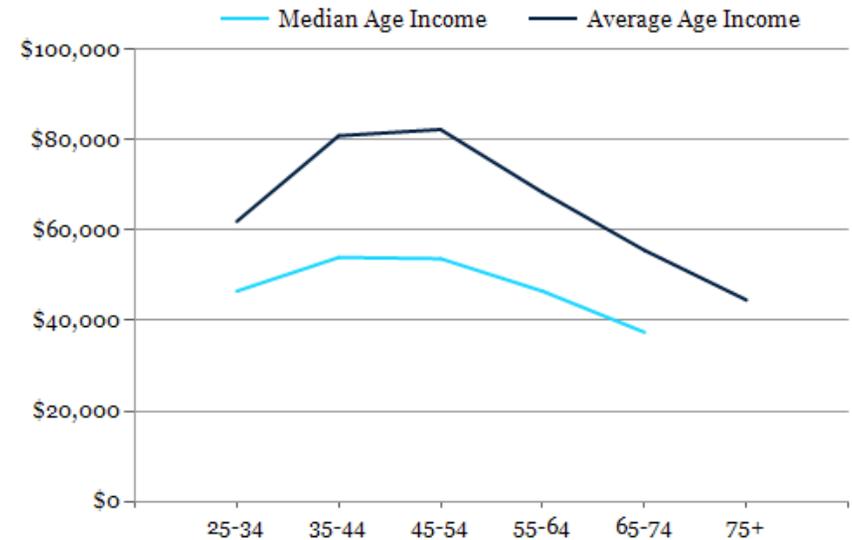
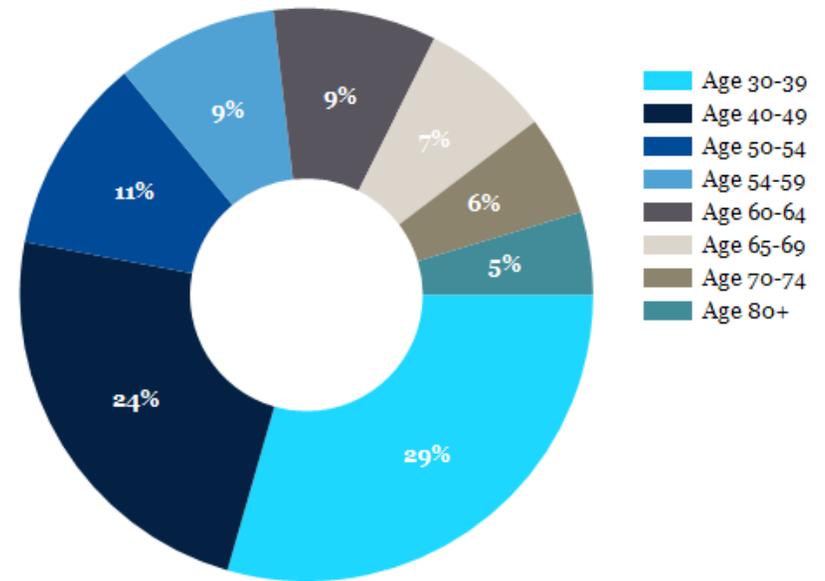


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	646	3,972	8,255
2026 Population Age 35-39	528	3,644	7,714
2026 Population Age 40-44	487	3,496	7,515
2026 Population Age 45-49	450	3,209	6,794
2026 Population Age 50-54	442	3,411	7,245
2026 Population Age 55-59	363	3,057	6,783
2026 Population Age 60-64	367	3,135	6,937
2026 Population Age 65-69	291	2,762	6,109
2026 Population Age 70-74	226	2,199	4,703
2026 Population Age 75-79	186	1,819	3,955
2026 Population Age 80-84	110	1,167	2,428
2026 Population Age 85+	122	1,099	2,126
2026 Population Age 18+	5,538	41,141	88,370
2026 Median Age	35	38	39
2031 Median Age	37	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,523	\$73,836	\$76,240
Average Household Income 25-34	\$61,972	\$92,830	\$97,772
Median Household Income 35-44	\$54,004	\$80,281	\$82,816
Average Household Income 35-44	\$80,923	\$109,078	\$112,755
Median Household Income 45-54	\$53,709	\$83,582	\$86,848
Average Household Income 45-54	\$82,302	\$111,372	\$117,163
Median Household Income 55-64	\$46,522	\$77,951	\$79,879
Average Household Income 55-64	\$68,383	\$107,361	\$112,135
Median Household Income 65-74	\$37,427	\$57,795	\$58,794
Average Household Income 65-74	\$55,571	\$89,600	\$89,784
Average Household Income 75+	\$44,570	\$67,879	\$69,748

Population By Age



# Wincoff School Road & Parkwood

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