




THE GROUNDS  
AT CONCORD

A RARE OPPORTUNITY

# 700 ACRE SUPER SITE

2321 Concord Parkway South, Concord, NC

**700  
ACRES**  
FOR  
DEVELOPMENT

**35 MEGAWATT**  
  
ON-SITE SUBSTATION

**HIGHWAY**  
  
**85**  
ACCESS

**SIGNIFICANT**  
  
INFRASTRUCTURE

**RAIL**  
  
SERVED

**1-2**  
HEAVY  
INDUSTRIAL  
ZONING

Please visit our website for more information:

**TheGroundsAtConcord.com**

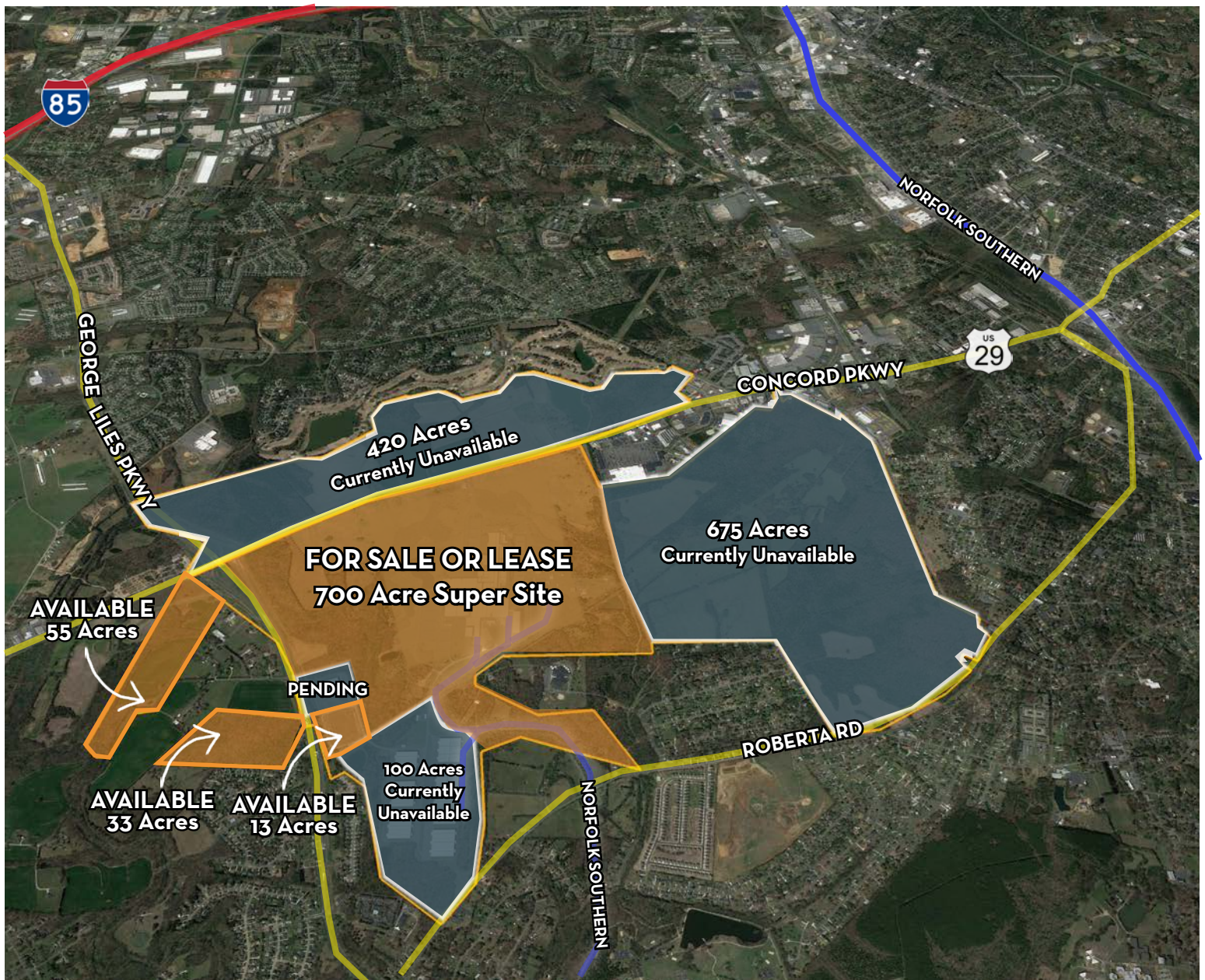


## Introduction

JLL is pleased to offer for sale a unique opportunity to acquire The Grounds at Concord located in Concord, North Carolina (the “Property”). Located just outside Charlotte, The Grounds at Concord is comprised of over 1,600 acres of land, zoned for industrial development.

With excellent highway access in the growing region of Charlotte, this Offering presents a rare opportunity to control one of the largest available land parcels in the Southeast. The Grounds at Concord offers a remaining 700 acre super site with existing infrastructure that previously supported a 2.3 million square foot manufacturing facility.

The Seller is in the process of decommissioning the former 2.3 million square foot manufacturing plant and adjacent buildings on the property. JLL expects to have a pad-ready site in Q4 2019.



**Property highlights**

- Over 700 acres of developable land remaining
- 35 megawatts of power (expandable to 80MW) with on-site substation
- 4 miles to I-85 and along four-laned George Liles Parkway, providing direct access to I-485
- 30 minutes to the Charlotte Douglas International Airport
- 30 minutes to the Charlotte Regional Intermodal Facility
- Rail-served by Norfolk Southern with on-site spurs
- Zoned I-2 (Heavy Industrial)



**Location - Charlotte, NC MSA**

- Population of 2.5 million, the 4th fastest growing metropolitan in the U.S.
- 22nd largest region in the U.S., growing by 41,000 people a year
- Expected to reach over 3 million by 2030, averaging 50,000 new jobs per year
- Third largest banking center in the U.S.
- Home to the nation's largest utilities provider, Duke Energy
- Rapidly growing technology and back office destination
- North Carolina's pro-business legislation and relatively low cost of living have proven to be major drivers for corporate relocations and expansion



### Zoning

- 700 acre super site: I-2: Heavy Industrial District (heavy manufacturing and/or distribution)
- 55 acres: CD: Campus Development
- 33 acres: RM-2: Residential Medium Density
- 13 acres: I-2: Heavy Industrial District (heavy manufacturing and/or distribution)

### Electric

- Duke Energy: (2) 230 kilovolt services to a 100 kilovolt tie station
- 12.47 kilovolt distribution system was dedicated to the former manufacturing facility
- On-site substation is rated for approximately 40 megawatts (expandable to 80 MW)
- Significant incentives may be available to supplement the rate received by the Property's new user

### Gas and landfill gas potential

- Piedmont Natural Gas (PNGC) six-inch feed to the metering station supplied the former manufacturing facility
- Landfill gas up to 800,000 deca therms per year at a supply flow rate of 170,000,000 BTU per year could be made available from a location within three miles of the Property.

### Water/sewer/fire protection

- The City of Concord via a 12" feed
- 1+ million gallon tank was dedicated to the former manufacturing facility
- Fire systems were supplied by water from a 12-inch city water main terminating at a meter/backflow preventer
- Campus fire hydrants, building hookups and sprinklers were served from this main
- A sanitary sewer pre-processing basin controlled the flow of effluent from the former manufacturing facility to the city system
- 12" and 18" piping terminates at the basin with effluent and process water from the former manufacturing facility and surrounding buildings

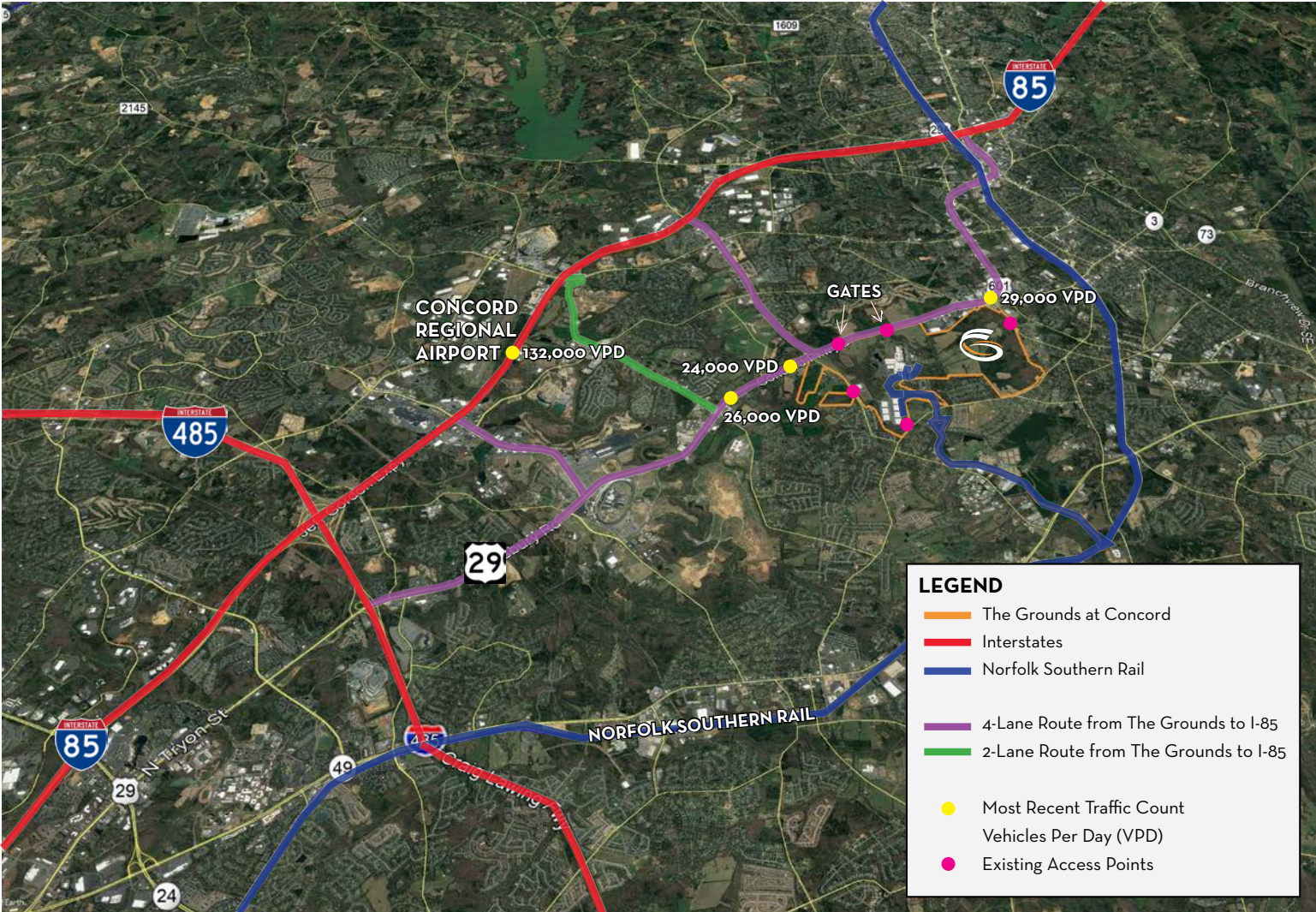


**Existing access**

- Access points 1 & 2: Signalized intersections on Highway 29 (Concord Parkway) and gated entrances
- Access point 3: Located on Roberta Road, immediately south of the former warehouse complex
- Access point 4: Signalized intersection on George Liles Parkway
- Access point 5: Union Cemetery Road

**Rail**

- On-site Norfolk Southern rail spur
- Direct access to the Charlotte Regional Intermodal Facility, located just 15 miles away at the Charlotte Douglas International Airport
- On-site spur breaks into four (4) separate spurs



### Demographics and workforce

Cabarrus County and the greater Charlotte Region offer employers a diverse and stable workforce from which to staff operations. Employers benefit from the area's favorable wage, cost of business and pro-business community environment with employees enjoying superior quality of life and cost of living. Few areas in the country offer the complete workforce package available in the Charlotte MSA. Employers in the greater Charlotte area enjoy a broad and deep labor pool to cost-efficiently staff employee requirements ranging from hourly line work to positions requiring the highest educational attainment. The region consistently ranks in the top 5 U.S. metro areas for business recruitment, business climate, talent recruitment, livable community attributes and educated workforce availability.

| Cabarrus County               |          | 30-mile radius from The Grounds at Concord               |           |
|-------------------------------|----------|----------------------------------------------------------|-----------|
| Total population, 2018        | 209,519  | Total population, 2018                                   | 2,033,345 |
| Projected population, 2023    | 231,350  | Projected population, 2023                               | 2,228,151 |
| Total households, 2018        | 76,799   | Projected population growth rate, 2018-2023              | 1.85%     |
| Median age, 2018              | 37.8     | Median home value                                        | 205,474   |
| Median household income, 2018 | \$62,046 | % of 25+ population with high school or better education | 90.00%    |
| Labor force, 2018             | 106,949  | % of 25+ population with some college or better          | 68.30%    |
| Unemployment, 2018            | 3.30%    | White collar / blue collar (excludes services)           | 64%/19.6% |

Source: ESRI & North Carolina Department of Labor

### Prominent area employers



Travel time by highway to key cities

| From facility to | miles | time       |
|------------------|-------|------------|
| Charlotte, NC    | 15    | 20 minutes |
| Raleigh, NC      | 122   | 2.5 hours  |
| Charleston, SC   | 234   | 3.5 hours  |
| Atlanta, GA      | 238   | 4 hours    |
| Savannah, GA     | 283   | 4.5 hours  |
| Washington, DC   | 379   | 6 hours    |
| Jacksonville, FL | 409   | 6.5 hours  |
| Nashville, TN    | 436   | 7 hours    |
| Columbus, OH     | 433   | 7 hours    |
| Pittsburgh, PA   | 457   | 7.5 hours  |
| Philadelphia, PA | 519   | 8.5 hours  |
| New York, NY     | 616   | 10 hours   |
| Miami, FL        | 751   | 11 hours   |
| Chicago, IL      | 764   | 12 hours   |
| Boston, MA       | 818   | 13 hours   |

Travel time by highway to nearby ports

| From facility to | miles | time      |
|------------------|-------|-----------|
| Greer, SC*       | 100   | 2 hours   |
| Wilmington, NC   | 200   | 3.5 hours |
| Charleston, SC   | 234   | 3.5 hours |
| Savannah, GA     | 283   | 4.5 hours |
| Norfolk, VA      | 329   | 5.5 hours |
| Jacksonville, FL | 409   | 6.5 hours |
| Philadelphia, PA | 519   | 8.5 hours |
| New York, NY     | 616   | 10 hours  |
| Miami, FL        | 751   | 11 hours  |



\*Inland Port

## LEASING INFORMATION

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