

Development Land For Sale

Pitts School Road near US 29, Concord, NC

+/- 86.5 ACRES



GAMBRELL
REAL ESTATE CONSULTING, LLC



\$7,785,000 Sales Price

Currently Zoned for Commercial and Industrial Uses

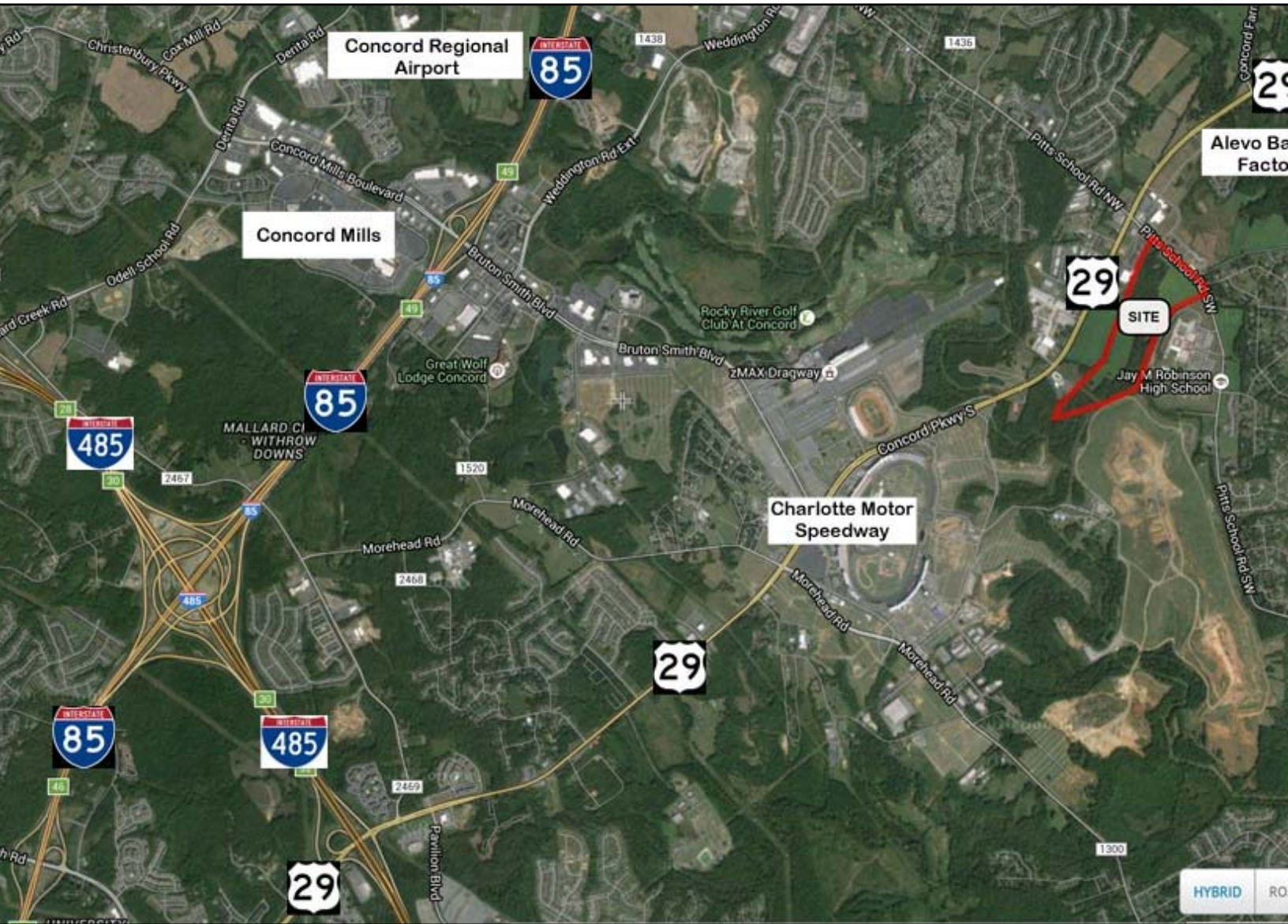
Located in Mixed Use Node per Concord 2015 Land Use Plan

Potential Uses Include Retail, Multi-Family and Industrial

For more information contact:

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Information contained herein was obtained from reliable sources but no warranty or representation is made of the accuracy thereof, and the property is subject to prior lease, sale or withdrawal.

Morris Property Aerial Photo



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Retail Establishments Near Subject Property



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DEMOGRAPHIC DATA

POPULATION

Radius	1 Mile	3 Mile	10 Mile
Population			
2020 Projection	3,871	30,795	402,709
2015 Estimate	3,624	28,617	367,304
2010 Census	3,507	26,829	333,014
Growth 2015 - 2020	6.82%	7.61%	9.64%
Growth 2010 - 2015	3.34%	6.66%	10.30%

HOUSEHOLD INCOME

Radius	1 Mile	3 Mile	10 Mile
2015 Households by HH Income	1,282	10,416	136,061
<\$25,000	221 17.24%	1,293 12.41%	25,672 18.87%
\$25,000 - \$50,000	312 24.34%	2,665 25.59%	36,493 26.82%
\$50,000 - \$75,000	148 11.54%	1,706 16.38%	25,333 18.62%
\$75,000 - \$100,000	215 16.77%	1,760 16.90%	20,080 14.76%
\$100,000 - \$125,000	184 14.35%	1,153 11.07%	10,542 7.75%
\$125,000 - \$150,000	62 4.84%	703 6.75%	6,817 5.01%
\$150,000 - \$200,000	113 8.81%	661 6.35%	6,721 4.94%
\$200,000+	27 2.11%	475 4.56%	4,403 3.24%
2015 Avg Household Income	\$78,599	\$83,793	\$71,484
2015 Med Household Income	\$67,105	\$67,738	\$55,026

Source: CoStar

