

50-300+ Acre Greenfield Industrial Sites

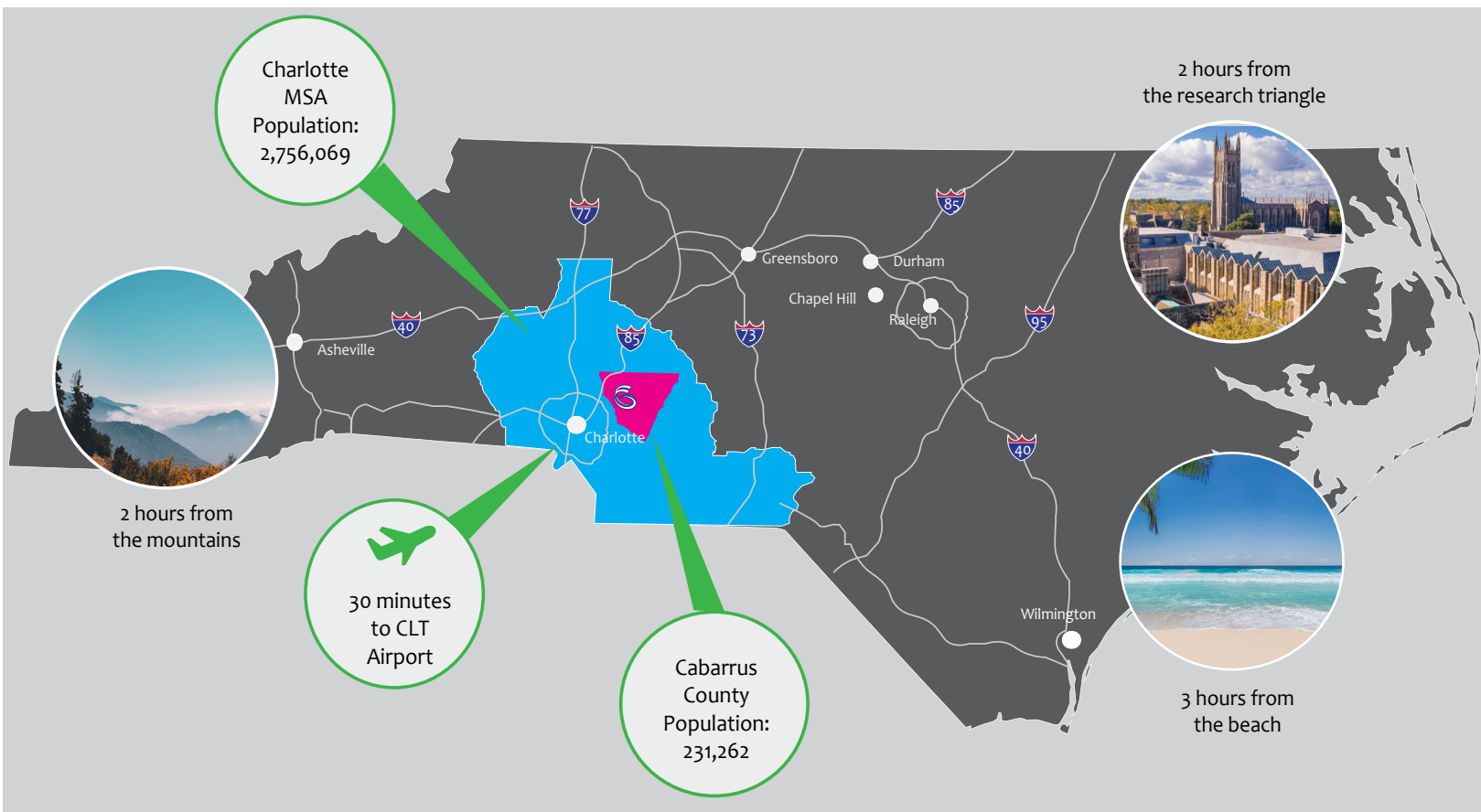
1095 Concord Pkwy S, Concord NC

Coordinates: 35.384030, -80.618026



A Region with Endless Possibilities

The Grounds at Concord is a 2,000 acre industrial park just outside Charlotte, NC. Previously occupied by Phillip Morris, the park has been reimagined for innovation. The 700 contiguous acres of greenfield remaining is one of the largest industrial opportunities in the Southeast.



North Carolina



#1 Best State
for Business
-CNBC 2025



#2 Competitive
Business Climate
-Site Selection



2.5%
Lowest Corp
Tax Rate
in the US



300
Miles
of
Beaches

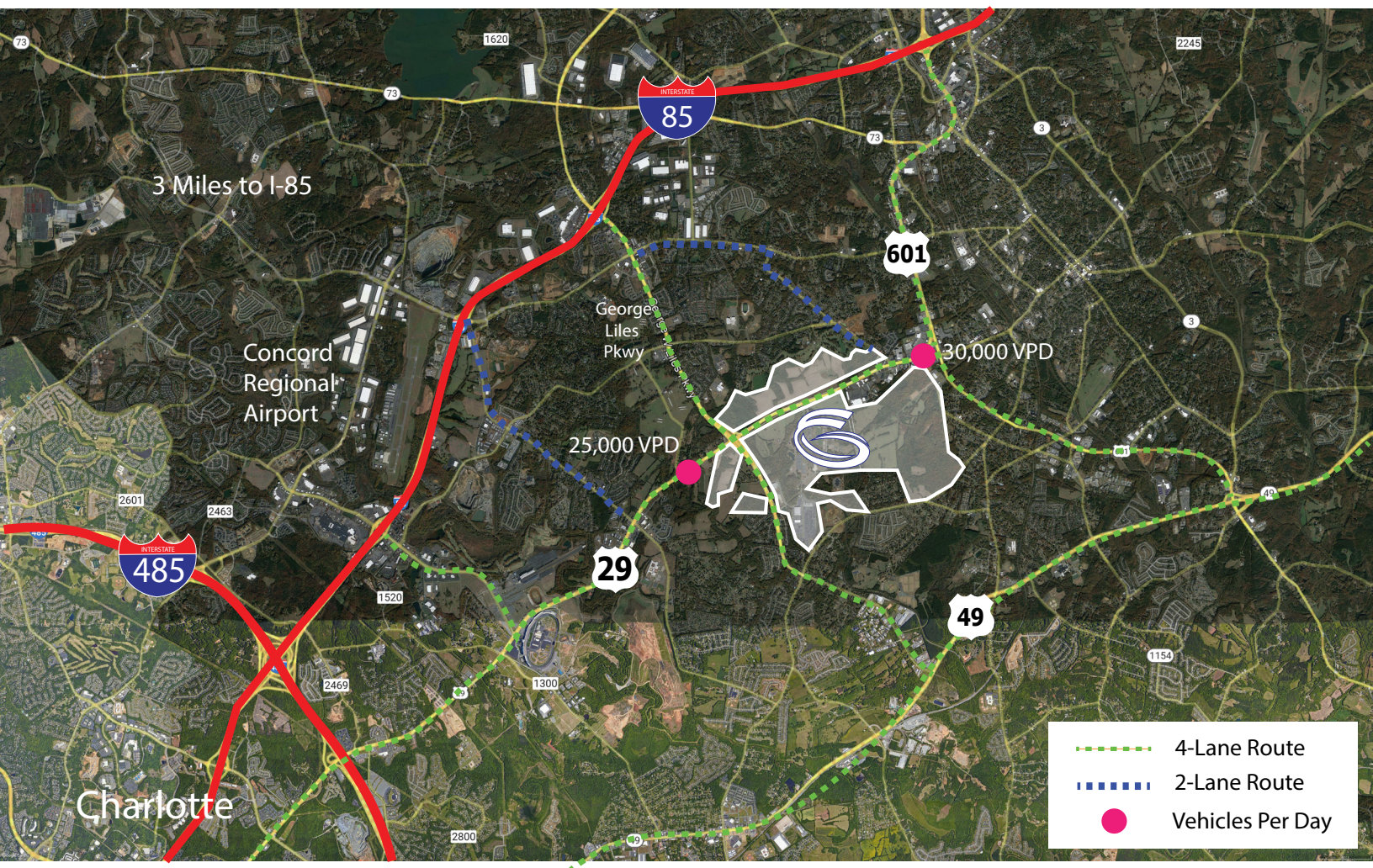
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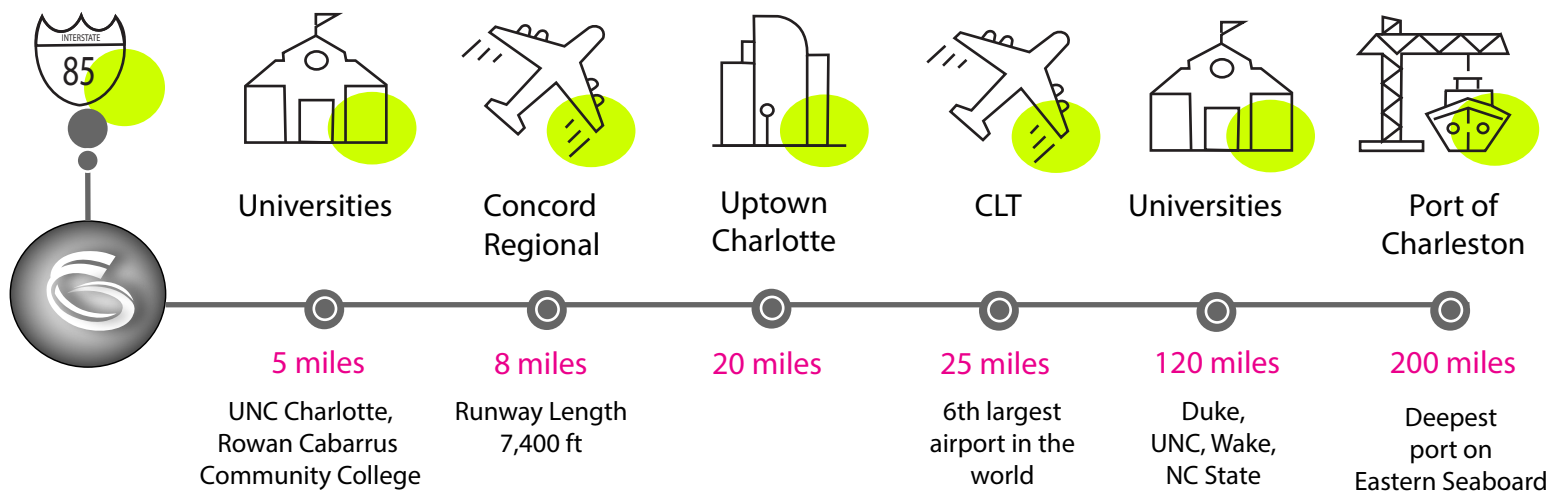
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Easy Access to Major Highways



Concord / Cabarrus County



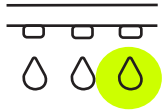
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Infrastructure and Utilities



Water

City of Concord 12-16-inch water lines with 1.5 mgd excess capacity; 2 million gallon storage tank adjacent to site



Wastewater

12-inch on site with access to 24 inch. Capacity allocated per City of Concord.



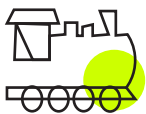
Natural Gas

6-inch high pressure line adjacent to site at 60-80 psi



Telecom

Fiber adjacent to site offered by Kinetic by Windstream



Rail

Norfolk Southern



Zoning

I-2 Heavy Industrial

HEAVY POWER



Available Capacity

75 MW



Lines on Site

Dual 100 kV



Substation Pads

Duke Energy
and
City of Concord
(both on site)

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Due Diligence Summary

Phase I Environmental Site Assessment	June 2023	Phase I ESA completed. No evidence of RECs associated with the site.
Wetlands Delineation	Summer 2025	Wetlands delineation completed in 2022 and reviewed in 2025 by separate consultant. The site contains streams but very little wetlands. A preliminary jurisdictional determination letter was recieved from USACE in 2025
Site Grading and Earthwork Analysis	2024	Grading and earthwork (cut and fill) analysis is avaiable for each of parcels identified on the site plan.
Protected Species Assessment	Summer 2023	Report identified four (4) protected species for Cabarrus County, but no species were identified during the field evaluations. Development is expected to have no effect.
Geotechnical Exploration		Over 100 15-foot borings were completed on the 700 acre parcel between 2019 and 2023.
Surveys	2014-2019	Boundary, ALTA, and topographical data are available for the site.
Traffic Study	2024	Traffic Analysis was completed in 2024 based on preliminary site sizing guidelines.
CAD File	2024	CAD Files containing topography, wetlands, existing conditions and proposed parcel boundaries and road infrastructure available.

Local Workforce



1,478,365

Labor Force
within 45 minute commute



117,000

Workers employed
in Cabarrus County



45,459

4 year and postgraduate
degrees annually within 1 hour

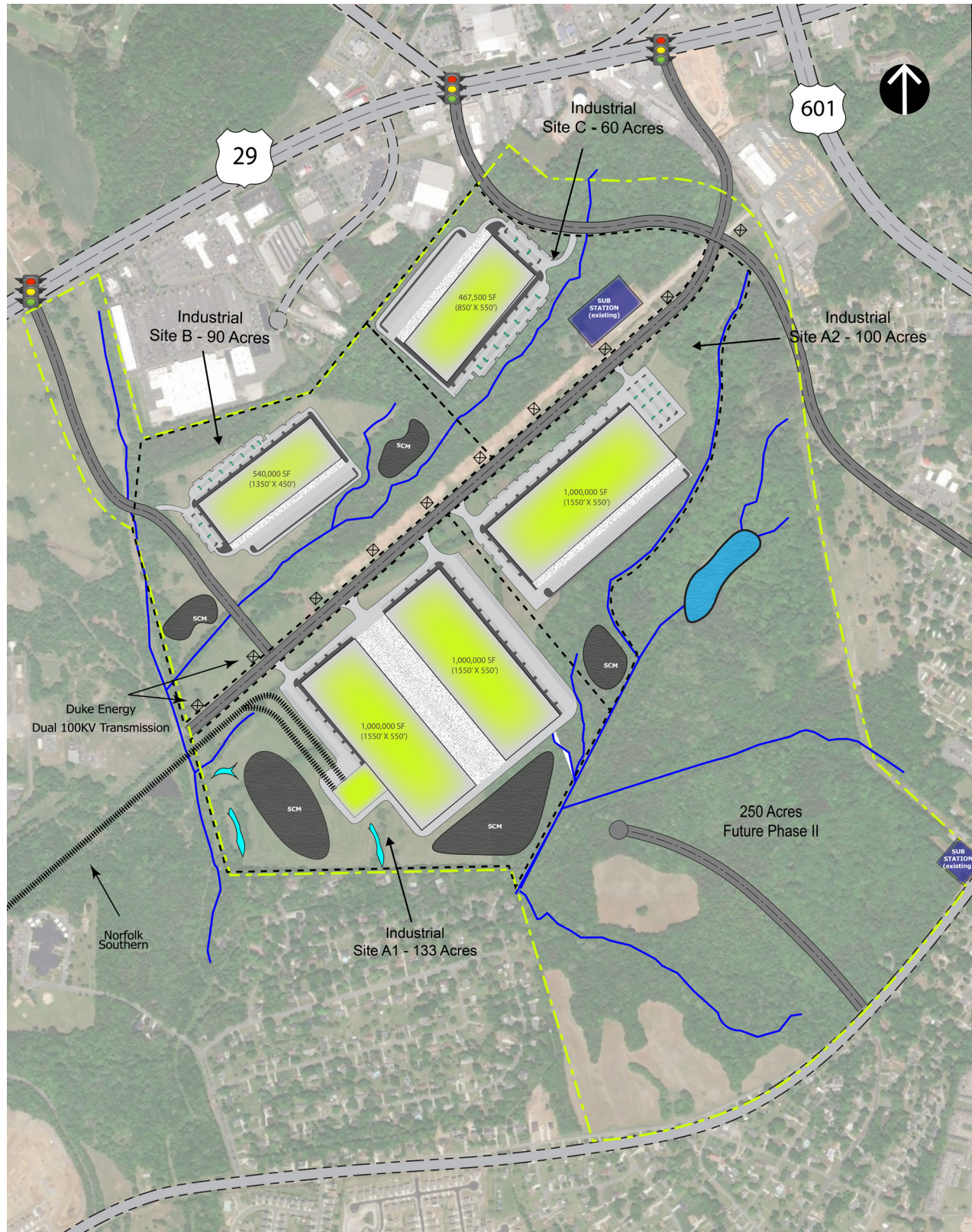
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700 Acre Site Concept





www.grounds-at-concord.com