

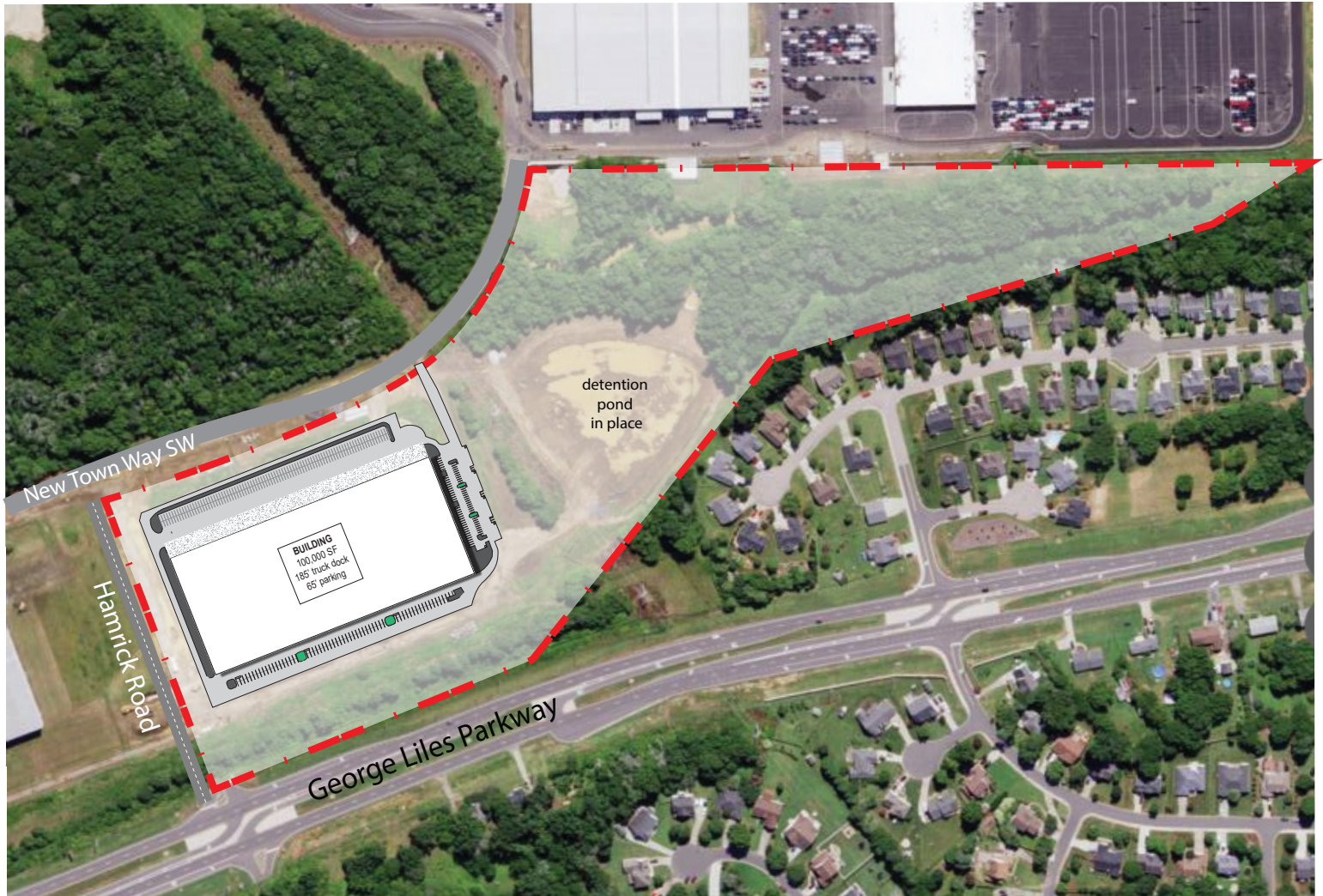
+/-14 Acre Greenfield Industrial Site

New Town Way SW, Concord NC



THE GROUNDS
AT CONCORD

Concept Plan - 100k sq ft



I-2 Heavy Industrial Zoning

Available For Sale

- +/- 24 Acres Gross / 14 Acres Net
- Already Platted (Cabarrus County Parcels 5519147860000 and 55192329710000)
- Pad Ready Site with all utilities on site
- SCM Pond already in place
- Direct Access to 4 Lane George Liles Parkway
- 25 miles from Charlotte Douglas International Airport
- 10 miles from the Concord Padgett Regional Airport
- Charlotte MSA with a population of 2.7 million (4th fastest growing in US)

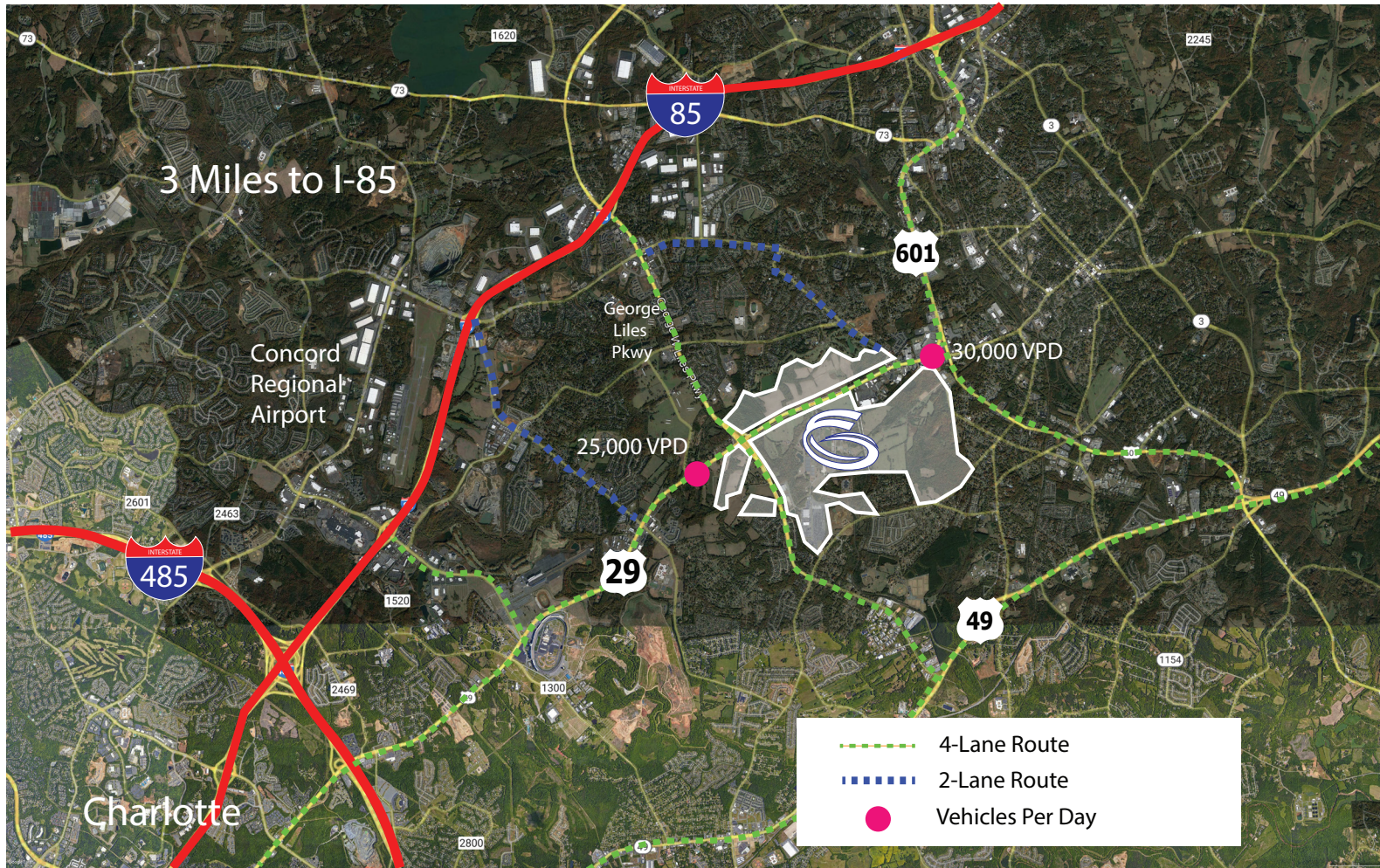
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THE GROUNDS
AT CONCORD

Easy Access to Major Highways



Located in Cabarrus County

	Cabarrus County	Within 30 min of TGAC	Within 45min of TGAC	Charlotte Concord MSA	North Carolina	USA
Population	206,615	1,177,933	2,075,525	2,745,560	10,164,876	324,697,795
Median Age	37.9	37.0	37.8	37.7	38.7	38.1
Labor Force Participation	68.1%	68.1%	68.1%	67.0%	62.0%	63.2%
Prime Age Labor Force	85.6%	85.0%	85.0%	84.3%	81.7%	82.1%
Median Household Income	\$67,328	\$65,417	\$71,144	\$63,912	\$54,602	\$62,843



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www.grounds-at-concord.com