

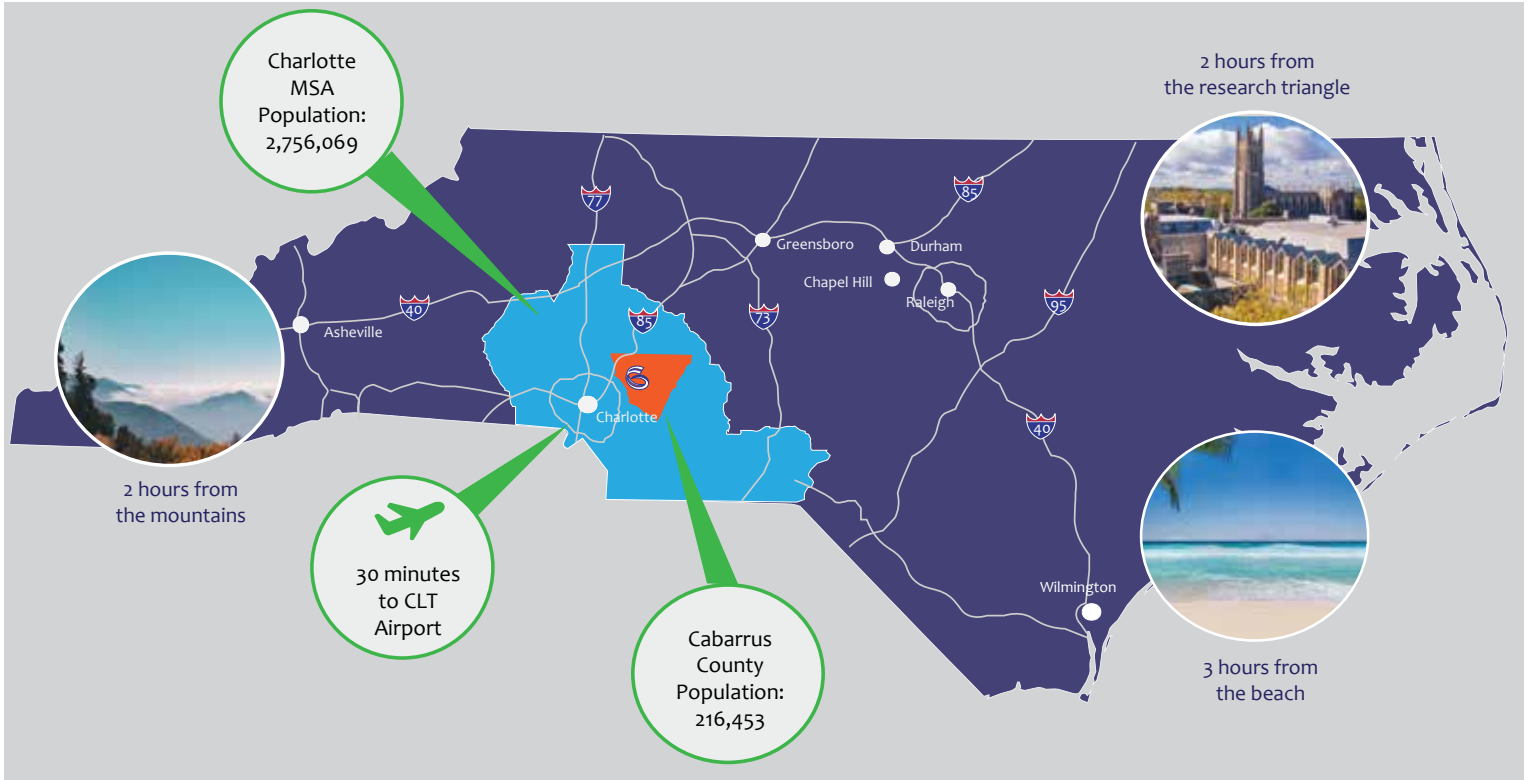
# 50-300+ Acre Greenfield Industrial Sites

1095 Concord Pkwy S, Concord NC



THE GROUNDS  
AT CONCORD

A Region with Endless Possibilities



Charlotte Regional Demographics	
Population	2,756,069
Households	1,085,889
Avg Household Income	\$77,154
Avg Age	38

Cabarrus County Demographics	
Population	216,453
Households	72,843
Avg Household Income	\$64,174
Avg Age	37.0

Abundance of Skilled Labor	
Specialized Local Training Programs	
Major Universities within 150 miles	7+
Undergraduate Enrollment	175,000

sources: census.gov, Cabarrus EDC

North Carolina

# 1 Best

State for Business  
-CNBC 2023

# 2 Top

Competitive and State  
Business Climate  
-Site Selection, 2020, 2019

2.5%

Lowest Corporate  
Tax Rate in the US  
(and going to zero)

300

Miles of Beaches  
and  
Low Cost of Living

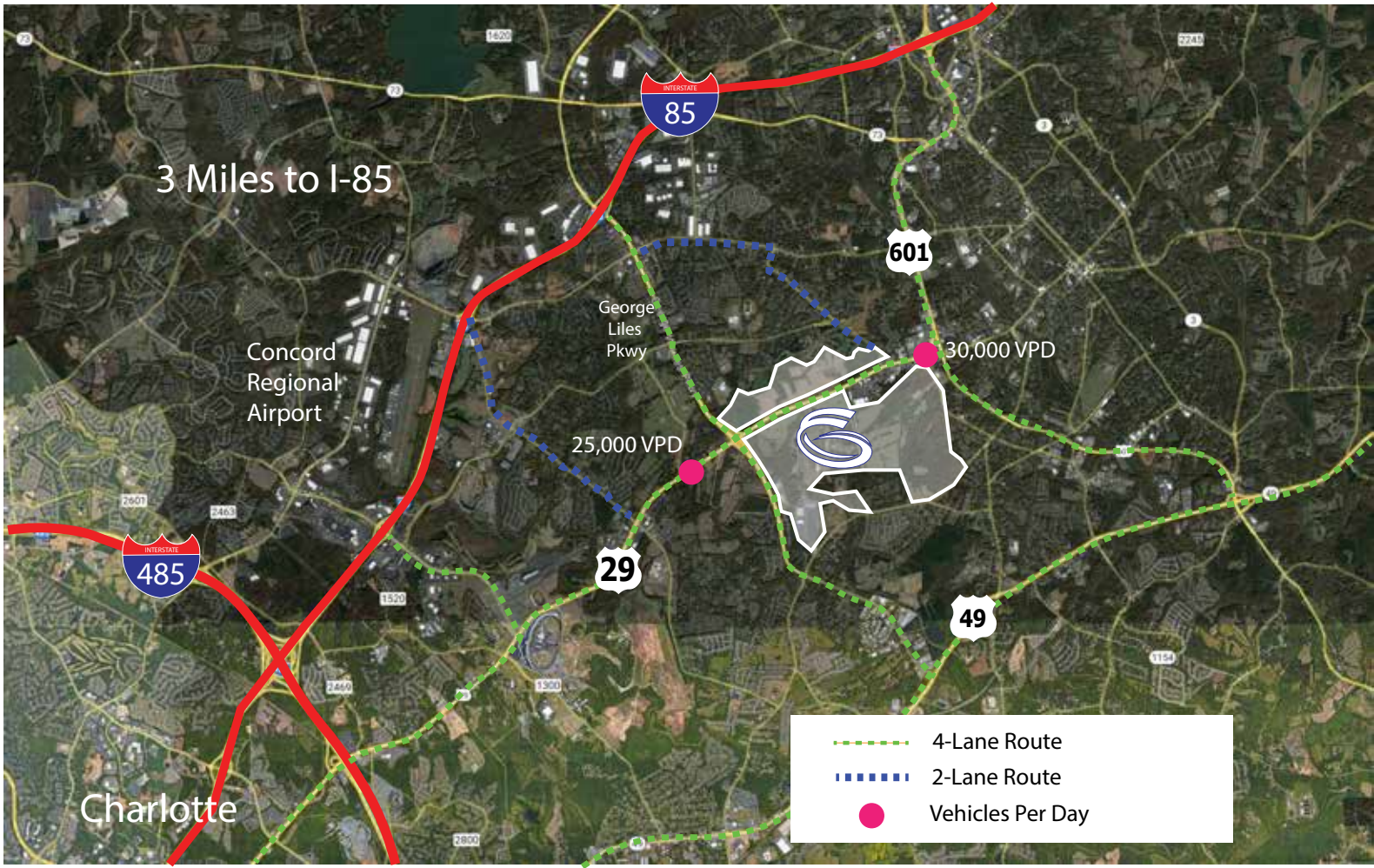
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Easy Access to Major Highways



## Large City Comparison

	Charlotte	Dallas	Atlanta
Industrial Market Size	250 MSF	825 MSF	525 MSF
MSA Population	3.5 mm	7.5 mm	6.0 mm
100 Mile Population	8.0 mm	8.7 mm	8.9 mm
300 Mile Population	36 mm	32 mm	36 mm
500 Mile Population	100 mm	50 mm	85 mm

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Zoned Heavy Industrial



All Utilities On Site



ELECTRIC

Dual 100 KV

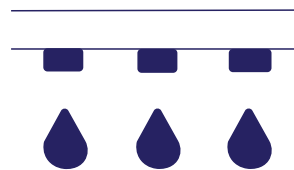
Duke Energy  
City of Concord



WASTEWATER

16-24"

WASAC



WATER

16"

City of Concord



NAT GAS

6"

Dominion Energy



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THE GROUNDS  
AT CONCORD

Concept Plan





# THE GROUNDS AT CONCORD

[www.grounds-at-concord.com](http://www.grounds-at-concord.com)