

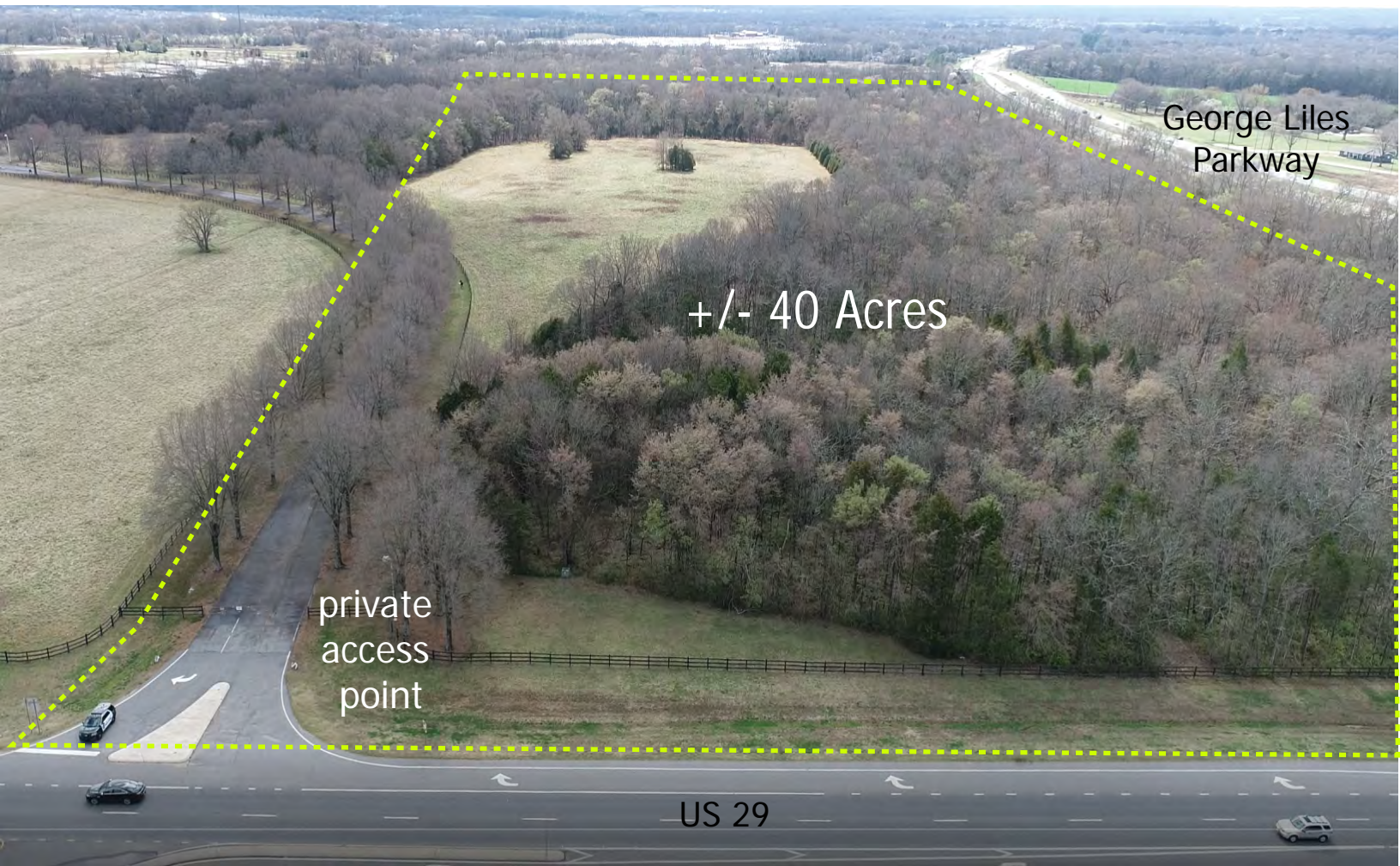
40 Acre Greenfield Industrial Site

Corner of George Liles Pkwy and US-29 (Concord Pkwy S)

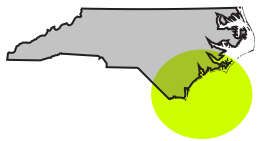
Coordinates: 35.382840, -80.642784



High Visibility Intersection



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

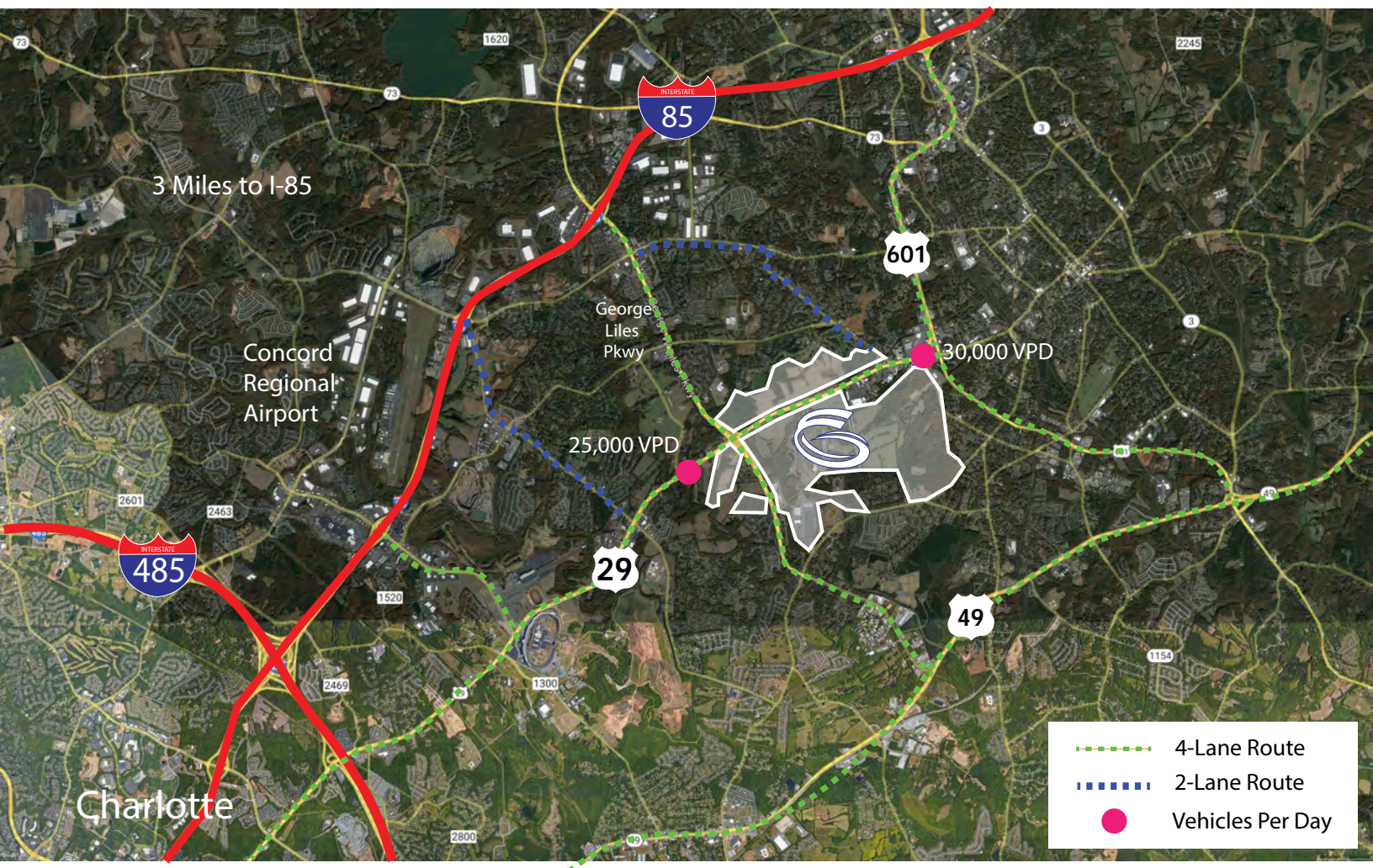
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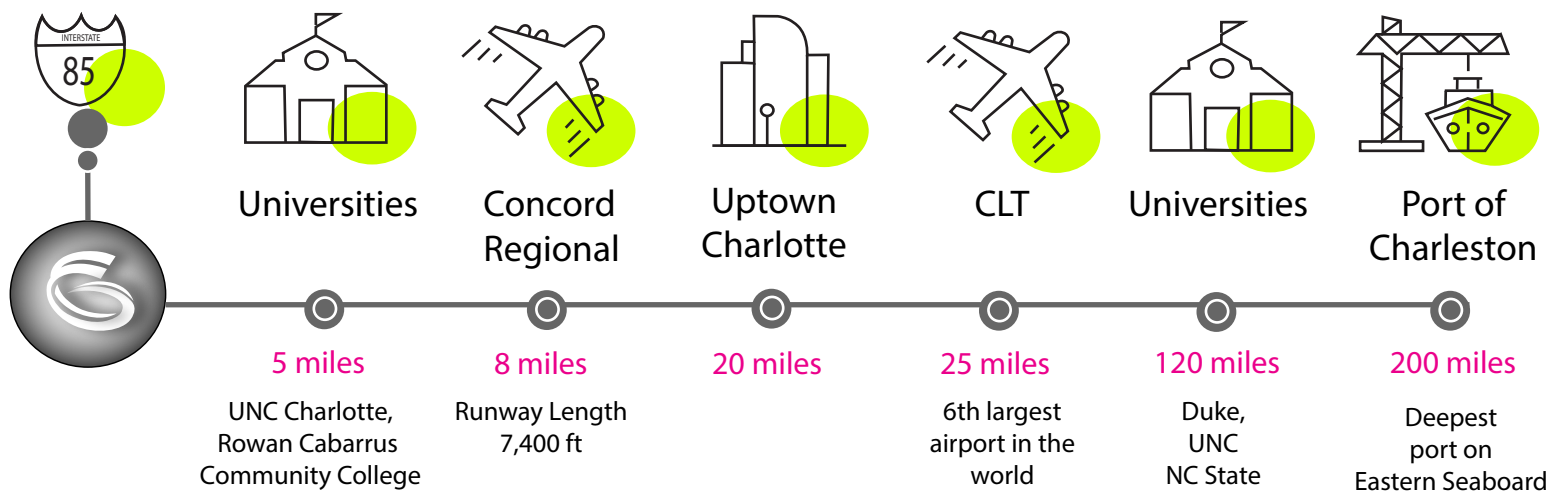
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Easy Access to Major Highways



Concord / Cabarrus County



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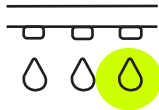


Infrastructure and Utility Information



Electric

Provided by City of Concord. Two new substations within 1 mile of the site.



Water

City of Concord 16-inch water line with 2 mgd excess capacity; 2 million gallon storage tank nearby



Wastewater

Brand new 12-inch gravity available to site. Capacity allocated per City of Concord policy.



Natural Gas

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



Telecom

Fiber adjacent to site offered by Kinetic by Windstream



Zoning

I-2 Heavy Industrial

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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 2023	Wetlands delineation completed in 2023 and reviewed in 2025 by seperate consultant for changes. The 40 acre parcel contains approximately 7 acres of wetlands along the George Liles Pkwy side. The wetlands are largely outside the building footprint.
US Army Corp of Engineers Jurisdictional Determination Letter	Summer 2023	Preliminary JD was received based on the delineation.
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		Limited results availble from over 100 15' borings completed on the larger site between 2019 and 2023.
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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40 Acre Corner Site Overview





www.grounds-at-concord.com