

# Highway 49 Land

HWY 49 AT STOUGH RD, CONCORD, NC 28027



Land	FOR	SIZE	PRICE
	Sale	±112 Acres	\$125,000 / Acre



## Overview

±112 Acres for future retail development

Located midway between the Town of Harrisburg and City of Concord along Hwy 49 at Stough Road in Concord

City of Concord Zoned C-2-CU: General Commercial District (Conditional Use)

\*Seller will sell subject to rezoning

Property may be subdivided from 15 acres and up

Stough Road connects to George W. Liles Parkway that gives a direct connection to I-85 (±6.5 Miles to I-85)

±6 miles to I-485 via Highway 49

## ±112 Acres for Future Retail Development for Sale



Bailey W. Patrick  
Managing Partner  
(704) 248 2102  
bpatrick@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

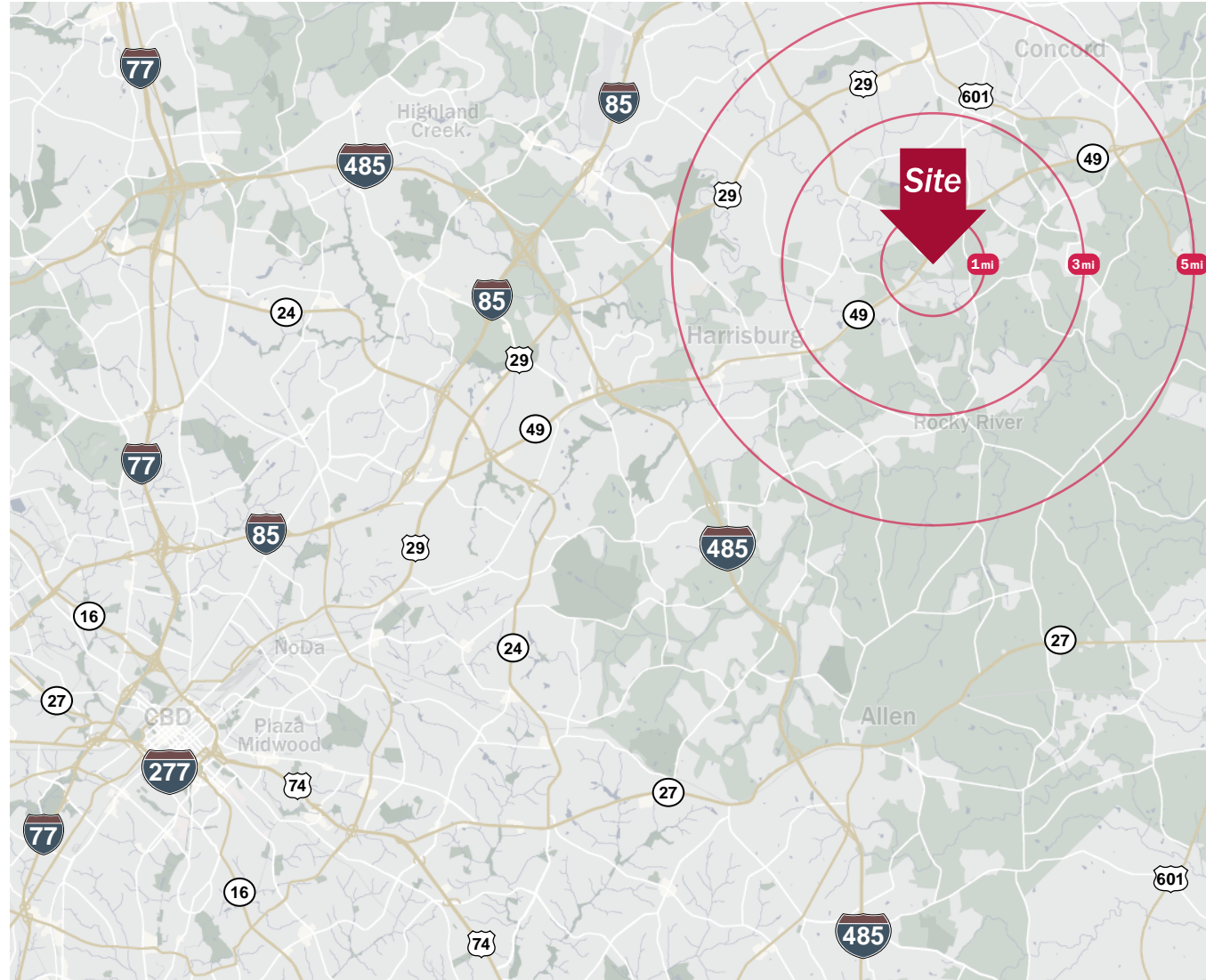
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	1,812	40,788	91,788
Growth Rate	2.15%	1.62%	1.43%
Avg. HH Income	\$128,118	\$108,038	\$106,654

### Traffic Count

Source: NCDOT

	AADT
Hwy 49	28,500 (2021)
Stough Rd	9,300 (2021)



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# Retail Conceptual Site Plan

\* Based on current zoning conditions, would not require a rezoning



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# Industrial Conceptual Site Plan

Based on current zoning conditions, requires a rezoning



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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Medical | Industrial | Retail | Land | Investment | Office

contact

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