

Highway 601 & 49 Land

CONCORD, NC 28025

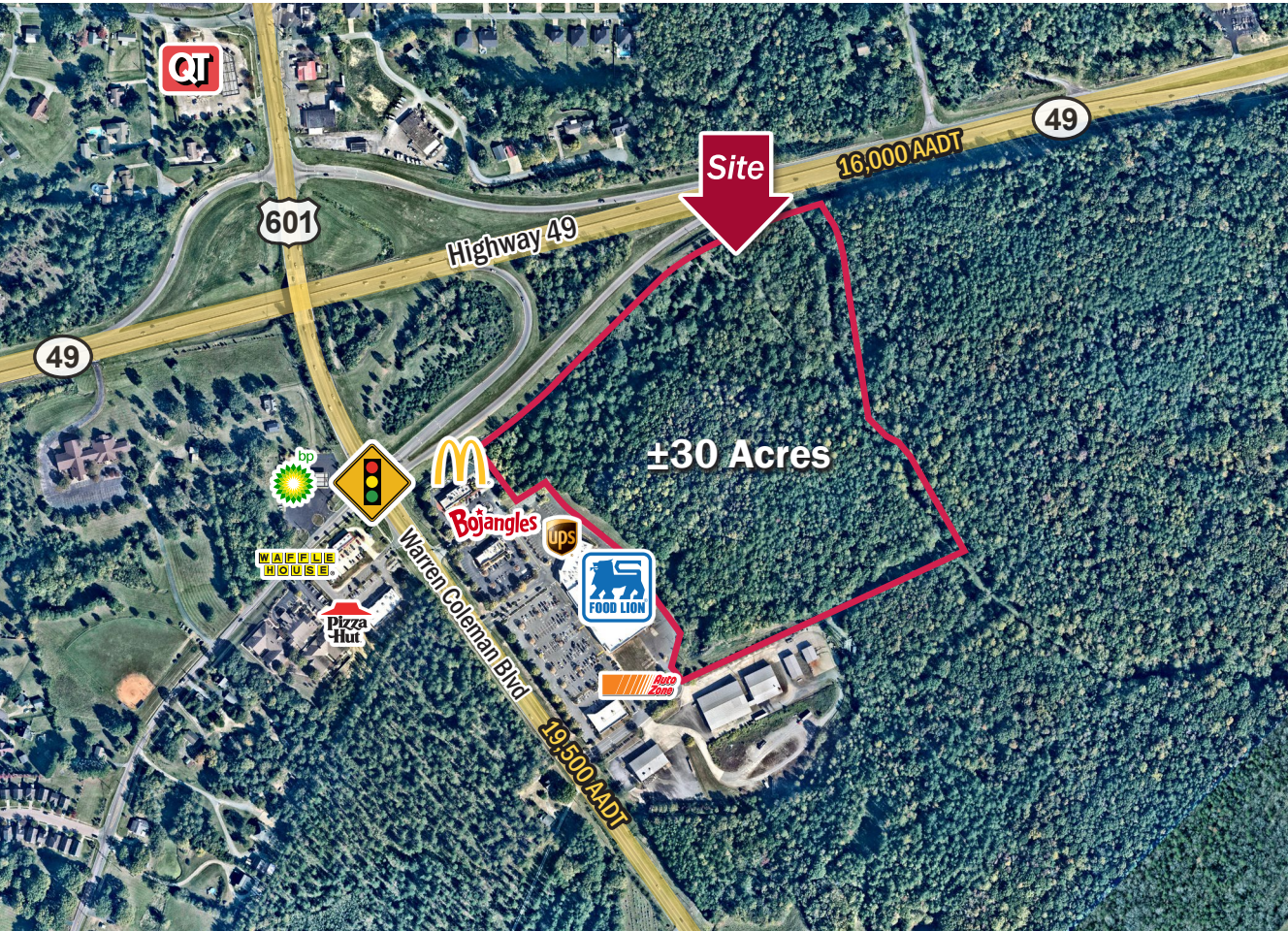


Land

FOR
Sale

SIZE
±30 AC

PRICE
Call for Pricing



Overview

Portion of Cabarrus County PIN #5539944060

City of Concord Zoning: General Commercial District (C-2) — seller may sell subject to rezoning

Located behind the Southgate Commons shopping center anchored by Food Lion with access easements in place

Sewer Easement located along Cold Water Creek and Water line in Hwy 601 — capacity not guaranteed and to be determined by buyer

Located: ~3.25 miles to Concord
~7.5 miles to I-85

±30 Acres of Commercial Land for Sale



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Property Overview

Demographics

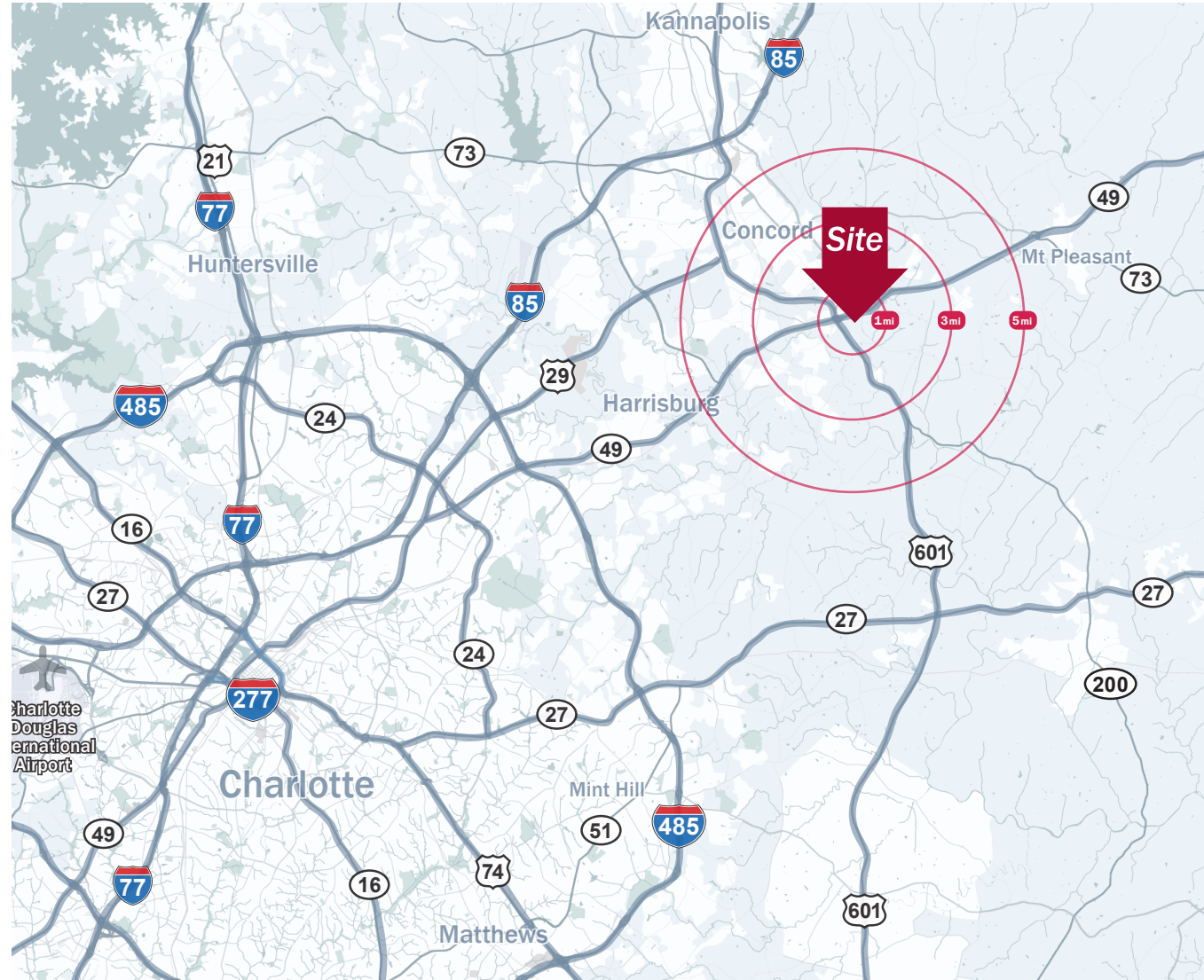
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	3,113	31,625	67,296
Growth Rate	0.91%	1.05%	1.36%
Avg. HH Income	\$98,255	\$104,574	\$102,664

Traffic Count

Source: SCDOT 2026

	AADT
Highway 49	16,000
Highway 601	19,500



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Conceptual Residential Plan



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Site Topography



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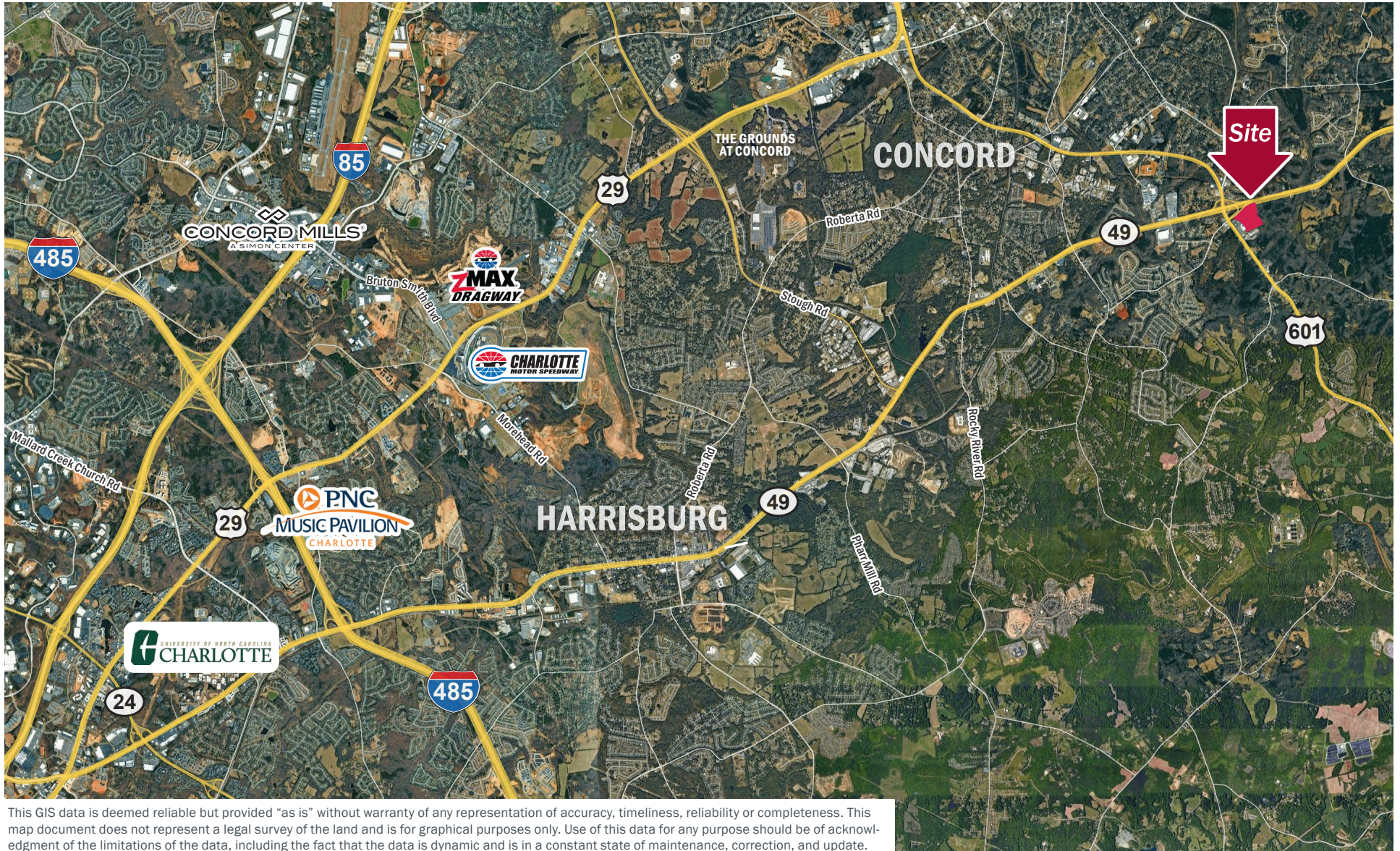
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Market Aerial



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