

211, 213, 215, 217 OLD AIRPORT ROAD, CONCORD, NC 28025

+/- 42.38 ACRES FOR SALE



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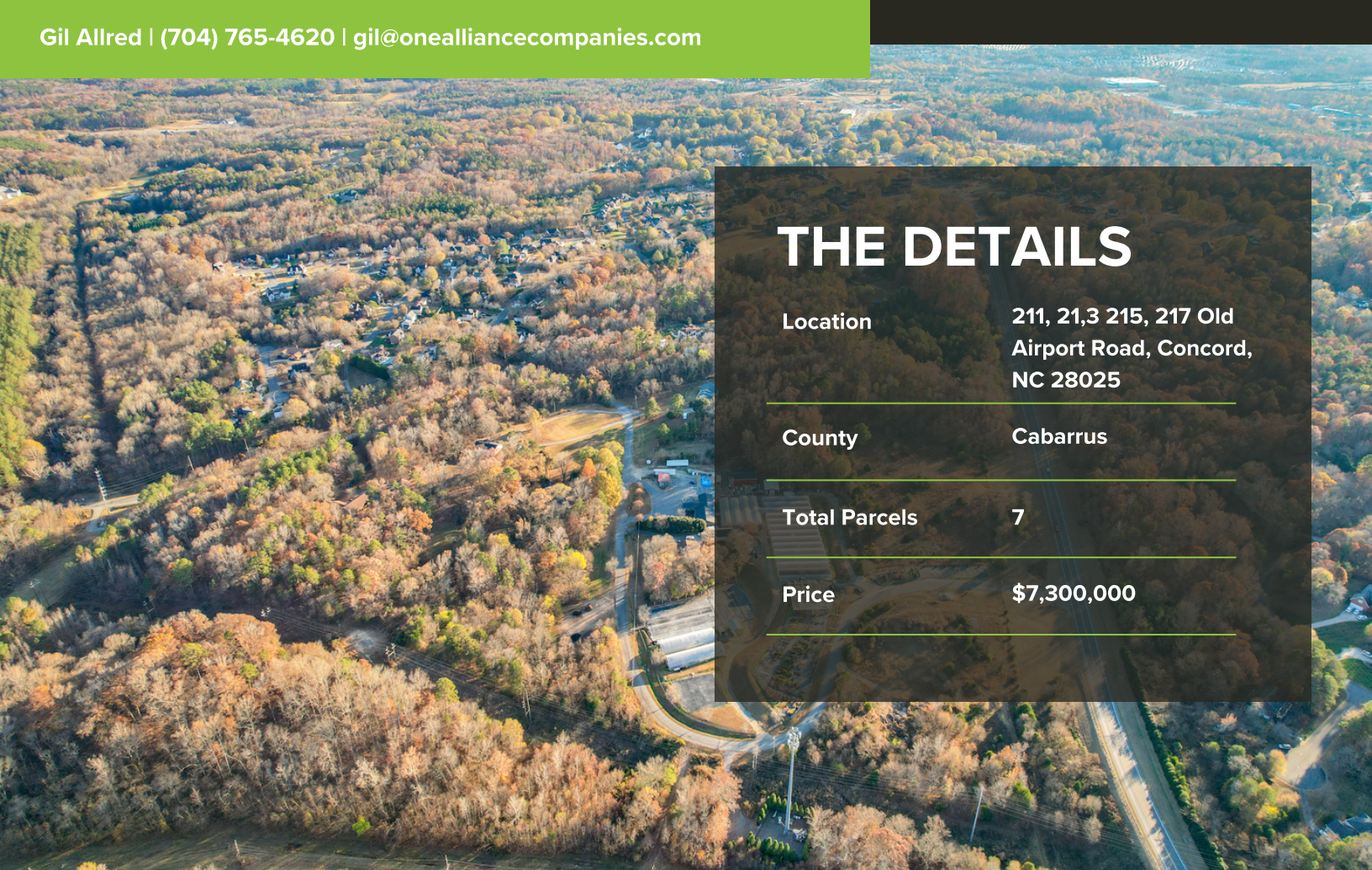
ABOUT THE PROPERTY

+/- 42.38 ACRES FOR SALE

- Land is planned for dense residential or townhome development
- Water and sewer available on-site, pending City of Concord approval
- Dual access points from Branchview Rd. (Hwy 3) and Old Airport Rd.
- NCDOT plans future widening of Branchview Rd., while maintaining site access
- City of Concord open to townhomes and higher-density housing proposals
- Located within Concord city limits near Hwy 601 and Hwy 49



+/- 42.38 ACRES FOR SALE



THE DETAILS

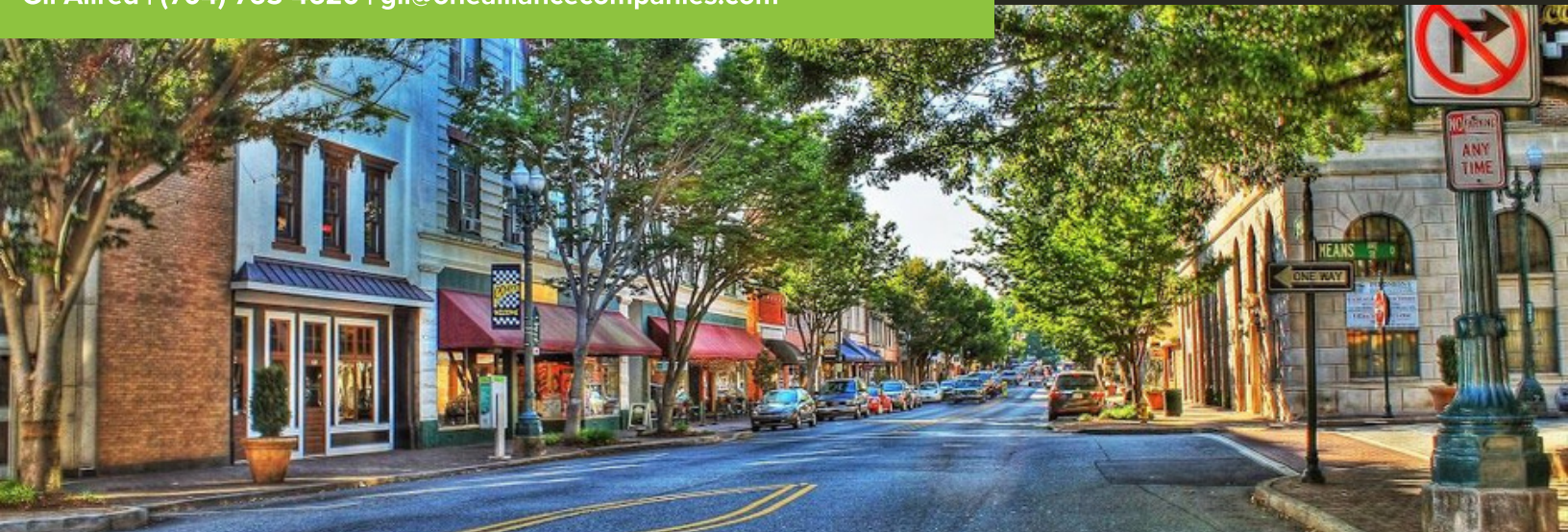
Location	211, 213, 215, 217 Old Airport Road, Concord, NC 28025
County	Cabarrus
Total Parcels	7
Price	\$7,300,000

ABOUT THE PROPERTY

PROPERTY FEATURES

Land Acres	+/- 42.38
Land SF	1,846,073
Location Class	B
Zoning	C2 & RM1
Traffic Counts	13,500 AADT on Branchview Dr 4,500 AADT on Old Airport Road





ABOUT THE AREA

CONCORD, NC

Located within the rapidly expanding Charlotte metro area, Concord has become one of the fastest-growing cities in North Carolina. Its continued growth has created strong demand for residential, commercial, and mixed-use development opportunities across the market.

Concord benefits from excellent regional connectivity with direct access to Interstate 85 and proximity to both Charlotte Douglas International Airport and Concord-Padgett Regional Airport. This accessibility makes the area highly attractive for logistics, industrial users, commuters, and expanding businesses.

The city's economy continues to diversify through growth in healthcare, manufacturing, retail, motorsports, and distribution industries. Major employers and ongoing economic investment continue to drive job creation and population growth throughout the region.

Large land tracts in Concord are becoming increasingly valuable as developers search for sites suitable for housing communities, industrial parks, retail centers, and mixed-use projects. Expanding infrastructure and utility availability continue to support future development throughout the area.

Many buyers are drawn to Concord for its balance of affordability, quality of life, and convenience to Charlotte. The area offers strong schools, expanding retail and dining options, parks, entertainment venues, and a growing suburban population.

Concord also benefits from long-term regional growth trends as the Charlotte metro continues expanding outward. With ongoing road improvements, new housing demand, and continued investment throughout Cabarrus County, large land holdings in the area offer strong long-term appreciation and development potential.

Concord is home to several major attractions that continue to increase traffic and visibility throughout the market. Destinations like Charlotte Motor Speedway and Concord Mills draw millions of visitors annually, supporting nearby retail, hospitality, and commercial growth.

The area's strong planning initiatives and continued investment in infrastructure make Concord well-positioned for future expansion. As surrounding land becomes more limited across the Charlotte region, larger parcels in Concord offer flexibility for a wide range of development opportunities and long-term investment strategies.

