

CONCORD, NC | LAND ±36.7 ACRES | FOR SALE



OFFERED EXCLUSIVELY BY

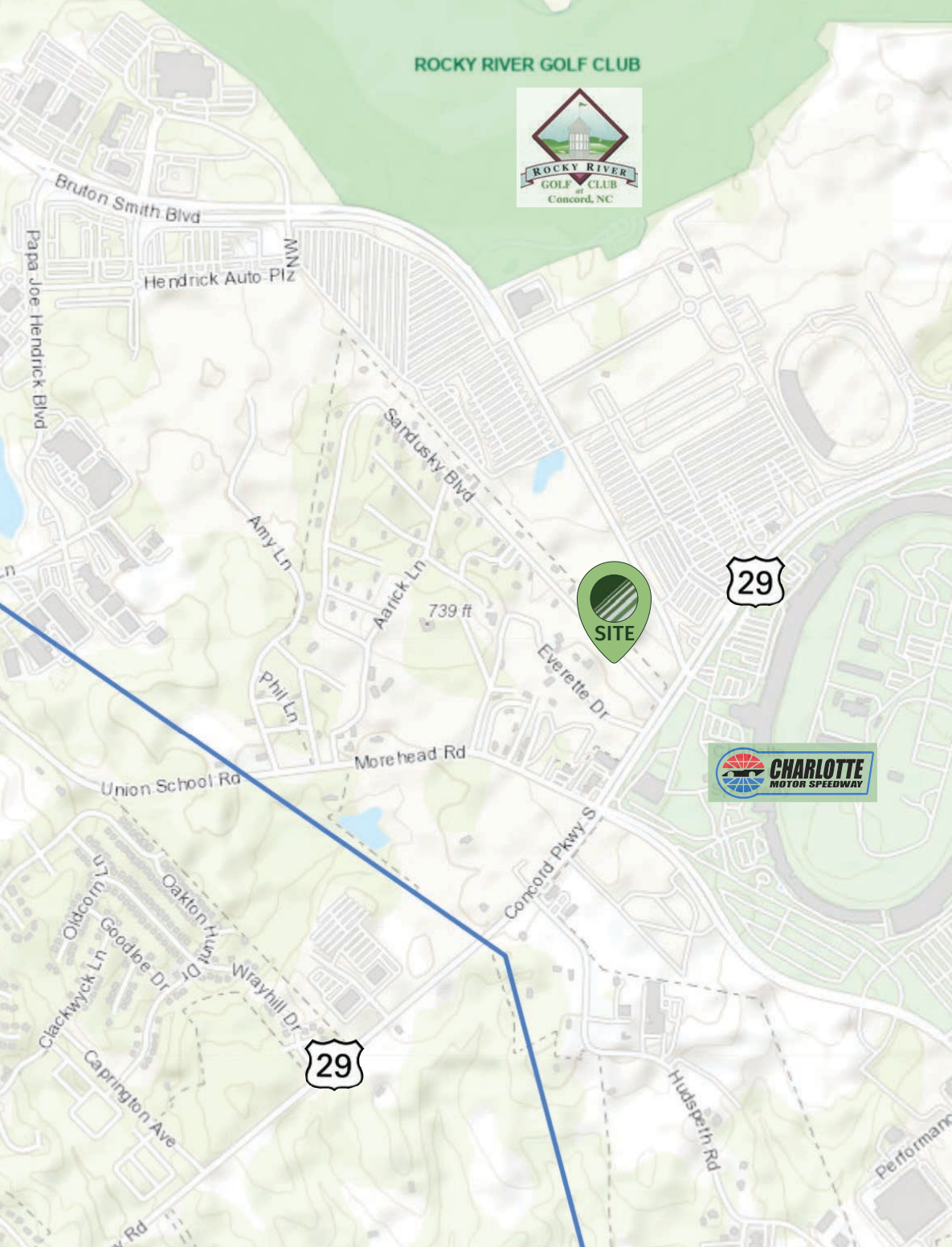
MACKENZIE MOSER | CCIM
Broker

O: 704.882.1700 ext. 224
M: 704.280.4649

DENNIS W. MOSER | MAI
President

O: 704.882.1700 ext. 210
M: 704.201.6333

5650 SANDUSKY BLVD.
CONCORD, NC ±36.7 ACRES



PROPERTY OVERVIEW

The Moser Group Inc. presents a remarkable opportunity in Cabarrus County.

This exceptional ± 36.7 Acre Site, (5 contiguous parcels), is a rare large-scale commercial assemblage in one of the most active growth corridors in the Charlotte Metropolitan Area. The property is strategically located along the highly trafficked Concord Parkway, directly across from the Charlotte Motor Speedway. The site has high-visibility frontage along the US-29 corridor. This prime location and flexible development advantage allows for multiple buyer profiles and positions the property as a regional mixed-use / destination development site in a thriving area.

The proposed listing price: Market To Determine

PROPERTY HIGHLIGHTS

- Landmark location positioned for year-round activation tied to events, tourism, and regional growth
- Adjacent to established and expanding commercial uses
- Direct access to the US-29 corridor
- One of the strongest commercial submarkets in Cabarrus County
- Water & Sewer available via regional systems (WSACC / City of Concord)

AERIAL VIEW



ZONING MAP



PROPERTY DETAILS



5650
Sandusky Blvd.
Concord, NC 28027



Zoning
GC (General Commercial) /
LC (Limited Commercial)



Sale Price
Market To Determine



Available
± 36.7 ACRES
(5 contiguous parcels)



Property Type
Land | Commercial



Parcel IDs
4598 58 4079, 4598 58 1045,
4598 57 2866, 4598 57 5808,
4598 57 7645



Population (2024) 5 Mile
160,203



Households (2024) 5 Mile
61,833



Median Household Income
\$87,660

OFFERED EXCLUSIVELY BY

MACKENZIE MOSER, CCIM
Broker
O: **704.882.1700** ext. 224
M: **704.280.4649**
mmoser@themosergroupinc.com

DENNIS W. MOSER, MAI
President
O: **704.882.1700** ext. 210
M: **704.201.6333**
dmoser@themosergroupinc.com

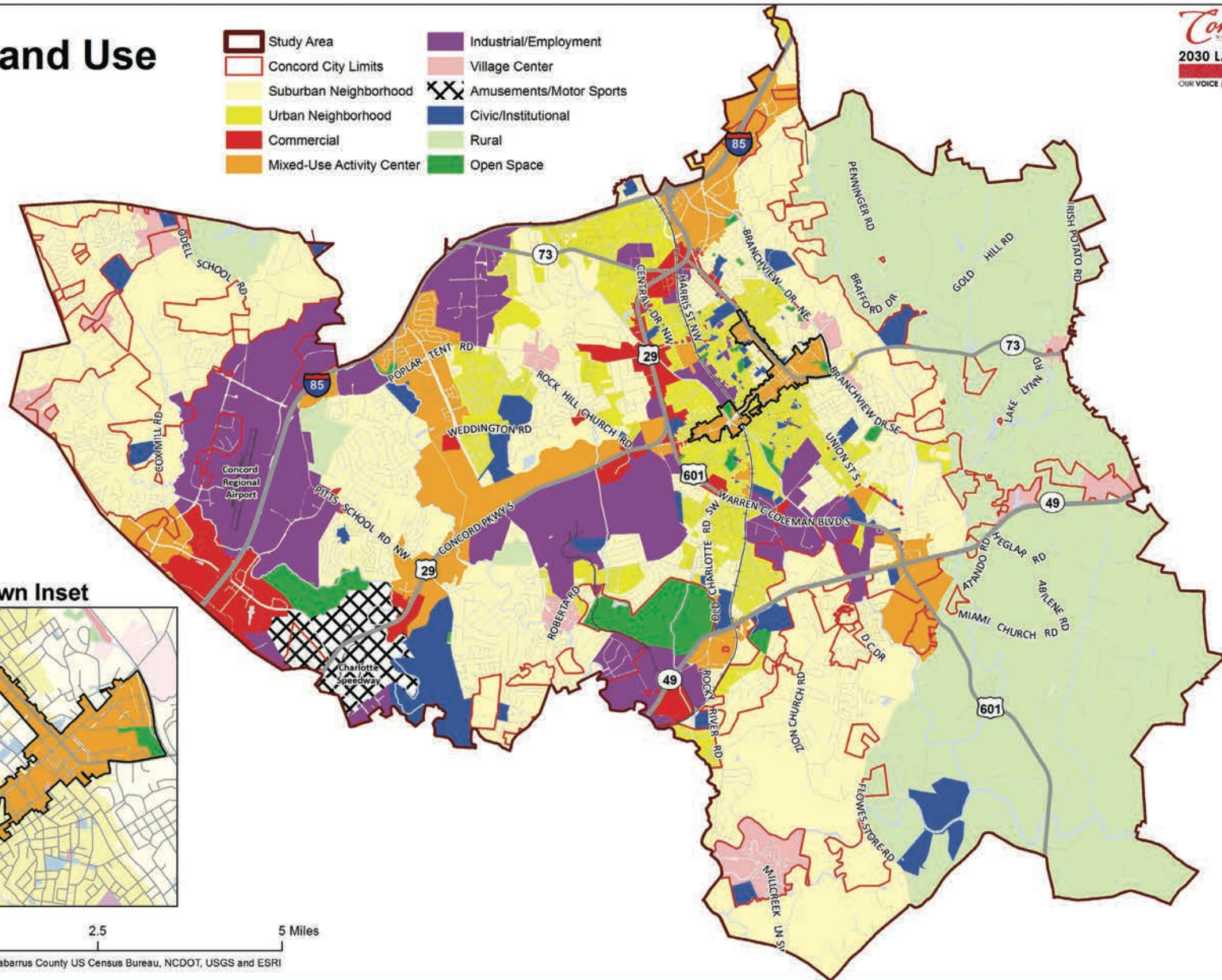
MOSER
COMMERCIAL REAL ESTATE

FUTURE LAND USE MAP

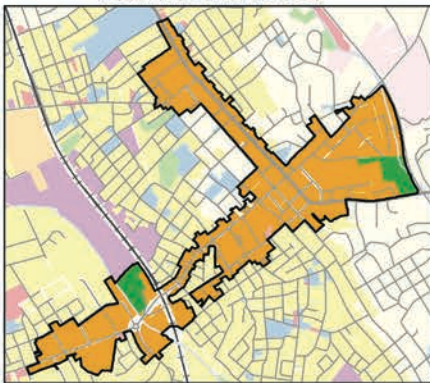
Future Land Use

- | | |
|---------------------------|-------------------------|
| Study Area | Industrial/Employment |
| Concord City Limits | Village Center |
| Suburban Neighborhood | Amusements/Motor Sports |
| Urban Neighborhood | Civic/Institutional |
| Commercial | Rural |
| Mixed-Use Activity Center | Open Space |

Concord
NORTH CAROLINA
2030 LAND USE PLAN
OUR VOICE | OUR VISION | OUR FUTURE



Downtown Inset



0 2.5 5 Miles
Data Sources: City of Concord, Cabarrus County US Census Bureau, NCDOT, USGS and ESRI

*PROPOSED CONCEPT PLANS

Concept 1:
Retail & Entertainment Development



** These concept plans are intended solely to demonstrate potential uses and are not to be construed as final or approved site plans*

Concept 2:
Mixed-Use Development



LOCATION OVERVIEW



CONTACT



DENNIS W. **MOSER** | MAI
President
704.882.1700 ext. 210
M: 704.201.6333
dmoser@themosergroupinc.com



MACKENZIE **MOSER** | CCIM
Broker
704.882.1700 ext. 224
M: 704.280.4649
mmoser@themosergroupinc.com

