

OFFERING MEMORANDUM

511 W. Main St

511 W Main St
Locust, NC 28097

Steven Tice, CCIM

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Mortice Commercial Real Estate

126 Arlington Ave SE
Concord, NC
704 684-1958
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Executive Summary

511 W Main St
Locust, NC 28097



\$794,900

PRICE



\$478,855

PRICE/ACRE



1.66

LOT SIZE

PROPERTY DATA

Lot Size (Acres)	1.66
Parcel ID	557503217731, 557503218893, 557503218850, 557503216667
Zoning	Highway Commercial
County	Stanly
Coordinates	35.257443,-80.431316
Appraised Land Value	—


Positioned on a prime corner adjacent to O'Reilly Auto Parts and directly across from the highly active Locust Town Center, this site offers exceptional visibility and access in one of the area's fastest-growing corridors. With over 22,000 vehicles passing daily, the property benefits from consistent exposure to traffic moving between Midland, Charlotte, Concord, and Monroe.

The ±1.66-acre parcel features two curb cuts, allowing for flexible site planning and easy ingress/egress, making it well-suited for a variety of uses, including a freestanding restaurant, drive-thru concept, or multi-tenant retail development. Its corner positioning enhances signage opportunities and overall presence, creating a strong advantage for businesses seeking both convenience and visibility.

Surrounded by national retailers, daily commuters, and ongoing residential growth, this site represents a rare opportunity to secure a highly visible, well-located corner in an expanding market with strong long-term fundamentals.

Investment Highlights

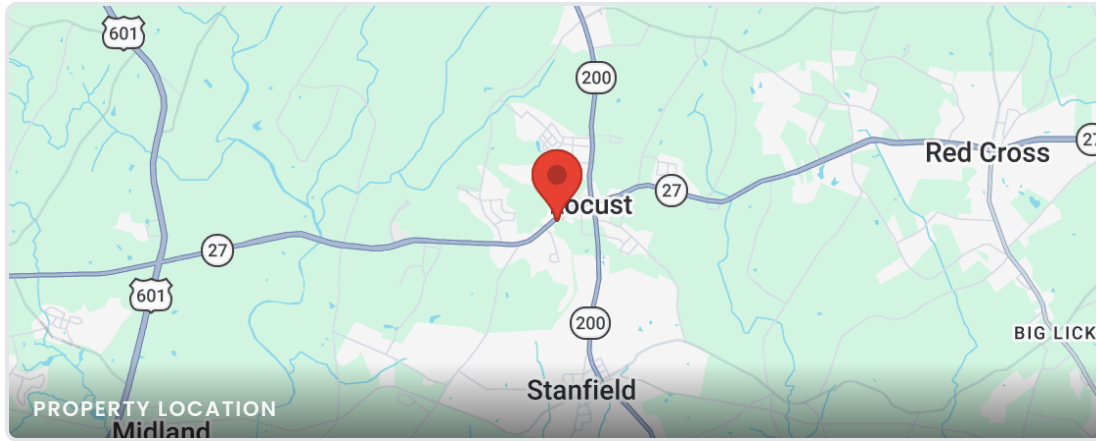
- Highway Commercial zoning supports a wide range of retail, restaurant, and service uses
- Ideal for freestanding retail, drive-thru concepts, or multi-tenant development
- City water and sewer available (currently serving existing residential structure)
- Planned Taylor Morrison townhouse community directly behind the site, adding immediate residential density
- Located in a growing trade area with expanding rooftops and increasing demand for services
- NCDOT projects traffic counts to reach approximately 40,000 vehicles per day by 2040
- Strong long-term appreciation potential driven by corridor growth and infrastructure expansion


\$794,900
ASKING PRICE


\$478,855
PRICE/ACRE


1.66
LOT SIZE

Location Highlights



LOCATION

Address	511 W Main St
City	Locust
State	North Carolina
Zip Code	28097
County	Stanly
APN / Parcel #	557503217731, 557503218893, 557503218850, 557503216667
Coordinates	35.257443, -80.431316

- ±1.66-acre corner parcel with excellent visibility and accessibility
- Directly across from Locust Town Center, a primary retail and service hub
- 22,000 vehicles per day along Hwy 24/27 with strong commuter connectivity
- Convenient access to I-485, Hwy 24/27, Hwy 601, and Hwy 200
- Positioned along a key corridor linking Charlotte, Midland, Concord, and Monroe
- Over 500 feet of road frontage providing exceptional exposure and signage opportunities
- Two curb cuts allow for flexible site design and efficient traffic flow

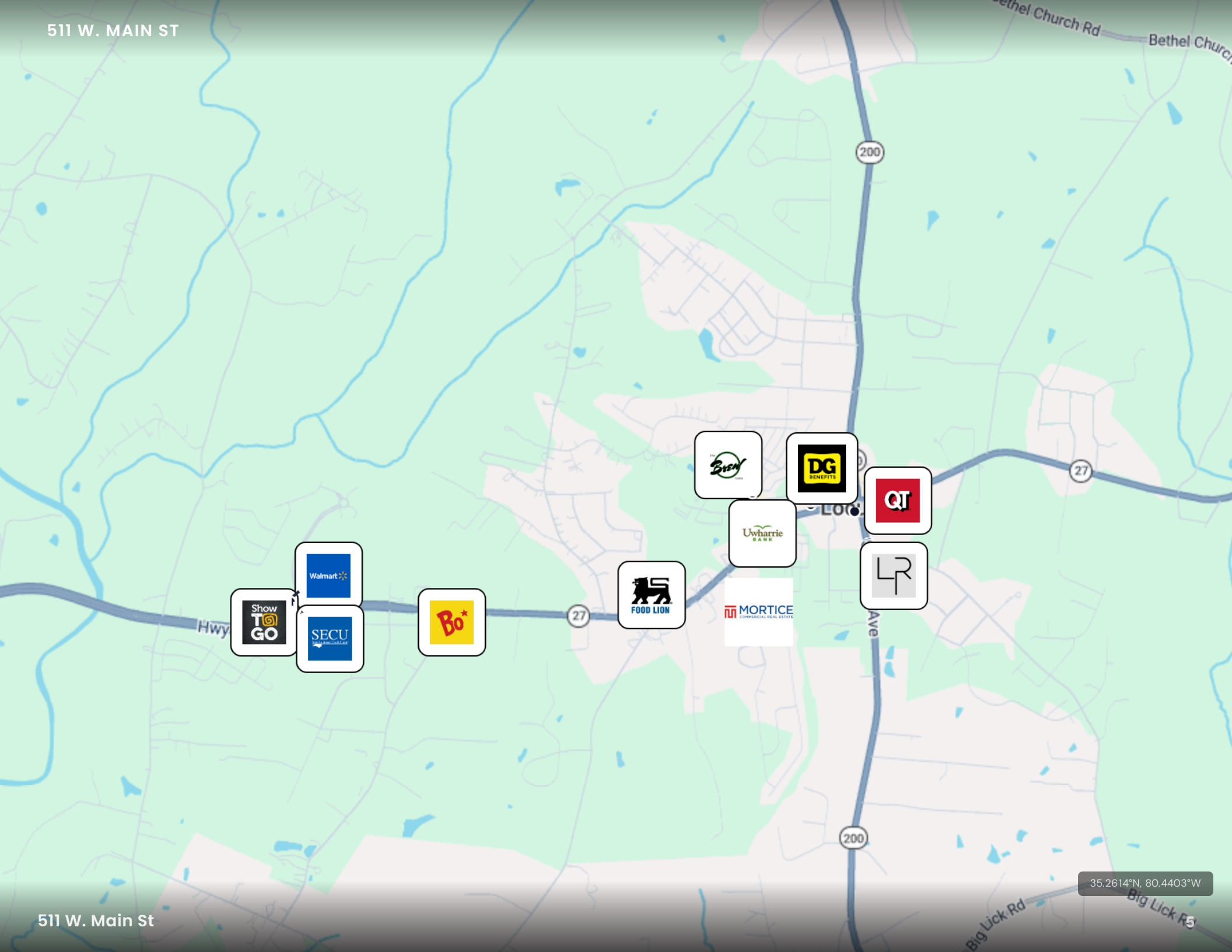
AIRPORTS

Charlotte Douglas International Airport	29.6 mi
Charlotte-Monroe Executive Airport	19.6 mi
Concord-Padgett Regional Airport	18.1 mi

HIGHWAYS

Hwy 200	0.3 mi
Hwy 601	12.0 mi
Hwy 485	11.0 mi

511 W. MAIN ST



200

27

200

35.2614°N, 80.4403°W

511 W. Main St



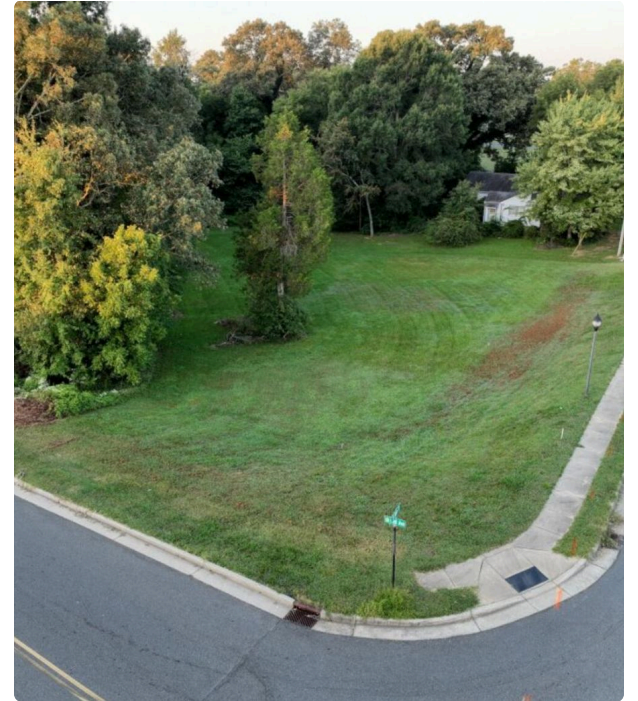
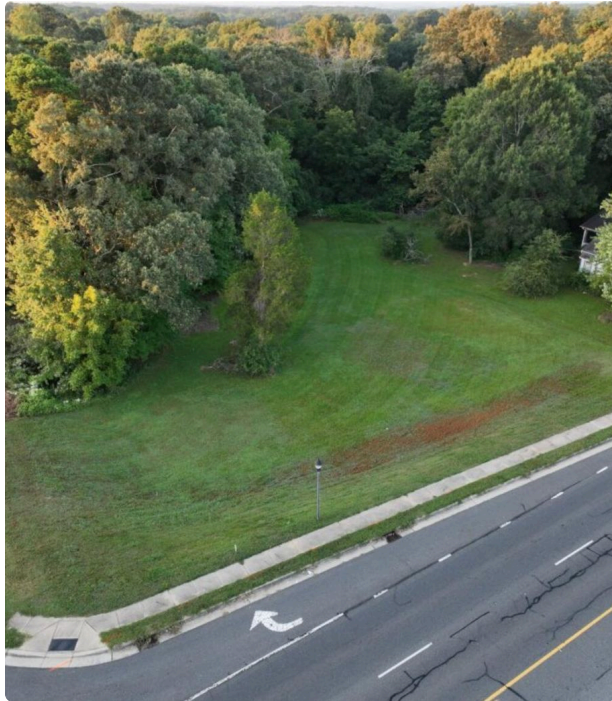
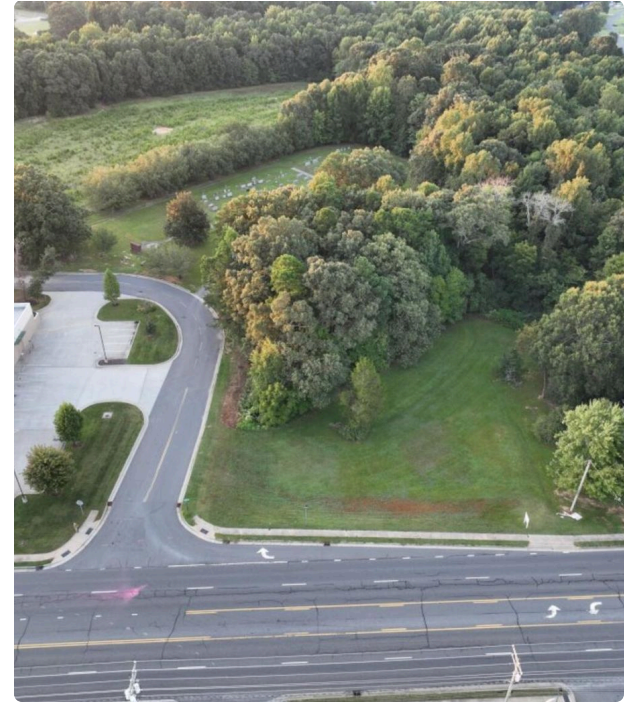
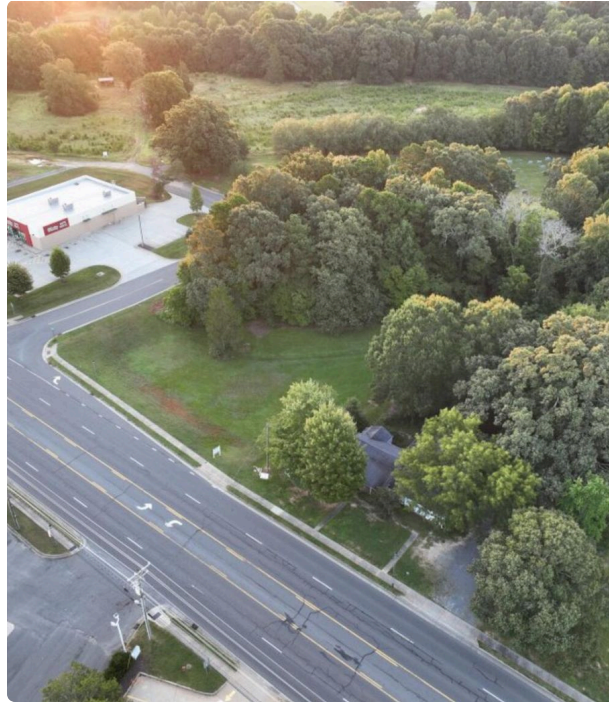
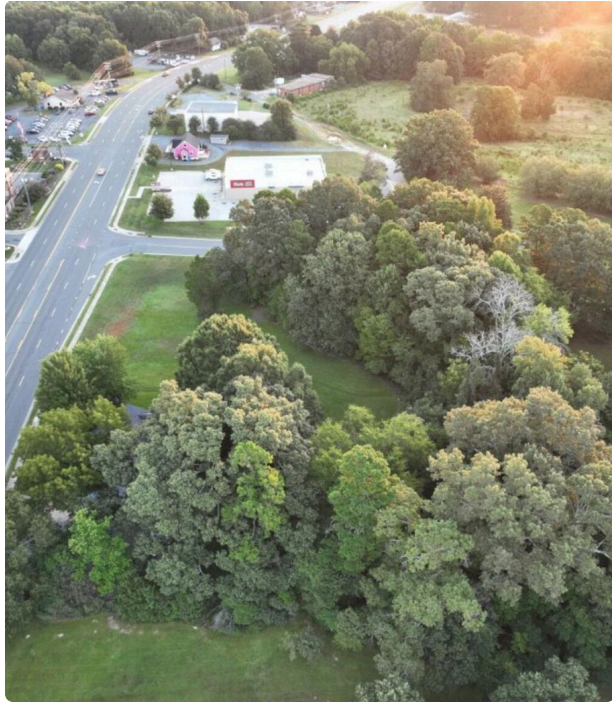
602 W MAIN ST

505 W MAIN ST

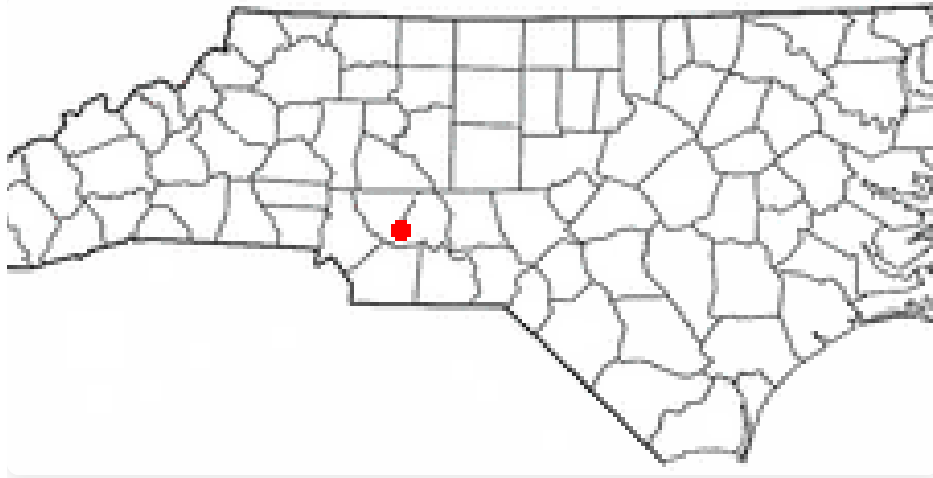
511 W MAIN ST



Photo Gallery



Market Overview



POPULATION
2,930

AREA
8.1 sq mi

ELEVATION
719 ft

TIME ZONE
Eastern Time Zone

COUNTY
Cabarrus County

STATE
North Carolina

Market Overview: Locust, NC

Locust, North Carolina, is a rapidly growing community in the Charlotte MSA, strategically positioned along the Hwy 24/27 corridor approximately 25–30 minutes from Charlotte. Often referred to as “The Crossroads,” Locust serves as a key connector between Charlotte, Concord, Midland, Monroe, and Albemarle, driving consistent daily traffic and expanding its trade area well beyond its population base. Growth is being fueled by new residential development as buyers seek more affordable housing outside of Mecklenburg County, bringing a steady influx of rooftops and increasing demand for retail, dining, and service-oriented businesses. Despite this momentum, the area remains under-retailed, creating a prime opportunity for commercial users and investors to establish an early presence in a market with strong traffic counts, improving infrastructure, and long-term growth fundamentals.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	2,612	Population	8,760	Population	17,980
Median HH Income	\$47,531	Median HH Income	\$71,228	Median HH Income	\$80,339
Households	1,169	Households	3,457	Households	7,021

Source: ESRI / ArcGIS Business Analyst

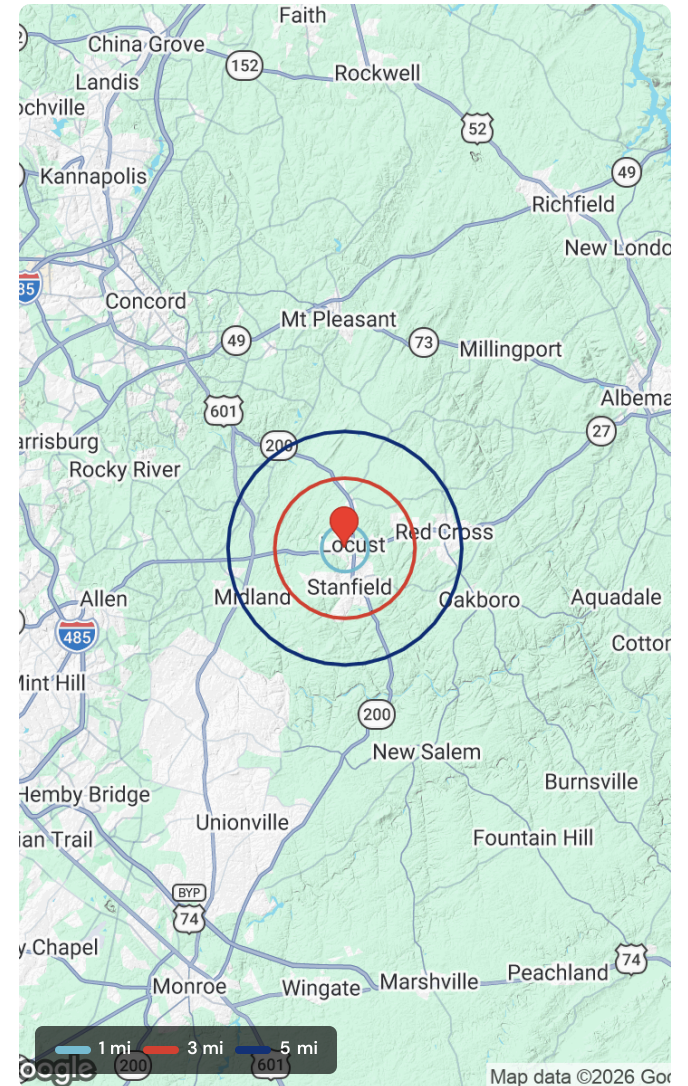
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,658	5,872	11,675
2010 Population	1,749	6,590	13,358
2025 Population	2,612	8,760	17,980
2030 Population	2,695	9,155	19,045
2025-2030 Growth Rate	0.63 %	0.89 %	1.16 %
2025 Daytime Population	2,890	7,871	14,205

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	686	2,170	4,363
2010 Total Households	726	2,462	5,081
2025 Total Households	1,169	3,457	7,021
2030 Total Households	1,219	3,646	7,495
2025 Avg. Household Size	2.23	2.53	2.56
2025 Owner Occupied Housing	875	2,796	5,810
2030 Owner Occupied Housing	951	3,022	6,323
2025 Renter Occupied Housing	294	661	1,211
2030 Renter Occupied Housing	268	624	1,172
2025 Vacant Housing	50	163	343
2025 Total Housing	1,219	3,620	7,364

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	61	196	310
\$15,000-\$24,999	147	365	647
\$25,000-\$34,999	104	199	358
\$35,000-\$49,999	322	555	912
\$50,000-\$74,999	114	457	1,072
\$75,000-\$99,999	90	365	808
\$100,000-\$149,999	226	795	1,775
\$150,000-\$199,999	16	201	518
\$200,000 or greater	89	325	622
Median HH Income	\$47,531	\$71,228	\$80,339
Average HH Income	\$77,386	\$93,289	\$97,368

\$47,531 MEDIAN HH INCOME	\$77,386 AVG HH INCOME
74.9% OWNER OCCUPIED	25.1% RENTER OCCUPIED
4.1% VACANCY RATE	0.63 % 2025-2030 GROWTH





PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.