

# AVAILABLE LAND

0 HENDERSON GROVE CHURCH RD  
INDUSTRIAL OR MIXED-USE DEVELOPMENT OPPORTUNITY



## PROPERTY SPECIFICATIONS

Henderson Grove Church Rd, Jacob Bost Rd, Railroad

**PIN's:** 400 065; 400 0070001; 400 003

**Land Available:** ±66.41 Deeded Acres

**Zoning:** Light Industrial (LI) and Heavy Industrial (HI)

**Jurisdiction:** Rowan County ETJ (Salisbury)

**Utilities:** Sewer nearby (parcels south of site); Nearest Water on Julian Rd. (See Attached)

**Access/Frontage:** ±2,100' on Henderson Grove Church Rd;  
±360' on Jacob Bost Rd

**Price:** **Contact for Pricing**

## HIGHLIGHTS

**Major Highway Access:** I-85, Highway 29, Julian Rd, Henderson Grove Church Rd + new Extension

**Salisbury Business Incentives**

**Strong Local Labor**

**Railroad Frontage (Norfolk Southern)**



# LOCATION OVERVIEW

Located in Charlotte's Rowan County submarket, this parcel is situated along **Henderson Church Grove Rd, Jacob Best Rd** and the **Norfolk Southern Railroad** and offers connectivity just minutes from I-85 via Julian Rd and the new Henderson Grove Church Rd Extension.



Interstate 85  
1.2 Miles



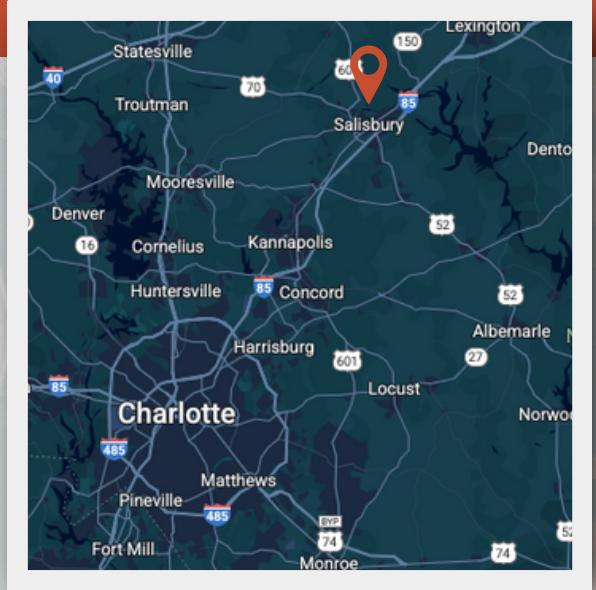
Charlotte-Douglas  
International Airport  
42.2 Miles



Salisbury Downtown  
3.4 Miles





Charlotte CBD  
37.6 Miles

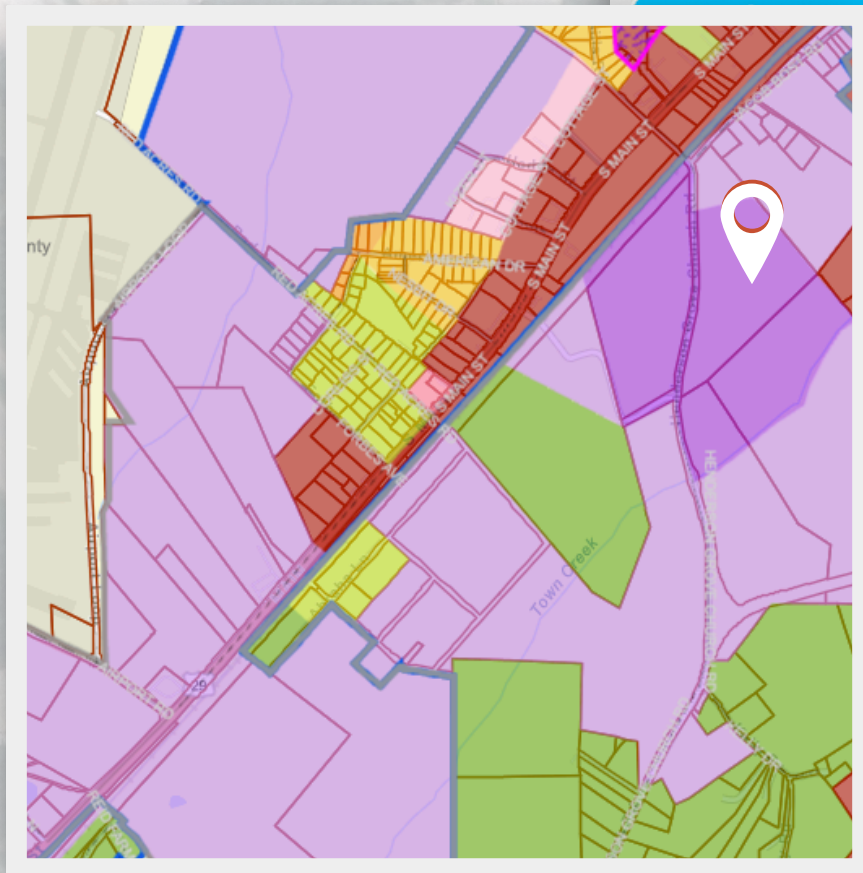
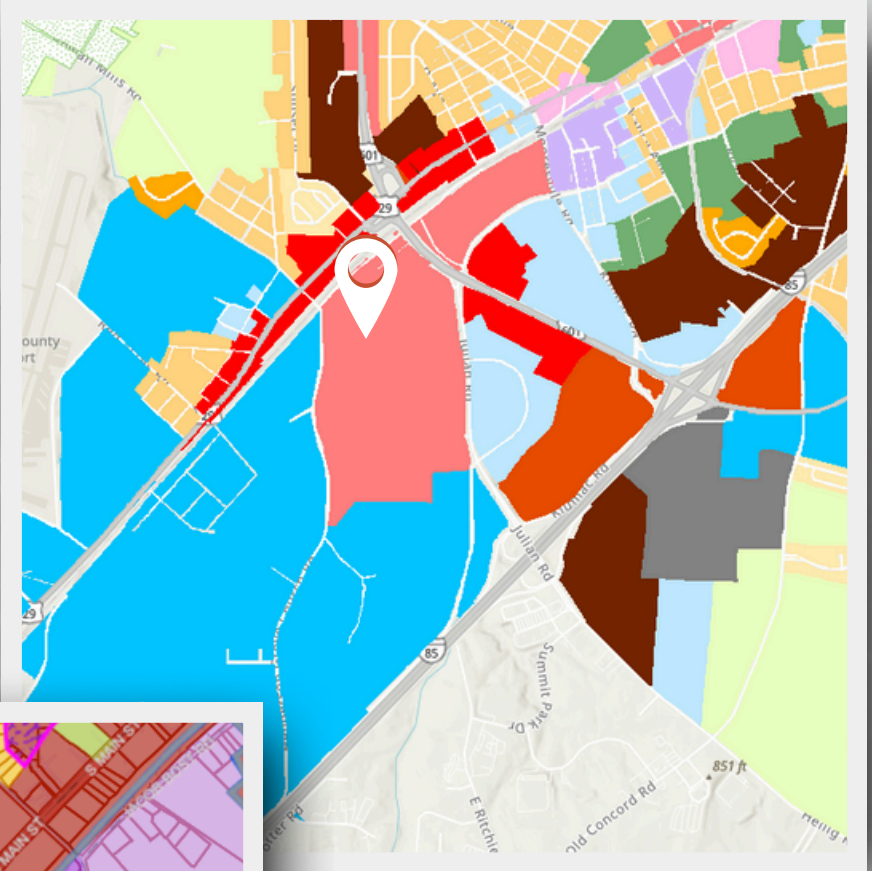


# ZONING & LAND USE



## FUTURE LAND USE

FORWARD 2040

-  Activity Corridor
-  Employment Center



## CURRENT ZONING

-  Light Industrial
-  Heavy Industrial



# Demographic Snapshot

28147, Salisbury, North Carolina Rings: 1, 3, 5 mile radii



<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Population	1,338	26,363	60,826
2030 Total Population	1,361	26,415	61,358
2024-2029 Growth Rate: Population	0.3%	0.0%	0.2%
2025 Female Population	683	13,079	30,517
2025 Male Population	655	13,284	30,309
2025 Daytime Pop: Residents	637	13,974	32,545
2025 Daytime Pop: Workers	3,101	24,396	39,249
2025 Median Age	37.1	38.1	40.4

<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Households	412	10,299	24,370
2030 Total Households	426	10,494	24,978
2024-2029 Growth Rate: Households	0.7%	0.4%	0.5%
2025 Average Household Size	3.19	2.32	2.35
2025 Owner Occupied HUs	178	5,423	14,755
2025 Renter Occupied HUs	234	4,876	9,615
2025 Vacant Housing Units	40	962	2,132

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Median Household Income	\$64,394	\$57,611	\$62,028
2025 Average Household Income	\$84,981	\$79,123	\$87,810
2025 Per Capita Income	\$40,156	\$31,103	\$35,102

<b>Businesses</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Total Businesses (NAICS)	167	1,568	2,469
2025 Total Employees (NAICS)	3,075	23,180	36,722
2025 Employed Civilian Pop 16+	716	11,935	28,074
2025 Unemployment Rate	3.0%	5.1%	5.3%

<b>Race &amp; Ethnicity</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 White Population	680	12,302	33,452
2025 Black Population	365	8,656	16,438
2025 American Indian Population	23	224	415
2025 Asian Population	44	389	891
2025 Pacific Islander Population	0	17	49
2025 Other Race Population	119	2,747	4,993
2025 Population of 2+ Races	107	2,028	4,587
2025 Hispanic Population	240	4,677	8,667

<b>Population 25+ Educational Attainment</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 High School Diploma	240	4,607	10,688
2025 GED/Alternative Credential	25	1,084	2,465
2025 Some College/No Degree	210	3,826	8,493
2025 Associate's Degree	118	1,720	4,616
2025 Bachelor's Degree	112	2,550	7,347
2025 Grad/Professional Degree	114	1,659	3,873

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri