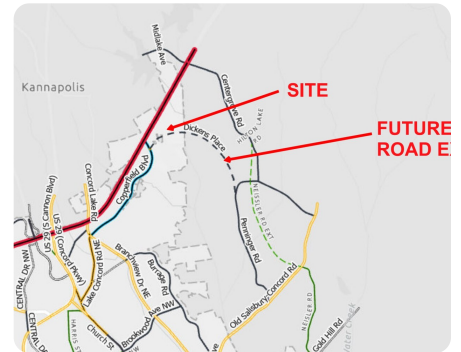
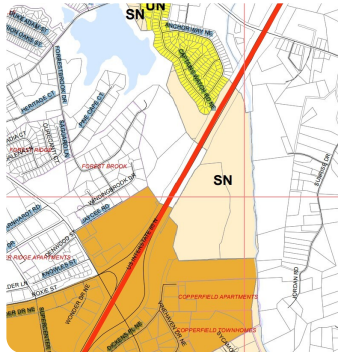
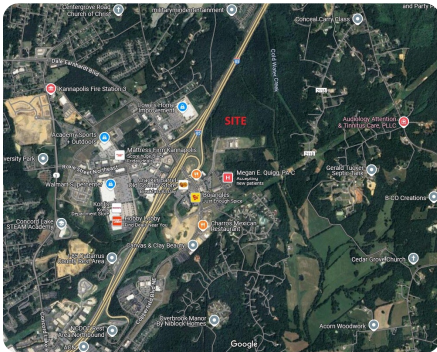


UNDER CONTRACT



45+/- Ac Industrial-Mixed Use Tract at I-85/ Copperfield Blvd

45.33 +/- Acres | Cabarrus County, NC | \$3,000,000



ADDRESS

01 Dickens Rd NE
Concord, NC 28025

LOCATION

From Charlotte, take I-85 north to exit 60A (Copperfield Blvd), you can only go right at top of ramp, get in left lane, go .2 miles (L) on Vinehaven, (R) on Dickens, property will be at the end of the road.

PROPERTY SUMMARY

This 45+/- acre development tract is zoned Light Industrial but is categorized as "**Suburban Neighborhood**" in Concord's 2030 Comprehensive Land Use Plan. This provides an opportunity to either build out the site as **industrial** "By-Right" or pursue a rezoning to a residential use that is supported within the future land use plan. (See supporting docs) Please note that rezoning would require city council approval and is not assured.

The site is served by the City of Concord by both public water and sewer subject to capacity and connectivity.

Dickens Place NE is a public road that serves the adjacent Copperfield development. Extension of Dickens Place as a public connector road is included in the Concord Transportation Plan. This connection would provide direct access to the site subject to ROW and site plan approvals.

nationalland.com/listing/45ac-industrialmixed-use-tract-at-i85-copperfield-blvd



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