

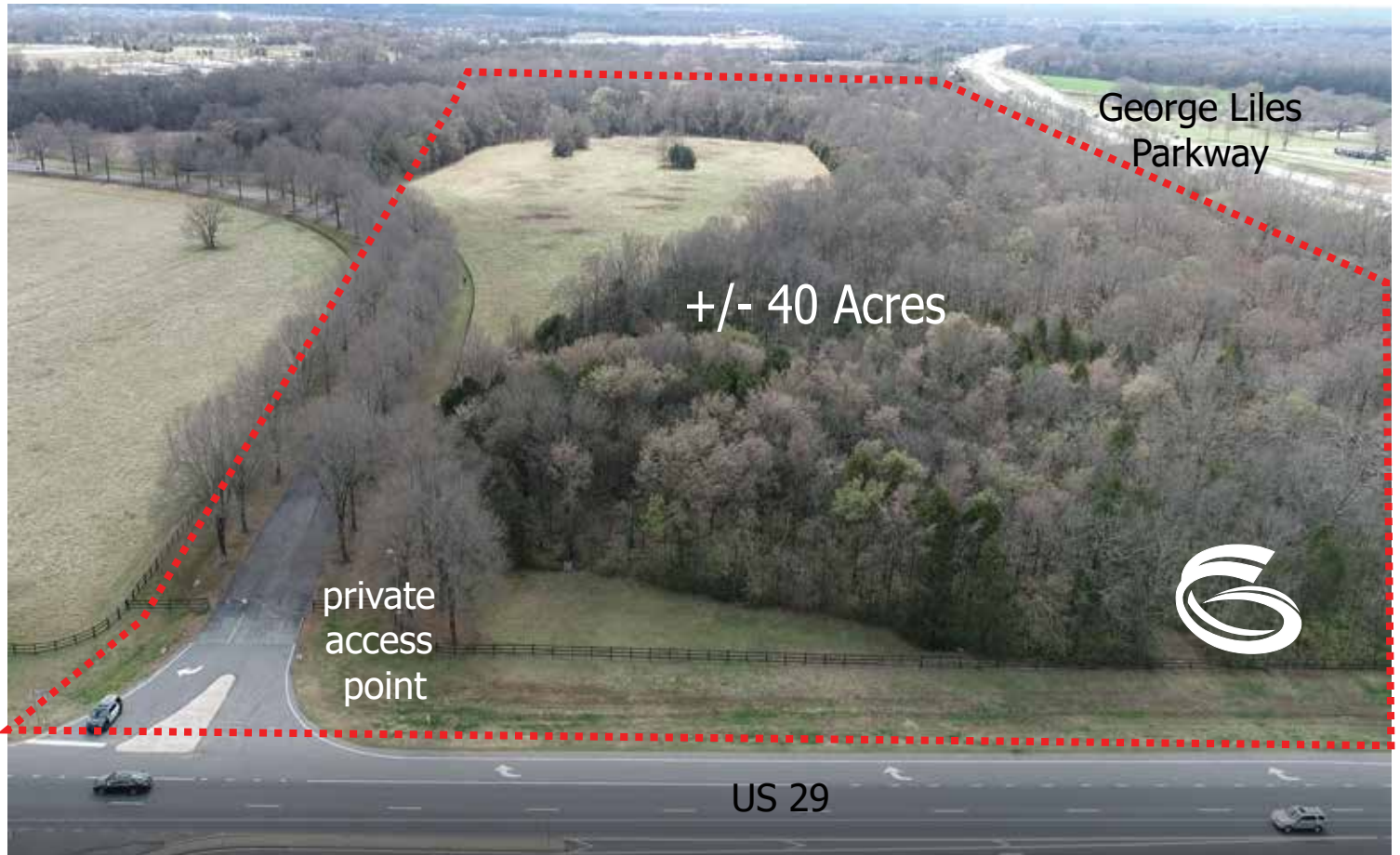
# 40 Acre Greenfield Industrial Site

2300 Concord Pkwy S, Concord NC



THE GROUNDS  
AT CONCORD

High Visibility Intersection



North Carolina

**# 1 Best**

State for Business  
-Forbes 2017-2019

**# 2 Top**

Competitive and State  
Business Climate  
-Site Selection, 2020, 2019

**2.5%**

Lowest Corporate  
Tax Rate in the US  
(and going to zero)

**300**

Miles of Beaches  
and  
Low Cost of Living

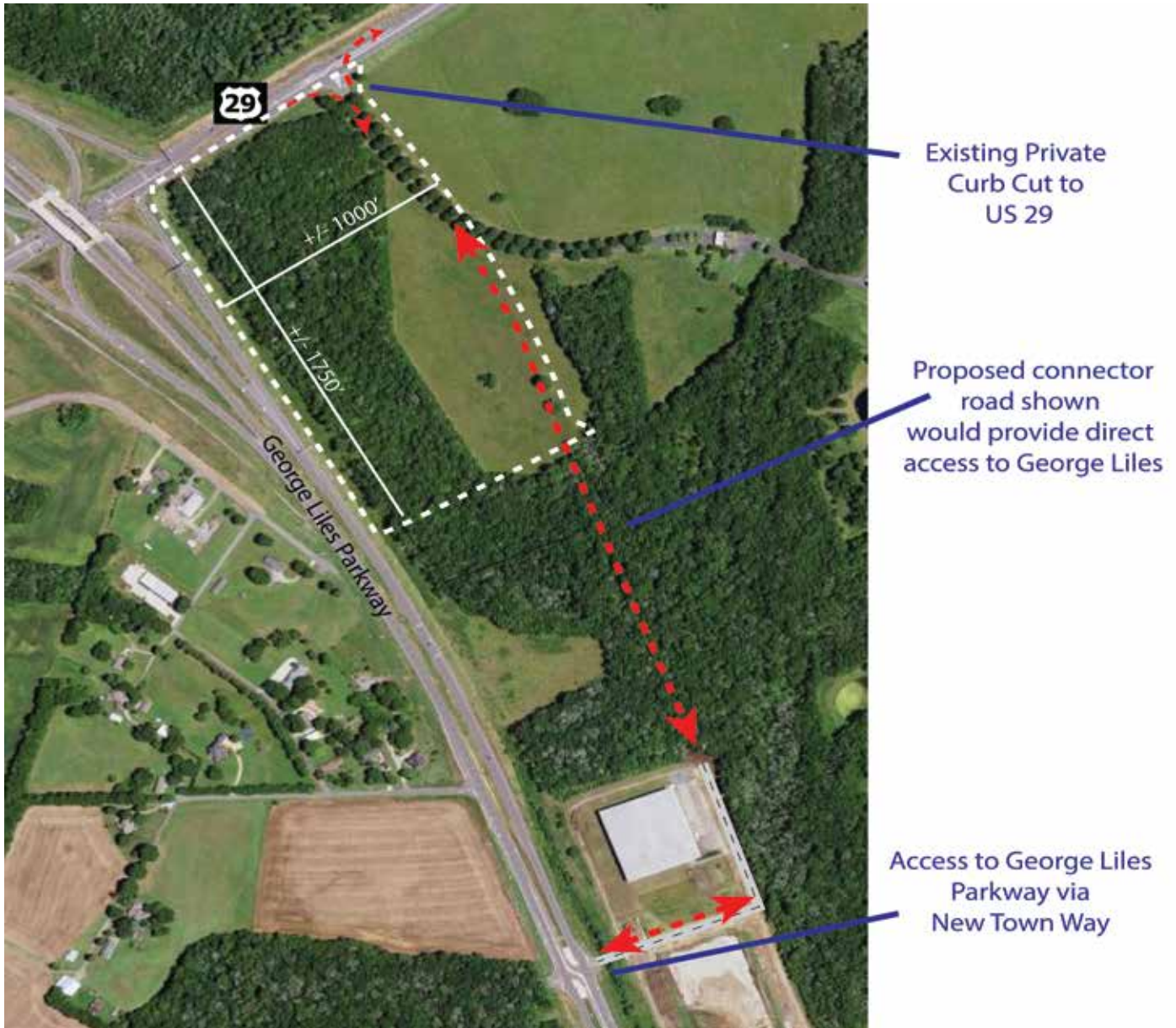
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## 40 Acre Corner Site Overview



## I-2 Heavy Industrial Zoning

- All Utilities on Site
- Existing Private Access point from US-29
- 25 miles from Charlotte Douglas International Airport
- 10 miles from the Concord Padgett Regional Airport
- Located on 4 lane divided highway just 3 miles from Interstate 85
- Charlotte MSA with a population of 2.7 million (4th fastest growing in US)

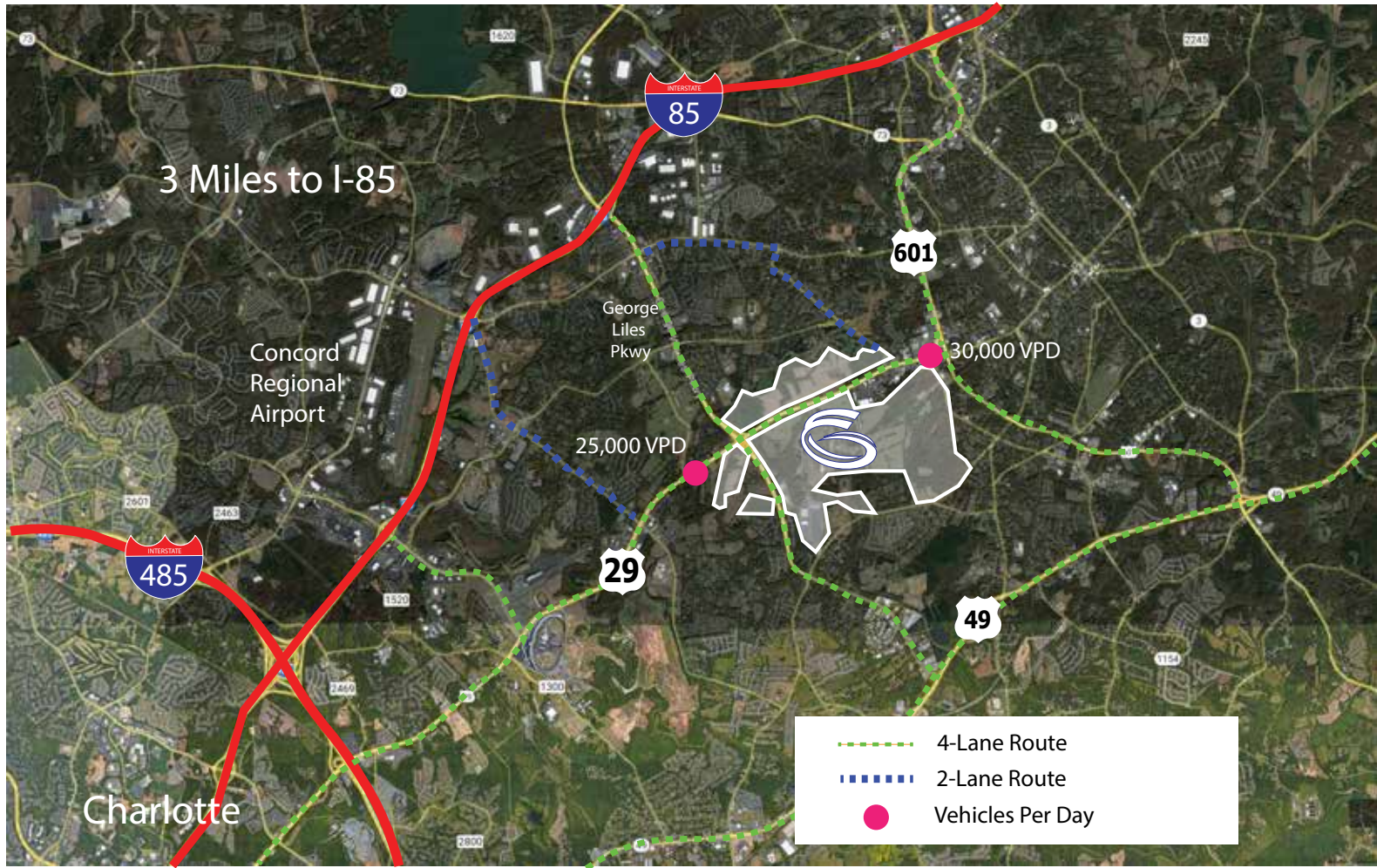
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THE GROUNDS  
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Easy Access to Major Highways



Located in Cabarrus County

	Cabarrus County	Within 30 min of TGAC	Within 45min of TGAC	Charlotte Concord MSA	North Carolina	USA
Population	206,615	1,177,933	2,075,525	2,745,560	10,164,876	324,697,795
Median Age	37.9	37.0	37.8	37.7	38.7	38.1
Labor Force Participation	68.1%	68.1%	68.1%	67.0%	62.0%	63.2%
Prime Age Labor Force	85.6%	85.0%	85.0%	84.3%	81.7%	82.1%
Median Household Income	\$67,328	\$65,417	\$71,144	\$63,912	\$54,602	\$62,843



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[www.grounds-at-concord.com](http://www.grounds-at-concord.com)