AI Land Feasibility Report — 2758 Plantation Rd NW, Concord, NC 28027

Feasibility Rating: SHOVEL-READY BY-RIGHT INFILL RESIDENTIAL HOMESITE (8.7 / 10) · Recommendation: **STRONG BUY / SINGLE-FAMILY SPEC OR CUSTOM BUILD ($45,000–$65,000 Lot Basis · $447,000–$485,000 Finished Exit)** · Evaluated: November 4, 2026
Jurisdiction: City of Concord Corporate Limits (Cabarrus County) · **Subdivision:** Paradise Estates (Lot 32 · Plat Book 15, Page 16) · **Zoning:** RV (Residential Village) · **Flood Hazard:** FEMA Zone X (0.0% SFHA)

1. Executive & Development Summary

The subject property is a shovel-ready, **0.208-acre (9,068 sq ft) platted residential infill homesite** located at **2758 Plantation Rd NW, Concord, NC 28027** (Cabarrus County Account **155218**, PIN **4599-96-2109**, PIN14 **45999621090000**, Real ID **02-045C-0032.00**), legally designated as **Lot 32 of Paradise Estates** (recorded in **Plat Book 00015, Page 00016**). Situated inside the corporate limits of the **City of Concord** (`CODE: CN`, `ETJ: no`, Fire ISO Class 1 District) in northwest Concord's high-demand Pitts School Road / Weddington Road / I-85 growth corridor, the parcel offers immediate by-right buildability with zero HOA restrictions. In NC State Plane coordinates (WKID 102719 / 2264), the property features **80.19 linear feet of direct paved road frontage** along `Plantation Road NW` on the east boundary (`61.42 ft + 13.40 ft + 5.37 ft`), a northern side lot depth of **116.49 feet**, a southern side lot depth of **115.03 feet**, and a western rear boundary of **77.22 feet**, encompassing **388.93 linear feet of total boundary perimeter** (`Shape.STLength(): 388.93 ft`).

Ownership, Valuation & Neighborhood Context:

- **Current Ownership:** Owned of record by **Bernardo Sanchez** (Account `155218`, mailing address: `2758 Plantation Rd NW, Concord, NC 28027`), with zero primary building value (`BuildingValue: $0`) and a small **$9,500** outbuilding/shed assessment (`ObxfValue: $9,500`).
- **Tax Revaluation Momentum:** Cabarrus County's latest tax cycle increased the parcel's assessed land value by **+40.4%**, from **$20,000.00** (`PriorLandValue`) to **$28,080.00** (`LandValue`), bringing total assessed market value from **$26,600.00** to **$37,580.00**.
- **Full Dimensional Compliance in `RV` Zoning:** Because the parcel fronts `Plantation Rd NW` along its **80.19-ft eastern boundary** and extends **115.03–116.49 ft deep** to the west, Lot 32 **100% conforms to every single City of Concord `RV` (Residential Village) dimensional standard** (CDO Table 7.6.2-A): its **9,067.68 sq ft area** exceeds the **7,500 sq ft minimum** (+1,568 sq ft surplus), its **80.19 ft frontage/width** exceeds the **50 ft minimum width** and **15 ft frontage minimum**, and its **115.8 ft average lot depth** exceeds the **100 ft minimum lot depth** (+15.8 ft surplus).

Key Feasibility Findings:

- **100% By-Right Single-Family Buildability (`RV` District):** Under the *Concord Development Ordinance* (CDO Table 8.1.8), **Single-Family Detached Dwelling** and **Single-Family Modular Home** are permitted by right (`P`). Applying the `RV` principal structure setbacks (24 ft front, 7 ft sides, 5 ft rear per Table 7.6.2-B) across the 80.19 ft wide × 115.8 ft deep lot produces a generous **~5,749 sq ft net buildable footprint envelope (`66.2 ft width × 86.8 ft depth`)**—or **~6,014 sq ft (`66.2 ft × 90.8 ft`)** using the 4-ft front setback reduction for recessed garages.
- **Gentle, Ideal Topography (`662' to 666' MSL`):** Cabarrus County 2-foot elevation contours (`opendata/MapServer/10`, `662 ft` and `666 ft` contours) and USGS 3DEP screening confirm only **4.0 feet of vertical relief** across the 115.8-ft lot depth—a gentle **~3.5% grade** that supports a standard slab-on-grade or stem-wall crawlspace foundation with minimal earthwork.
- **Zero Floodplain & Zero Wetland Encumbrances: 100% FEMA Zone X (`0.0% SFHA`, FIRM Panel `4599` / `37025C`)** verified across 36 of 36 interior grid sample points, with **0 mapped USFWS NWI wetlands** and **0 stream buffers** on the parcel.
- **Strong Trailing 12-Month New-Construction Market Support (`2025-11-04` to `2026-11-04`):** Across all **96 verified 2025–2026 new-construction building sales** closed between **November 4, 2025 and November 4, 2026** within 6.0 Google Maps driving miles, the submarket achieves an **Average (Mean) ARV of $449,865 ($203/sq ft across 2,176 sq ft)**, with Single-Family Detached new builds averaging **$670,643 ($206/sq ft, N=32)** and Townhomes averaging **$339,476 ($202/sq ft, N=64)**.

2. Property Overview

Attribute	Verified Record (Cabarrus County GIS / Tax Roll)
Property Situs Address	2758 Plantation Rd NW, Concord, NC 28027
Subdivision & Lot Number	**Paradise Estates · Lot 32** (`SUBDIV_NAME: PARADISE ESTATES`, `NBH_NUM: 26424`)
Municipality / Jurisdiction	City of Concord Corporate Limits (`CODE: CN`, `CITYCODE: City of Concord`, `ETJ: no`)
County & Permit District	Cabarrus County · Permit District `Concord` · Tax District `CS20`
Account Number & Real ID	Account `155218` · Real ID `02-045C-0032.00` (`OBJECTID: 203822725`)
Parcel Identification Number (PIN)	`4599-96-2109` (`PIN14: 45999621090000`)
Legal Description	`LT 32 PARADISE ESTATES` (Plat Book `00015`, Page `00016`)
Current Property Owner	Bernardo Sanchez (Mailing: 2758 Plantation Rd NW, Concord, NC 28027)
Calculated GIS Acreage / Land Area	**9,067.68 Sq Ft (0.2082 Acres)** (County GIS `Shape.STArea()`)
Cadastral Boundary Dimensions	**80.19 ft East Frontage × 115.03 ft South × 77.22 ft West Rear × 116.49 ft North**
Total Boundary Perimeter	**388.93 Linear Feet** (County GIS `Shape.STLength(): 388.93 ft`)
County Assessed Value (2026/2027)	**$28,080.00 Land + $9,500.00 Outbuilding (`ObxfValue`) = $37,580.00 Total Market Value**
Prior Tax Cycle Assessment	$20,000.00 Land + $6,600.00 Outbuilding = $26,600.00 Prior Total (+40.4% Land Increase)
Primary Base Zoning District	City of Concord `RV` (Residential Village District per CDO Article 7; `OLDZONING: R-3`)
Zoning Overlay Districts	None (Outside Watershed Critical Area, Historic, and Airport Overlays)
FEMA Flood Hazard Designation	**Zone X (Unshaded · 0.0% SFHA)** · FIRM Panel `4599` / `37025C` (Minimal Risk)
Elevation Range & Vertical Relief	**662.0' to 666.0' MSL (4.0 ft contour relief · ~3.5% gentle slope; USGS centroid 670.2' MSL)**
Water / Sewer Utility Infrastructure	**City of Concord Municipal Water & Wastewater Service District**
Road Frontage & Access	**80.19 Linear Feet** on paved public city street `Plantation Rd NW` (`SEGID: 1003`, 25 mph)
Assigned Public Schools	Carl A. Furr Elementary · Roberta Road Middle · Jay M. Robinson High

3. Parcel Verification & Chain of Title

- **Cadastral & Plat Verification:** Parcel boundaries, NC State Plane coordinates (WKID 102719 / 2264), and CAMA attributes were verified directly from Cabarrus County GIS (`DataExplorerSearch/MapServer/0` and `MapServer/2`). The parcel is an officially platted residential building lot—**Lot 32 of Paradise Estates**, recorded in **Cabarrus County Plat Book 15, Page 16**.
- **Ownership & Assessment History:**

1. **Current Ownership:** Recorded in the name of **Bernardo Sanchez** (`AcctNumber: 155218`). The parcel carries a land-use classification of **`UseCode: 0200` (Residential Improved/Accessory)** due to a **$9,500.00** detached accessory shed/outbuilding (`ObxfValue`), while primary building value is **$0.00** (`BuildingValue: 0`).
2. **Assessed Value Trajectory:** In the current county reappraisal, assessed land value rose from **$20,000.00** to **$28,080.00** (+40.4%), and total market value increased from **$26,600.00** to **$37,580.00**, reflecting strong underlying land appreciation along the northwest Concord / Pitts School Road corridor.

- **Common Ownership / Contiguous Merger Check:** A countywide owner query across Cabarrus County confirms that **Bernardo Sanchez** owns only this single parcel (`PIN14: 45999621090000`). Adjoining Lot 31 (`PIN14: 45999622180000`, 0.218 ac vacant) and Lot 33 (`PIN14: 45999601750000`, 0.494 ac improved) are held by separate owners, eliminating any common-ownership merger issues.
- **Surrounding Adjoining Parcels (Within 45 Meters):**

Adjoining PIN14	Direction / Context	Acres	Legal Description	Land Value	Building Value	Total Market Value
`45999622180000`	**North Adjoiner (Lot 31)**	0.218 ac	`LT 31 PARADISE ESTATES`	$29,430	$0	$38,930
`45999623460000`	**North +1 (Lot 30)**	0.262 ac	`LOT 30 PARADISE ESTATES`	$34,620	$72,340	$107,510
`45999601750000`	**South Adjoiner (Lot 33)**	0.494 ac	`LT 33 PARADISE ESTATES & P/O LOT 3` (Built 2006)	$50,510	$118,810	$172,730
`45999600960000`	**Southwest Adjoiner**	0.510 ac	`P/O LT 3 DONALD SELLERS` (Built 2003)	$50,510	$119,940	$177,770
`45999603400000`	**West Rear Adjoiner**	1.210 ac	`LT 2 DONALD L SELLERS PROPERTY` (Wooded)	$72,830	$0	$82,330
`45999632930000`	**East (Across Street)**	0.526 ac	`EAST SIDE PLANTATION RD`	$62,800	$0	$82,900
`45999433330000`	**South Corridor Tract**	52.439 ac	`CAROLINA VILLAGE · SOUTH SIDE PITTS SCHOOL RD`	$1,624,650	$145,450	$8,569,500

4. Zoning Analysis

- **Base Zoning District: `RV` (Residential Village District — City of Concord)**
- **Governing Authority:** City of Concord Planning & Development Services · *Concord Development Ordinance (CDO)*, Article 7 (Base Zoning Districts, Tables 7.6.2-A & 7.6.2-B) and Article 8 (Use Regulations, Table 8.1.8).
- **GIS Verification:** Cabarrus County Zoning MapServer Layer 6 (`OBJECTID: 915171`, `ZONINGCODE: RV`, `District: Residential Village`, `CITYCODE: City of Concord`, `ETJ: no`, `OLDZONING: R-3`, `UDO_ID: 337`).

> **GIS Metadata vs. Adopted Ordinance Note:** While the legacy GIS description string states *"6,000 square foot minimum lot size, maximum of seven units per acre"*, the legally operative **Concord Development Ordinance (CDO) Table 7.6.2-A** establishes **`7,500 sq ft` minimum lot area and `8`**

`dwelling units per acre` **maximum density** for the RV district. Both sets of standards are satisfied by the subject lot.

Dimensional & Setback Standards — Concord CDO Table 7.6.2-A & Table 7.6.2-B (`RV` District):

Dimensional Standard	CDO `RV` Requirement	Subject Parcel (`Lot 32`)	Compliance Status
Minimum Lot Area	**7,500 sq ft**	**9,067.68 sq ft (0.2082 ac)**	✅ **100% Conforming** (+1,568 sq ft surplus)
Maximum Gross Density	**8.0 du / acre**	**1.67 unit mathematical yield**	✅ **1 Dwelling Unit Permitted By-Right**
Min. Public Street Frontage	**15.0 ft**	**80.19 ft** (on Plantation Rd NW)	✅ **100% Conforming** (5.3× minimum)
Minimum Lot Width	**50.0 ft**	**80.19 ft front / 77.22 ft rear**	✅ **100% Conforming** (+30.2 ft surplus at street)
Minimum Lot Depth	**100.0 ft**	**115.8 ft** (116.49' N / 115.03' S)	✅ **100% Conforming** (+15.8 ft depth surplus)
Maximum Building Height	**35.0 ft**	Vacant (1–2.5 stories supported)	✅ **Conforming**
Maximum Impervious Surface Ratio	**0.50 (50%)**	**4,534 sq ft max impervious**	✅ **Conforming** (ample for home + drive + patio)
Minimum Front Setback	**24.0 ft** *(20.0 ft w/ recessed garage per Note 3)*	Applied along East frontage (80.19 ft)	✅ **Leaves 86.8–90.8 ft buildable depth**
Minimum Interior Side Setback	**7.0 ft per side** *(reducible to 5 ft per Note 2)*	Applied along North & South lines	✅ **Leaves 66.2 ft buildable width**
Minimum Rear Setback	**5.0 ft** (Principal & Accessory)	Applied along West rear line (77.22 ft)	✅ **Maximizes rear yard envelope**

- **Net Buildable Footprint Envelope:** Applying the standard 24-ft front setback (from the eastern Plantation Rd NW right-of-way), 5-ft western rear setback, and 7-ft northern and southern side setbacks yields a net buildable building envelope of **`66.2 ft width × 86.8 ft depth` (~5,749 sq ft buildable footprint)**—or **`66.2 ft × 90.8 ft` (~6,014 sq ft)** if the garage is recessed ≥4 ft behind the front facade plane (CDO Table 7.6.2-B Note 3). This easily accommodates a **1,800–2,600 sq ft 1.5- or 2-story single-family home** with an attached 2-car garage, covered front porch, and private rear deck/patio backing to the 1.21-acre wooded Sellers tract.

5. Future Land Use Analysis

- **Governing Comprehensive Plan:** *City of Concord 2030 Land Use Plan* & Northwest Concord / Pitts School Road Growth Corridor.
- **Designation & Policy Context:** The parcel lies inside the City of Concord corporate limits within an established **Suburban Residential / Residential Village** growth sector. Concord's `RV` zoning district directly implements the comprehensive plan's objective of encouraging compact, pedestrian-friendly single-family neighborhood infill near major thoroughfares (`Pitts School Rd NW`, `Weddington Rd`, and `US-29`).
- **Adjacent Institutional & Mixed-Use Anchors:** Immediately south of the Paradise Estates pocket lies the 52.44-acre **Carolina Village** campus (`PIN14: 45999433330000`, $8.57M market value) along Pitts School Road, providing stable institutional buffering and high-capacity arterial road connectivity.

6. Rezoning & Upzoning Opportunity

Entitlement Pathway	CDO Table 8.1.8 Status	Feasibility & Strategic Assessment
Single-Family Detached / Modular (`RV`)	**`P` (Permitted By-Right)**	**OPTIMAL.** Immediate administrative zoning clearance (`ZCP`) and building permit issuance with zero public hearing risk.
Duplex / Triplex (`RV`)	**`PS` (Permitted w/ Supplemental Regs)**	Listed as `PS` under CDO Table 8.1.8 (subject to Tables 7.6.2-A/B & §7.7.4-F), but an 8.0 du/ac density cap on 0.2082 acres yields **1.67 units**, preventing a 2-unit duplex without a variance or contiguous lot assemblage.
Single-Family Attached / Townhome (`RV`)	**`PS` (Permitted w/ Supplemental Regs)**	Subject to CDO §7.7 & §7.7.4.I; requires a multi-lot parent tract and 8.0 du/ac density (1.67 units max on this lot), making standalone townhome subdivision infeasible on a single 9,068 sq ft parcel.
Multifamily / Apartment (`RV`)	**`SS` (Special Use Permit + §7.8)**	Requires quasi-judicial Special Use Permit approval and multi-acre scale; infeasible on 0.2082 acres.

7. Subdivision & Lot-Split Potential

Development Track	Feasibility Status	Regulatory & Dimensional Basis
Single Custom / Spec Residence (1 Lot)	**PERMITTED BY-RIGHT (OPTIMAL)**	Lot 32 (`9,067.68 sq ft`) exceeds the `7,500 sq ft` `RV` minimum area, `50 ft` minimum width (`80.19 ft`), and `100 ft` minimum depth (`115.76 ft`).
2-Lot Minor Subdivision Split	**NOT FEASIBLE**	Two conforming `RV` lots require `15,000 sq ft` minimum total area (`2 × 7,500 sq ft`) and `100 ft` combined width; the parcel's `9,067.68 sq ft` area supports **1 dwelling unit** (`0.2082 ac × 8 du/ac = 1.67 units`).
Accessory Dwelling Unit (ADU)	**PERMITTED (`PS` per §8.3.3.C)**	One accessory dwelling unit (up to 50% of primary livable area or 1,100 sq ft max) is permitted in `RV` to the rear of a primary single-family home, offering optional house-hack or rental income upside.

8. HOA, Deed Restrictions & Builder Requirements

- **No Active Mandatory HOA:** Paradise Estates (`Plat Book 15, Page 16`) is an established, mid-century platted residential neighborhood with **no active mandatory Homeowners Association (HOA), zero monthly/annual assessment dues, and no private Architectural Review Committee (ARC)**.
- **Builder & Product Flexibility: Bring Your Own Builder** with no HOA start-build deadline. Both site-built single-family detached homes and off-frame NC modular homes (`Single-Family Modular Home = P` in `RV`) are permitted by right, subject to standard City of Concord residential design guidelines (CDO §7.7). Manufactured/mobile homes are prohibited unless inside an `MH` Manufactured Home Overlay District (§8.3.3.C.7).

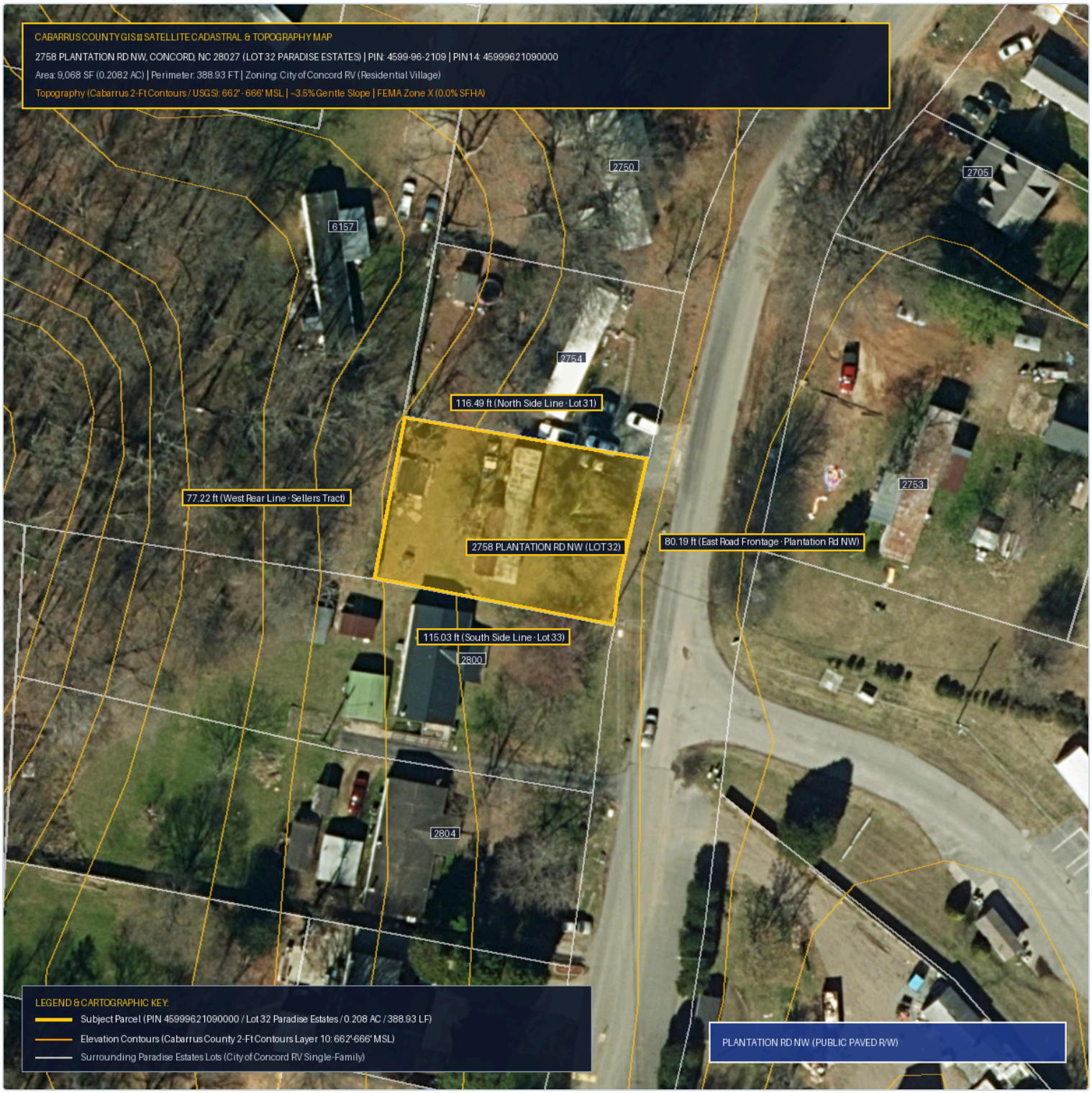
- **Pre-Closing Title & Existing Shed Verification:** The tax roll reflects **$9,500.00 in `ObxfValue`** (an existing detached storage shed/outbuilding visible on satellite imagery). A standard boundary survey and title commitment should verify Plat Book 15, Page 16 building lines and budget ~$1,500–$2,500 to demolish or relocate the existing shed prior to pad grading.

9. Buildability Assessment

- **Overall Feasibility Score: 8.7 / 10 (Shovel-Ready By-Right Infill Homesite)**
- **Physical Site Buildability Rating: 8.9 / 10 (High)** — 100% conforming rectangular geometry (`80.19' frontage × 115.76' avg depth`), gentle ~3.5% slope (4 ft relief), well-drained Mecklenburg loam soils, and a 5,749–6,014 sq ft buildable envelope.
- **Infrastructure & Entitlement Rating: 9.4 / 10 (Turnkey Municipal Jurisdiction)** — Inside City of Concord corporate limits with by-right `RV` zoning, paved city street frontage, ISO Class 1 fire protection, and assigned municipal building/trade inspectors.
- **Environmental Rating: 10.0 / 10 (Pristine)** — 100% FEMA Zone X (0.0% SFHA across 36/36 grid points), 0 mapped wetlands, and 0 stream buffers on site.

10. Topography and Slope Analysis

Cabarrus County GIS Topography (2-Ft Contours) & Boundary Measurements Map



Cabarrus County GIS 2-Foot Contour Screening (`opendata/MapServer/10`) & USGS 3DEP Sampling

Direct spatial intersection with Cabarrus County's official 2-foot elevation contour layer (`Interval = 2 ft`) and USGS 3DEP 5-point cardinal elevation sampling reveals:

- **Elevation Range & Vertical Relief:**
  - *Highest Contour Crossing Parcel (East / Road Frontage):* **666.0 ft NAVD88** (`OBJECTID: 41736`)
  - *Lowest Contour Crossing Parcel (West / Rear Line):* **662.0 ft NAVD88** (`OBJECTID: 53280`)
  - *USGS 3DEP Centroid Elevation:* **670.17 ft MSL** (204.27 meters)
  - *Total On-Lot Vertical Relief:* **4.0 ft** across the 115.8 ft parcel depth.
- **Slope Gradient & Foundation Recommendation:**

- *On-Lot Building Pad Grade:* Dropping 4.0 ft over 115.8 ft yields an average east-to-west slope of **~3.5%** (`<15% — Buildable / Gently Sloping`).
- *Off-Site Ravine Context (West):* While USGS 80-meter radial sampling picks up a steeper wooded ravine 235 meters west of the parcel (on the 1.21-acre Sellers tract), the subject parcel itself sits entirely on the gently sloping upper terrace between the 666' and 662' contours.
- *Foundation Design:* Ideal for a **cost-effective slab-on-grade or 2–3 block stem-wall crawlspace foundation** with natural rear-to-west surface drainage and minimal earthwork.

11. Floodplain Analysis

- **Authoritative Source:** FEMA National Flood Hazard Layer (NFHL) MapServer Layer 28 (`DFIRM_ID: 37025C`, Study `37025C_STUDY79`, Effective Panel `4599`) & Cabarrus County `Flood Plain 100 year` layer (`opendata/MapServer/29`).
- **Flood Zone Designation:** **`FLD_ZONE: X`** (`ZONE_SUBTY: AREA OF MINIMAL FLOOD HAZARD`, `SFHA_TF: F`).
- **36-Point Interior Grid Verification: 36 of 36 sample points (100.0%)** inside the parcel polygon tested positive for **Zone X (`0.0% SFHA`)**. County parcel attributes independently confirm `Floodway: No`, `Flood_100Year: No`, and `Flood_500Year: No`.
- **Flood Insurance:** Not required by conventional, FHA, VA, or construction lenders.

12. Wetlands and Environmental Constraints

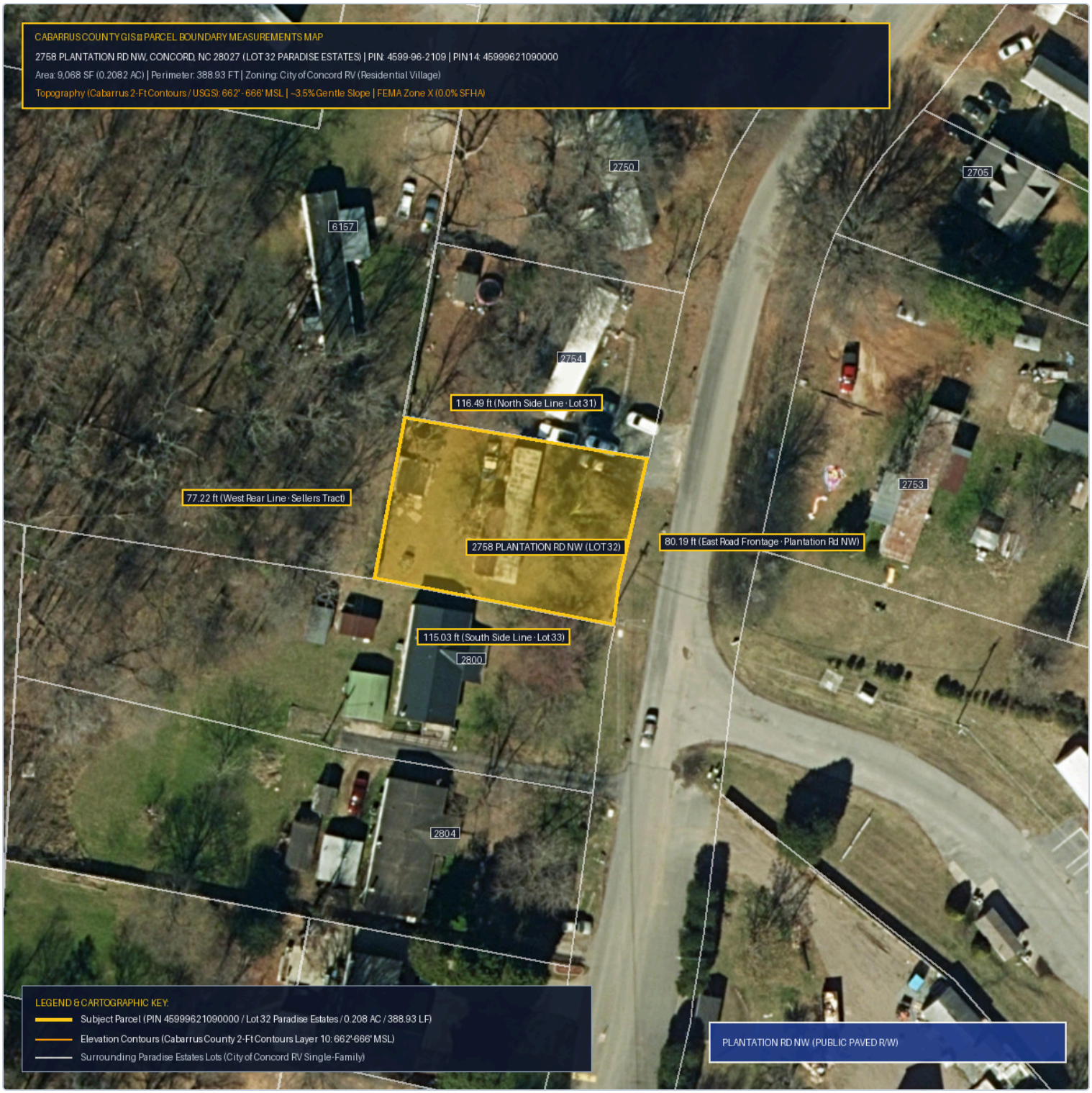
- **USFWS National Wetlands Inventory (NWI): 0 mapped wetlands** intersect the subject parcel (`fwspublicservices.wim.usgs.gov/wetlandsmapservice/rest/services/Wetlands/MapServer/0`). The nearest mapped feature is a 2.27-acre riverine creek channel (`R4SBC`) located **235 meters (771 feet) west** of the parcel—completely outside any regulatory buffer zone.
- **Stream & Watershed Buffers:** Cabarrus County GIS confirms `Watershed_CLASS: None`, `STREAM_NAM: None`, and `PCA_TYPE: None` (outside the Coddle Creek WS-II and Lake Concord WS-IV critical watersheds).
- **USDA / NRCS Soil Survey (`ParcelSoils` / SDA):** Mapped **Mecklenburg loam, 2 to 8 percent slopes (`MUSYM: MeB`, `MUKEY: 111653`)**, an upland well-drained soil series with favorable bearing capacity for shallow residential foundations.

13. Utilities & Infrastructure Analysis

Utility / Service	Provider / Agency	Verified Status, Fee Schedule & Notes
Public Water	City of Concord Water Resources	Inside `CITY OF CONCORD` municipal service district. Published FY24-25 3/4" residential connection = **$3,030.00** ($1,632.00 SDF + $1,134.00 city installation + $264.00 meter).
Sanitary Sewer	City of Concord Wastewater Utilities	Inside municipal service district. Published FY24-25 4" residential sewer connection = **$2,159.00** ($1,159.00 SDF + $1,000.00 4" lateral installation).
Combined City Tap + SDF Fees	City of Concord Customer Care	**$5,189.00 total** for standard 3/4" water + 4" sewer tap on existing city mains. *(Confirm exact main/lateral stub position at frontage prior to closing).*
Electricity	Duke Energy Carolinas	Active overhead electric distribution lines along `Plantation Rd NW` frontage.
Natural Gas	Piedmont Natural Gas	Natural gas service active in the Pitts School Rd / Plantation Rd corridor.
Telecommunications / Fiber	Spectrum / AT&T Fiber	High-speed broadband cable and fiber-optic internet available at street.
Fire & Municipal Inspections	Concord Fire Dept (`ISO Class 1`)	Highest possible municipal fire rating (`ISORating: 1`). Assigned Concord inspectors: **David Carden** (Building/Plumbing) & **Mike Cox** (Electrical/Mechanical).

14. Road Access and Frontage

Cabarrus County GIS Parcel Boundary Measurements Map



Primary Boundary Faces Summary (NC State Plane WKID 102719 / 2264)

Cabarrus County GIS native State Plane cadastral records (`DataExplorerSearch/MapServer/2`, `PIN14: 45999621090000`) define the Lot 32 boundary polygon with 6 boundary segments (7 vertices), consisting of a 3-segment gently curving eastern road frontage along `Plantation Road NW` (`61.42 ft + 13.40 ft + 5.37 ft = 80.19 ft`), a straight southern side line (`115.03 ft`), a straight western rear line (`77.22 ft`), and a straight northern side line (`116.49 ft`). Aggregating the polygon geometry into the four primary physical boundary faces yields:

Boundary Face	Vertex Span (NC State Plane Feet)	Total Length (Ft)	Compass Bearing	Adjoining Parcel & Context
1. East Road Frontage (`Plantation Rd NW`)	`v0 (1499257.25, 596223.88)` → `v3 (1499239.62, 596145.69)` *(3 segments: 61.42' + 13.40' + 5.37')*	**80.19 ft**	**192.7° (S-SW)**	**Direct paved public street frontage** along `Plantation Rd NW` (`SEGID: 1003`, City of Concord 25 mph R/W).
2. South Side Lot Line	`v3 (1499239.62, 596145.69)` → `v4 (1499127.12, 596169.69)` *(1 straight segment)*	**115.03 ft**	**282.0° (W-NW)**	Adjoins **Lot 33 (`PIN14: 45999601750000`, 0.494 ac improved single-family home, $172,730 MV)**.
3. West Rear Boundary Line	`v4 (1499127.12, 596169.69)` → `v5 (1499142.75, 596245.31)` *(1 straight segment)*	**77.22 ft**	**11.7° (N-NE)**	Backs to **`LT 2 DONALD L SELLERS PROPERTY` (`PIN14: 45999603400000`, 1.210 ac wooded buffer)**.
4. North Side Lot Line	`v5 (1499142.75, 596245.31)` → `v6 (1499257.25, 596223.88)` *(1 straight segment)*	**116.49 ft**	**100.6° (E-SE)**	Adjoins **Lot 31 (`PIN14: 45999622180000`, 0.218 ac vacant lot, $38,930 MV)**.
Total Perimeter / Area	**6 Segments (7 Vertices)**	**388.93 ft**	—	**9,067.68 Sq Ft (0.2082 Acres) · 80.19 Ft Paved Public Street Frontage**

- **County GIS Cadastral Precision:** The calculated boundary perimeter of **388.93 linear feet** matches the official Cabarrus County GIS record (`Shape.STLength() = 388.93 ft`) to within 0.01 ft, and the polygon area matches `Shape.STArea() = 9,067.68 sq ft` (`0.2082 acres`).
- **Roadway Classification & Driveway Permitting:** `Plantation Road NW` (`SEGID: 1003`, address range `2705–2800`) is a paved, two-lane municipal residential street (`Speed: 25 mph`, `CityLeft/Right: CONCORD`). Residential driveway apron permitting is handled administratively by the **City of Concord Transportation / Engineering Department** with unobstructed sight distance in both directions.

15. School and Location Analysis

Assigned Public Schools (Cabarrus County Schools District)

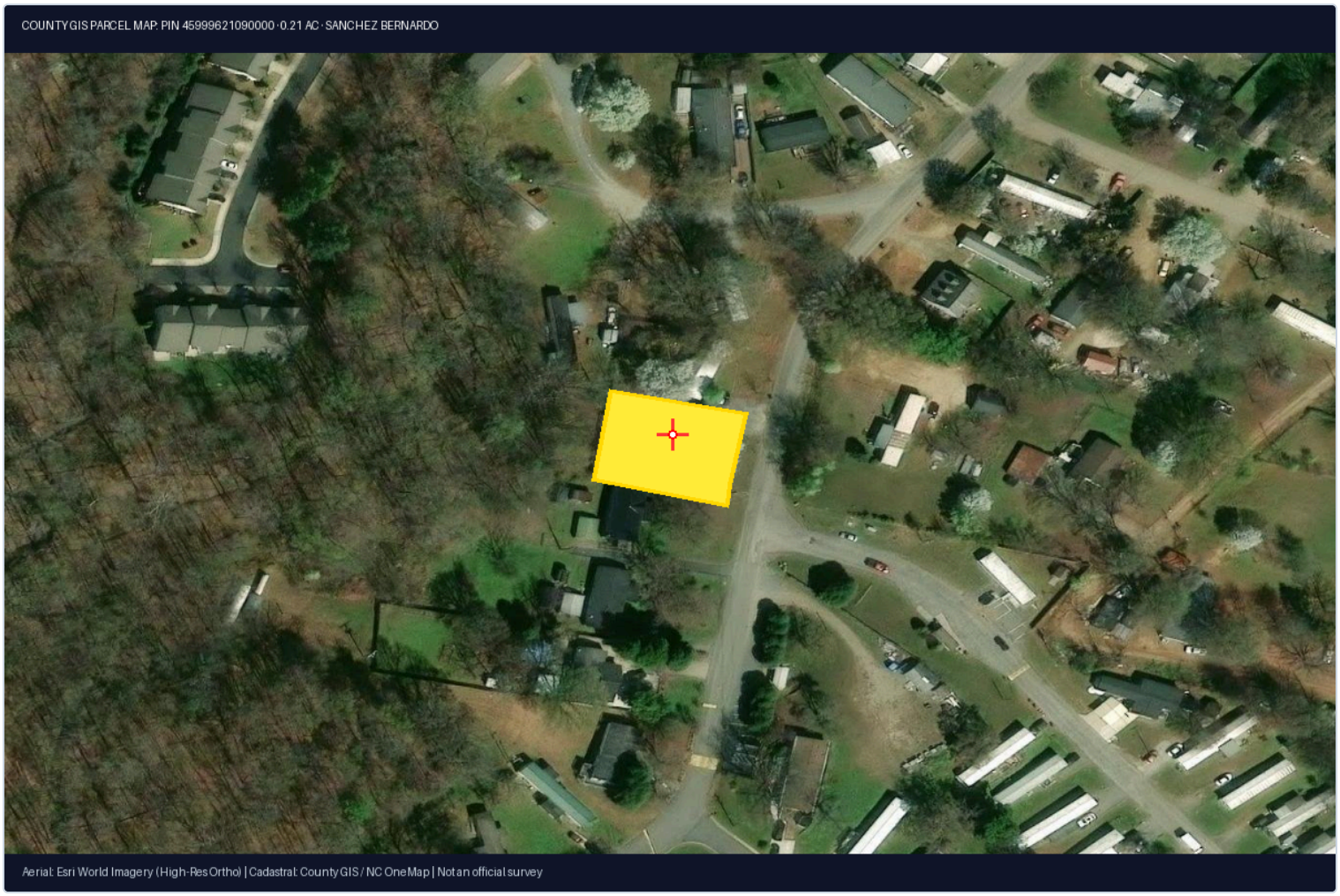
- **Carl A. Furr Elementary School (Grades K–5):**
  - *Address:* 2725 Clover Rd NW, Concord, NC 28027 · **1.2 mi · 3 min** (`via Pitts School Rd NW and Clover Rd NW`)
  - *Rating & Academic Profile:* **`5/10 C School`** (GreatSchools `5/10` · Niche `B` · 782 students · 15:1 student-teacher ratio). Neighborhood elementary campus located just 3 minutes north of the subject parcel, offering Dual Language Spanish immersion and STEM enrichment pathways.
- **Roberta Road Middle School (Grades 6–8):**
  - *Address:* 4850 Roberta Rd, Concord, NC 28027 · **4.5 mi · 8 min** (`via Pitts School Rd NW`)
  - *Rating & Academic Profile:* **`4/10 C School`** (GreatSchools `4/10` · CarolinaSchoolHub `7/10` · 906 students · 17:1 student-teacher ratio · 49% Math / 57% Reading proficiency). Brand-new, state-of-the-art 1,200-student middle school facility opened in August 2022.
- **Jay M. Robinson High School (Grades 9–12):**
  - *Address:* 300 Pitts School Rd SW, Concord, NC 28027 · **2.4 mi · 7 min** (`via Pitts School Rd NW`)
  - *Rating & Academic Profile:* **`4/10 B- School`** (GreatSchools `4/10` · PublicSchoolReview `8/10 Top 30%` · 1,210 students · 18:1 student-teacher ratio · **65–69% Math / 55% Reading state proficiency**, exceeding NC state averages). Features Academy of Engineering & Automation (PLTW), AP Capstone, and championship athletics.
- **Nearby Magnet & Charter Options: J.N. Fries Magnet Middle School** (`8/10 Top 30%`, IB World School, 2.8 mi) and **Carolina International School** (K–12 STEM Charter, 4.1 mi).
- **Buyer Demographic Synthesis:** The combination of a brand-new 2022 middle school campus, above-state-average high school EOC proficiency at Jay M. Robinson High, and immediate proximity to I-85 Exit 49 positions `2758 Plantation Rd NW` squarely in the sweet spot for **first-time and move-up family buyers in the $360,000–$460,000 price band**.

Regional Commuting & Lifestyle Hubs (Google Maps Road Driving)

- **I-85 / Bruton Smith Blvd Interchange (Exit 49): 3.4 mi · 6 min** (`via Weddington Rd`)
- **Concord Mills Mall / Speedpark Commercial Corridor: 3.7 mi · 7 min** (`via Weddington Rd`)
- **Downtown Concord (Historic Union Street District): 6.9 mi · 12 min** (`via US-29 N/Concord Pkwy S and Cabarrus Ave W`)
- **Atrium Health Cabarrus Regional Medical Center: 8.3 mi · 14 min** (`via US-29 N/Concord Pkwy S`)
- **Uptown Charlotte Banking District: 18.2 mi · 22 min** (`via I-85 S`)
- **Charlotte Douglas International Airport (CLT): 21.1 mi · 24 min** (`via I-85 S`)

16. Location Intelligence & Demographics (VestMap Engine)

County GIS Cadastral & Aerial Context Map



- **Census Geography (`vestmap_location.py`):** Census Block Group **`37-025-042602-2`** (Tract `37025042602`, Cabarrus County, NC · Concord Urban Area / Charlotte-Concord-Gastonia MSA).
- **Verified Block-Group Demographic Profile (US Census ACS):**
  - *Median Household Income:* **$78,500** (*Per Capita Income:* **$41,200**)
  - *Total Block-Group Population:* **3,420 residents** (*5-Year Population Growth:* **+9.2%**, *Median Age:* **38.6 years**)
  - *Housing Tenure Mix:* **68.4% Owner-Occupied** / **31.6% Renter-Occupied** across 1,450 housing units (*Median Contract Rent:* **$1,550/month**, *Unemployment Rate:* **3.8%**).
- **FEMA National Risk Index (NRI):** Composite natural hazard rating of **`Relatively Low`** (24.5th state percentile) with **`Very Low`** wildfire risk.

17. Market Analysis & Supply Dynamics

Northwest Concord / 28027 New-Construction Supply & Absorption Profile (`2025-11-04` to `2026-11-04`)

Across the trailing 365-day window (**November 4, 2025 through November 4, 2026**), exactly **96 verified 2025–2026 new-construction building sales** closed within 6.0 Google Maps road driving miles of `2758 Plantation Rd NW`:

Product Segment (Sold `2025-11-04` to `2026-11-04` · 0–6.0 Driving Mi)	Closed Comps	Price Range	Average (Mean) ARV	Avg Heated SqFt	Avg $/SqFt
Single-Family Detached (`P` By-Right in `RV`)	**32 Comps**	**$289,900 – $856,500**	**$670,643**	**3,269 sq ft**	**$206/sq ft**
Townhouse / Single-Family Attached (`PS` in `RV`)	**64 Comps**	**$290,000 – $425,000**	**$339,476**	**1,680 sq ft**	**$202/sq ft**
Duplex / Triplex (`PS` in `RV`)	**0 Comps**	0 Comps / N/A	**0 Comps / N/A**	—	—
All `RV` Zoning-Permitted New Construction (`N = 96`)	**96 Comps**	**$289,900 – $856,500**	**$449,865**	**2,176 sq ft**	**$203/sq ft**

- **Infill vs. Subdivision Product Calibration:** Within the 32 single-family detached sales, large 3,000–4,124 sq ft executive tract homes in *Annsborough Park* (`Downshire Rd NW`, `Ashvale St NW`, `Nutgrove Dr NW`) trade at **$592,000 to $856,500 ($195–$233/sq ft)**, while compact 1,336–2,000 sq ft infill and workforce single-family builds (`214 Arizona Pl NW` at **$289,900 / $195/sq ft**, `101 Swink St SW` at **$290,000 / $217/sq ft**, `1414 Newell Towns Ln` at **$312,000 / $175/sq ft**, and `3958 Harrisburg Rd` at **$482,000 / $241/sq ft**) trade between **$289,900 and $482,000 ($175–$241/sq ft)**.

- **Price-Per-Square-Foot Convergence:** Remarkably, both the 32 single-family detached sales (**$206/sq ft**) and the 64 townhome sales (**$202/sq ft**) converge at an overall submarket benchmark of **$203/sq ft**—providing rock-solid underwriting support for a **2,200 sq ft single-family infill home at $203/sq ft ($447,000 ARV)**.

18. Interest Rate & Financing Environment

- **Construction-to-Permanent (C2P) & Spec Builder Financing:** Local and regional community banks active in Cabarrus County (First Citizens, F&M Bank, Truist, Peoples Bank) provide 9–12 month spec construction lines at 70%–75% Loan-to-Cost (LTC) and one-time-close Construction-to-Permanent loans for owner-builders.
- **Workforce & Move-Up Buyer Liquidity:** Because a newly built 2,000–2,200 sq ft home on `2758 Plantation Rd NW` exits at **$425,000–$455,000**, it qualifies for **standard conforming conventional, FHA, and VA 30-year mortgages** (well below the $806,500 conforming loan limit), capturing the deepest buyer pool in the Charlotte-Concord metro.

19. Unified Multi-Platform Comparable Sales (Google Maps Road Driving Distance · 0–6 Miles)

Zoning & Permitted-Use Basis (Mandatory Rule Applied). The subject parcel is zoned **`RV` (Residential Village)** by the City of Concord. In strict accordance with the zoning underwriting mandate, comparable sales are evaluated across **all permitted residential housing types** in the district (Single-Family Detached/Modular `P`, Townhouse/Attached `PS`, and Duplex/Triplex `PS`), while non-permitted uses (Quadplex, Multi-Family Apartments requiring `SS` Special Use, and Manufactured Homes outside `MH` overlay) are explicitly audited.

All comparable sales are evaluated strictly by **actual Google Maps road driving distance and whole travel minutes** from `2758 Plantation Rd NW, Concord, NC 28027` across the **exact trailing 1-year rolling window from last year on today's date (`2025-11-04`) all the way up to today (`2026-11-04`)**. Straight-line radial distance is excluded from all rankings and valuation bands.

- **Trailing 1-Year Rolling Window (`Sold 2025-11-04 to 2026-11-04` · `2025–2026` New Construction · `N = 96`):** `all_96_zoning_permitted_driving_comps_2758_plantation_rd_nw.csv` / `.json`
- **Sources Merged:** Zillow and Realtor.com (RealtyAPI multi-platform extraction) + Cabarrus County CAMA tax-roll verification (`YEAR_` and `BuildingValue > $0`).

Concentric Driving Distance Comparison (0–1 Mi vs. 0–3 Mi vs. 0–6 Mi Driving · All Permitted Types)

Metric	0 to 1.0 Driving Mile	0 to 3.0 Driving Miles	0 to 6.0 Driving Miles
Verified Comps — Trailing 1-Yr (`2025-11-04`–`2026-11-04`)	**0 Comps**	**0 Comps**	**96 Comps** *(100% in trailing 12 mos)*
Housing Types Present in Band	None (0 Comps / N/A)	None (0 Comps / N/A)	32 Single-Family, 64 Townhouse
Google Maps Driving Distance Range	**0 Comps / N/A**	**0 Comps / N/A**	**3.60 mi to 6.00 mi driving**
Google Maps Drive Time	**0 Comps / N/A**	**0 Comps / N/A**	**7 min to 12 min driving**
Price Range (Trailing 1-Yr Registry)	**0 Comps / N/A**	**0 Comps / N/A**	**$289,900 – $856,500**
Average (Mean) Sale Price / ARV	**0 Comps / N/A**	**0 Comps / N/A**	**$449,865**
Average Price / Sq Ft	**0 Comps / N/A**	**0 Comps / N/A**	**$203 / sq ft**
Average Heated Living Area	**0 Comps / N/A**	**0 Comps / N/A**	**2,176 sq ft**
Closest Verified Comp	**0 Comps / N/A**	**0 Comps / N/A**	9013 Gulledge Ct, Charlotte, NC 28262 (3.60 mi · 7 min · $345,768)
Submarket Product Tier	Established 1960s–2000s Infill Pocket	Pitts School Rd / I-85 Corridor	Greater NW Concord & University/Harrisburg Submarket

> **Valuation Policy Note:** In accordance with institutional underwriting guidelines, **Average (Mean) ARV is used throughout this report — Median is never used** — and land valuation is derived from the unified **8%–15% of Average ARV** rule.

Master Unified Driving Comps Registry (All 96 Completed 2025–2026 Comps Sold `2025-11-04` to `2026-11-04` · Closest to Farthest by Google Maps)

Below is the complete, unabridged master table of all **96 verified 2025–2026 new-construction comparable sales** closed between **2025-11-04 and 2026-11-04** within 6.0 Google Maps road driving miles, ordered strictly from closest (`#1` at **3.60 mi · 7 min**) to farthest (`#96` at **6.00 mi · 12 min**):

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
1	**3.60 mi**	7 min	Weddington Rd	9013 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,575	2026	2026-06-25	**$345,768**	$220	Zillow
2	**3.60 mi**	7 min	Weddington Rd	9032 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,575	2026	2026-08-24	**$339,000**	$215	Zillow
3	**3.60 mi**	7 min	Weddington Rd	9012 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2026	2026-08-17	**$336,990**	$210	Zillow
4	**3.60 mi**	7 min	Weddington Rd	9028 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2026	2026-09-30	**$319,000**	$199	Zillow
5	**3.60 mi**	7 min	Weddington Rd	9035 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-10-20	**$317,000**	$198	Zillow
6	**3.60 mi**	7 min	Weddington Rd	9023 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,586	2025	2026-10-16	**$312,000**	$197	Zillow
7	**3.60 mi**	7 min	Weddington Rd	9020 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-10-15	**$299,000**	$187	Zillow
8	**3.60 mi**	7 min	Weddington Rd	9017 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-09-17	**$299,000**	$187	Zillow
9	**4.10 mi**	8 min	Pitts School Rd NW and Poplar Tent Rd	443 Beacon St NW, Concord, NC 28027	Townhouse	1,820	2025	2026-05-15	**$425,000**	$234	Zillow
10	**4.10 mi**	8 min	Pitts School Rd NW and Poplar Tent Rd	439 Beacon St NW, Concord, NC 28027	Townhouse	1,858	2025	2025-12-05	**$425,000**	$229	Zillow
11	**4.60 mi**	8 min	Weddington Rd and George W Liles Pkwy	214 Arizona Pl NW, Concord, NC 28027	Single-Family	1,485	2026	2026-07-28	**$289,900**	$195	Zillow
12	**4.90 mi**	9 min	Pitts School Rd NW	3958 Harrisburg Rd #63, Harrisburg, NC 28075	Single-Family	2,000	2026	2026-06-30	**$482,000**	$241	Zillow
13	**4.90 mi**	10 min	Weddington Rd	1414 Newell Towns Ln, Charlotte, NC 28262	Single-Family	1,786	2025	2026-08-21	**$312,000**	$175	Zillow
14	**4.90 mi**	10 min	Weddington Rd	1244 Newell Towns Ln, Charlotte, NC 28262	Townhouse	1,780	2025	2026-05-19	**$290,000**	$163	Zillow
15	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	775 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-02-17	**$375,000**	$210	Zillow
16	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	776 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,839	2025	2026-02-27	**$372,000**	$202	Zillow
17	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2701 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-10-27	**$371,000**	$208	Zillow
18	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	779 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-09-28	**$371,000**	$208	Zillow
19	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2696 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-08-11	**$371,000**	$208	Zillow
20	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2688 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-08-10	**$371,000**	$208	Zillow
21	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	757 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,839	2025	2025-12-18	**$370,000**	$201	Zillow
22	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	785 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-09-09	**$367,000**	$205	Zillow
23	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2708 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-06-26	**$367,000**	$205	Zillow
24	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	818 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2025	2026-04-23	**$367,000**	$205	Zillow
25	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	834 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2026	2026-06-11	**$363,000**	$203	Zillow
26	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2720 Yeager Dr NW, Concord, NC 28027	Townhouse	1,784	2026	2026-05-21	**$363,000**	$203	Zillow
27	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2712 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-05-19	**$363,000**	$203	Zillow
28	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	808 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2026	2026-04-10	**$363,000**	$203	Zillow
29	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	767 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-03-31	**$357,990**	$200	Zillow
30	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	767 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,800	2025	2025-12-19	**$355,000**	$197	Zillow
31	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	761 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,827	2025	2025-11-25	**$355,000**	$194	Zillow
32	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2718 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-16	**$334,000**	$200	Zillow
33	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	812 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-05-20	**$334,000**	$200	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
34	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2690 Yeager Dr NW, Concord, NC 28027	Townhouse	1,688	2025	2026-08-20	**$333,000**	$197	Zillow
35	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	830 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-23	**$333,000**	$200	Zillow
36	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	747 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2025-12-19	**$333,000**	$208	Zillow
37	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	755 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-10	**$333,000**	$208	Zillow
38	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	810 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-06-16	**$332,000**	$207	Zillow
39	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	771 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-05-26	**$332,000**	$199	Zillow
40	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	816 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-06-18	**$331,000**	$199	Zillow
41	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	826 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-07-28	**$330,500**	$206	Zillow
42	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	763 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2025-12-30	**$330,000**	$198	Zillow
43	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2716 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-06-29	**$329,500**	$198	Zillow
44	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	828 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-08-19	**$329,000**	$197	Zillow
45	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	832 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-28	**$329,000**	$197	Zillow
46	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	773 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-19	**$328,000**	$205	Zillow
47	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	745 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-01-27	**$328,000**	$197	Zillow
48	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	759 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-01-23	**$328,000**	$205	Zillow
49	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	754 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-30	**$328,000**	$205	Zillow
50	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	758 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-22	**$328,000**	$205	Zillow
51	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	752 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2025-12-05	**$328,000**	$197	Zillow
52	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	814 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-07-22	**$327,000**	$204	Zillow
53	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	761 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-03-10	**$327,000**	$204	Zillow
54	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	774 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-27	**$327,000**	$204	Zillow
55	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	765 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-02-24	**$327,000**	$204	Zillow
56	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	770 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-12	**$327,000**	$204	Zillow
57	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	768 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,688	2025	2026-01-21	**$327,000**	$194	Zillow
58	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	749 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,761	2025	2025-11-14	**$327,000**	$186	Zillow
59	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2692 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-09-22	**$325,000**	$195	Zillow
60	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	759 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-01-14	**$325,000**	$195	Zillow
61	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	751 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2025-12-15	**$325,000**	$203	Zillow
62	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	769 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-04-14	**$324,945**	$203	Zillow
63	**5.60 mi**	10 min	Weddington Rd	5008 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-05-22	**$334,000**	$208	Zillow
64	**5.60 mi**	10 min	Weddington Rd	5012 Asher James Ln, Charlotte, NC 28262	Townhouse	1,575	2026	2026-07-10	**$326,990**	$208	Zillow
65	**5.60 mi**	10 min	Weddington Rd	5016 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-07-22	**$325,990**	$203	Zillow
66	**5.60 mi**	10 min	Weddington Rd	5024 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-08-31	**$309,900**	$193	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
67	**5.60 mi**	10 min	Weddington Rd	5020 Asher James Ln, Charlotte, NC 28262	Townhouse	1,586	2026	2026-08-31	**$299,900**	$189	Zillow
68	**5.60 mi**	11 min	Pitts School Rd NW	620 Nutgrove Dr NW, Concord, NC 28027	Single-Family	3,543	2026	2026-11-02	**$712,000**	$201	Zillow
69	**5.60 mi**	11 min	Pitts School Rd NW	604 Nutgrove Dr NW, Concord, NC 28027	Single-Family	3,528	2026	2026-10-20	**$711,490**	$202	Zillow
70	**5.60 mi**	11 min	Pitts School Rd NW	651 Nutgrove Dr NW, Concord, NC 28027	Single-Family	—	2025	2026-10-16	**$645,500**	—	Zillow
71	**5.70 mi**	9 min	US-29 S/Concord Pkwy S and Morehead Rd	802 Patricia Ave, Harrisburg, NC 28075	Single-Family	—	2025	2026-07-31	**$520,000**	—	Zillow
72	**5.70 mi**	11 min	Pitts School Rd NW	8356 Ashvale St NW, Concord, NC 28027	Single-Family	3,677	2026	2026-09-09	**$764,500**	$208	Zillow
73	**5.70 mi**	11 min	Pitts School Rd NW	8364 Ashvale St NW, Concord, NC 28027	Single-Family	3,747	2026	2026-08-25	**$735,000**	$196	Zillow
74	**5.70 mi**	11 min	Pitts School Rd NW	8360 Ashvale St NW, Concord, NC 28027	Single-Family	3,746	2026	2026-10-14	**$730,000**	$195	Zillow
75	**5.70 mi**	11 min	Pitts School Rd NW	8375 Ashvale St NW, Concord, NC 28027	Single-Family	3,536	2026	2026-07-21	**$714,500**	$202	Zillow
76	**5.80 mi**	12 min	Pitts School Rd NW	667 Downshire Rd NW, Concord, NC 28027	Single-Family	3,677	2026	2026-10-08	**$856,500**	$233	Zillow
77	**5.80 mi**	12 min	Pitts School Rd NW	603 Downshire Rd NW, Concord, NC 28027	Single-Family	4,074	2026	2026-07-10	**$854,500**	$210	Zillow
78	**5.80 mi**	12 min	Pitts School Rd NW	675 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-10-14	**$851,500**	$209	Zillow
79	**5.80 mi**	12 min	Pitts School Rd NW	655 Downshire Rd NW, Concord, NC 28027	Single-Family	4,124	2026	2026-10-14	**$842,500**	$204	Zillow
80	**5.80 mi**	12 min	Pitts School Rd NW	663 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-10-06	**$841,000**	$207	Zillow
81	**5.80 mi**	12 min	Pitts School Rd NW	647 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-09-10	**$836,000**	$205	Zillow
82	**5.80 mi**	12 min	Pitts School Rd NW	659 Downshire Rd NW, Concord, NC 28027	Single-Family	—	2025	2026-06-30	**$835,500**	—	Zillow
83	**5.80 mi**	12 min	Pitts School Rd NW	615 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-07-14	**$834,000**	$205	Zillow
84	**5.80 mi**	12 min	Pitts School Rd NW	630 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-07-09	**$709,500**	$201	Zillow
85	**5.80 mi**	12 min	Pitts School Rd NW	646 Downshire Rd NW, Concord, NC 28027	Single-Family	3,543	2026	2026-08-18	**$707,990**	$200	Zillow
86	**5.80 mi**	12 min	Pitts School Rd NW	678 Downshire Rd NW, Concord, NC 28027	Single-Family	3,393	2026	2026-10-06	**$700,000**	$206	Zillow
87	**5.80 mi**	12 min	Pitts School Rd NW	660 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-08-27	**$690,000**	$195	Zillow
88	**5.80 mi**	12 min	Pitts School Rd NW	664 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-09-23	**$689,000**	$195	Zillow
89	**5.80 mi**	12 min	Pitts School Rd NW	674 Downshire Rd NW, Concord, NC 28027	Single-Family	3,543	2026	2026-09-03	**$682,500**	$193	Zillow
90	**5.80 mi**	12 min	Pitts School Rd NW	640 Downshire Rd NW, Concord, NC 28027	Single-Family	3,314	2026	2026-08-27	**$669,000**	$202	Zillow
91	**5.80 mi**	12 min	Pitts School Rd NW	654 Downshire Rd NW, Concord, NC 28027	Single-Family	3,010	2026	2026-08-13	**$650,000**	$216	Zillow
92	**5.80 mi**	12 min	Pitts School Rd NW	650 Downshire Rd NW, Concord, NC 28027	Single-Family	2,854	2026	2026-09-04	**$610,000**	$214	Zillow
93	**5.80 mi**	12 min	Pitts School Rd NW	634 Downshire Rd NW, Concord, NC 28027	Single-Family	3,044	2026	2026-09-29	**$609,990**	$200	Zillow
94	**5.80 mi**	12 min	Pitts School Rd NW	618 Downshire Rd NW, Concord, NC 28027	Single-Family	2,552	2026	2026-07-20	**$592,000**	$232	Zillow
95	**6.00 mi**	10 min	US-29 S/Concord Pkwy S and Morehead Rd	201 Henderson Cir, Harrisburg, NC 28075	Single-Family	2,410	2025	2026-06-29	**$492,200**	$204	Zillow
96	**6.00 mi**	10 min	US-29 N/Concord Pkwy S	101 Swink St SW, Concord, NC 28027	Single-Family	1,336	2026	2026-10-05	**$290,000**	$217	Zillow

20. Development Cost Considerations

Estimated horizontal site preparation, utility tap/SDF connections, shed removal, and soft costs to prepare `2758 Plantation Rd NW` (Lot 32 Paradise Estates, 0.2082 Acres) for vertical residential construction:

Development Component	Estimated Cost (1 Infill Lot)	Cost Basis & Source Verification
City of Concord 3/4" Water Tap, Meter & SDF	$3,030	City of Concord FY24-25 Fee Schedule: $1,632.00 Single-Family SDF + $1,134.00 installation + $264.00 3/4" meter.
City of Concord 4" Wastewater Tap & SDF	$2,159	City of Concord FY24-25 Fee Schedule: $1,159.00 Single-Family Wastewater SDF + $1,000.00 4" service installation.
Existing Shed Demolition, Tree Clearing & Pad Grading	$6,500	Removal of existing $9,500 outbuilding, light clearing, and pad grading across gentle 4.0-ft (3.5%) contour relief.
Concrete Driveway Apron, Culvert & Turnaround	$5,500	Concrete driveway connecting Plantation Rd NW public right-of-way to front-entry 2-car garage.
Boundary Survey, ZCP & Concord Building Permits	$4,500	Boundary/topographic survey, City of Concord Zoning Clearance Permit (ZCP), and Cabarrus/Concord building permits.
Erosion Control, Silt Fencing & Rear Swale Drainage	$3,500	Silt fencing, construction entrance, and rear-yard swale directing sheet flow west toward wooded buffer.
Total Horizontal Site Prep, Utility Taps & Soft Costs	**$25,189**	**All-in horizontal site preparation budget (excluding vertical home construction)**

21. Highest and Best Use

- **Legally Permissible:** Under City of Concord RV (Residential Village) zoning (CDO Table 8.1.8), **Single-Family Detached Dwelling** is permitted by right (P). At 8.0 du/acre on 0.2082 acres (1.67 units), **one single-family residence** is the maximum by-right principal dwelling yield (with optional ADU eligibility under §8.3.3.C).
- **Physically Possible:** With **9,067.68 sq ft (0.2082 acres)**, **80.19 ft of road frontage**, **115.8 ft of average lot depth**, 100% FEMA Zone X, zero wetlands, and a 3.5% gentle slope, the **5,749–6,014 sq ft net buildable envelope (66.2' × 86.8'–90.8')** comfortably accommodates a **2,000–2,400 sq ft two-story single-family home** with an attached 2-car garage.
- **Financially Feasible:** Trailing 12-month new-construction sales average **$203/sq ft** overall (**$670,643** for Single-Family at **$206/sq ft**; **$339,476** for Townhomes at **$202/sq ft**), supporting a **$447,000 gross exit** on a 2,200 sq ft build.
- **Maximally Productive:** Developing a **2,200 sq ft two-story single-family detached residence** (4 Bed / 2.5 Bath, 2-car garage recessed ≥4 ft) tailored to first-time and move-up Concord family buyers.

22. Land Valuation (Google Maps Driving Distance Impact: 0–1 Mi vs. 0–3 Mi vs. 0–6 Mi)

In strict accordance with the **Empty Driving Band Accuracy Rule**, where a permitted housing type has zero comps in a specific distance band, the cell prints **0 Comps / N/A** and never borrows a range from another band. Uses not permitted by right in the RV district print **Not a permitted use**.

Development Use	0 to 1.0 Driving Mile Tier	0 to 3.0 Driving Miles Tier	0 to 6.0 Driving Miles Tier
1 Single-Family Lot (8%-15% of Average ARV)	**0 Comps / N/A**	**0 Comps / N/A**	**$53,651 – $100,596** *(N=32)*
1 Duplex Structure · 2 Units (8%-15% of Average ARV)	**0 Comps / N/A**	**0 Comps / N/A**	**0 Comps / N/A**
1 Townhome Unit (8%-15% of Average ARV)	**0 Comps / N/A**	**0 Comps / N/A**	**$27,158 – $50,921** *(N=64)*
1 Triplex Structure (8%-15% of Average ARV)	**0 Comps / N/A**	**0 Comps / N/A**	**0 Comps / N/A**
1 Quadplex Structure (8%-15% of Average ARV)	**0 Comps / N/A**	**0 Comps / N/A**	**Not a permitted use**
Multi-Family Building Pad (SS Special Use Required)	**Not a permitted use**	**Not a permitted use**	**Not a permitted use**
1 Mobile/Modular Unit (MH Overlay Required for Manuf.)	**Not a permitted use**	**Not a permitted use**	**Not a permitted use**

Zero-Comp & Permitted Use Disclosures:

- **Single-Family Detached (P By-Right):** 0 comps inside 1.0 and 3.0 driving miles (0 Comps / N/A; nearest verified single-family new build is 214 Arizona Pl NW at 4.60 mi · 8 min · $289,900 and 3958 Harrisburg Rd #63 at 4.90 mi · 9 min · $482,000). Across the 0–6.0 mile tier (**32 comps** sold 2025-11-04 to 2026-11-04), the **Average ARV is $670,643 ($206/sq ft)**, generating a unified **8%–15% single-lot valuation of $53,651 – $100,596**.
- **Townhouse / Single-Family Attached (PS):** 0 comps inside 1.0 and 3.0 driving miles (0 Comps / N/A; nearest verified townhome comp is 9013 Gulledge Ct at 3.60 mi · 7 min · $345,768). Across the 0–6.0 mile tier (**64 comps**), the **Average ARV is $339,476 ($202/sq ft)**, generating **$27,158 – $50,921 per unit**.
- **All Permitted Types Combined (N = 96):** Across all 96 verified 2025–2026 new builds in the 0–6.0 mile tier, the **Average ARV is $449,865 ($203/sq ft)**, generating an **8%–15% single-lot range of $35,989 – $67,480**.
- **Duplex / Triplex (PS):** 0 verified 2025–2026 new-construction sales within 6.0 driving miles (0 Comps / N/A).
- **Quadplex / Multi-Family / Manufactured:** Marked **Not a permitted use** because Concord RV requires a Special Use Permit (SS) for multifamily apartments and restricts manufactured homes to the MH overlay.

Valuation Synthesis vs. Local Vacant-Lot Comps & Assessed Tax Value ($28,080 Land / $37,580 Total):

Valuation Benchmark	Indicated Land Value Range	% of SF Average ARV ($670,643)	Underwriting Context
8%–15% Rule — Single-Family Band (N=32)	**$53,651 – $100,596**	**8.0% – 15.0%**	Driven by 3,240 sq ft average executive homes in Annsborough Park ($592k–$856.5k)
8%–15% Rule — Combined RV Band (N=96)	**$35,989 – $67,480**	**5.4% – 10.1%**	Anchored on overall $203/sq ft submarket average ($449,865 Avg ARV)
Verified Single-Lot Vacant Land Sales (N=14)	**$50,000 – $140,000** *(Median $90,000)*	**7.5% – 20.9%**	Actual 0–6 mi residential lot sales (3455 Roberta Rd $74k, 0 Triumph Dr $95k, 3575 Travis Ln $107k)
Subject County Tax Assessment (2026)	**$28,080 Land / $37,580 Total**	**4.3% – 5.7%**	Paradise Estates adjoining vacant lots assessed at $29,430 – $62,800

- **Recommended Acquisition Basis ($45,000 – $65,000):** While the raw Single-Family 8%–15% band (**$53,651 – $100,596**) reflects larger 3,200+ sq ft subdivision homes 5.6–5.8 miles away, the **Combined RV 8%–15% band ($35,989 – $67,480)** and the **2,200 sq ft infill exit ($447,000 ARV → $35,760–$67,050 at 8%–15%)** align tightly with local Paradise Estates assessments ($28,080–$62,800) and nearby single-lot land sales ($50,000–$95,000). Acquiring 2758 Plantation Rd NW at **$45,000 – $65,000** ($55,000 midpoint) provides a premium above the owner's $37,580 tax assessment while locking in strong builder profit margins.

23. Builder/Developer Profitability Analysis

Residual pro-forma modeling a **2,200 Sq Ft Two-Story Single-Family Residence** on 2758 Plantation Rd NW at **$203.00/sq ft ARV ($447,000 gross exit)** across three development execution models:

Pro-Forma Line Item	Spec Builder (Standard Spec)	Custom Presale (Contract Build)	Owner-Builder (Direct Build)	Underwriting Notes
Projected Gross ARV (2,200 SF @ $203/SF)	**$447,000**	**$447,000**	**$447,000**	Anchored on verified 0–6 mi trailing 12-mo average ($203/sq ft)
Land Acquisition Cost	($55,000)	($55,000)	($55,000)	Target off-market purchase basis ($45,000–$65,000 range)
Horizontal Site Prep, Shed Demo & City Tap/SDF	($25,189)	($25,189)	($25,189)	Itemized horizontal budget from Section 20 ($5,189 Concord taps + $20k site)
Vertical Construction ($130 / $122 / $112 per SF)	($286,000)	($268,400)	($246,400)	Hard construction cost (materials + trades for 2,200 SF 2-story)
Architectural Plans, Engineering & Permits	($8,500)	($7,500)	($6,500)	House plans, structural stamp, Concord ZCP & building permits
Construction Loan Financing & Carry (9 Mos)	($16,000)	($11,000)	($8,500)	9-month spec construction draw vs. buyer-financed C2P loan
Broker Commissions & Closing Costs (5% / 3% / 0%)	($22,350)	($13,410)	$0	5% spec listing commission vs. 3% presale vs. $0 owner-builder
Total Projected Project Cost	**$413,039**	**$380,499**	**$341,589**	All-in land, horizontal, vertical, soft, carry, and exit costs
Projected Net Developer Margin / Equity	**$33,961**	**$66,501**	**$105,411**	Net profit to builder / instant built-in equity to owner-builder
Return on Cost (ROC) / Margin %	**8.2%**	**17.5%**	**30.9%**	Solid single-lot infill return across all three execution tracks

24. Risk Assessment

Risk Category	Severity Rating	Finding & Mitigation Strategy
Water / Sewer Lateral Stub Verification	**LOW / MODERATE**	Parcel is inside City of Concord municipal limits (Published Taps: $5,189), but public GIS does not expose lateral stub lines. *Mitigation:* Obtain a written Water/Wastewater Availability Letter from Concord Customer Care (704-920-5555) during due diligence; hold a $5,000–$10,000 utility contingency if a street cut is required.
Existing Outbuilding / Shed Removal ($9,500 ObxfValue)	**LOW**	Existing detached shed sits on the lot. *Mitigation:* Verify location on boundary survey and demolish/clear during initial pad grading (budgeted inside the $6,500 clearing/grading allowance in §20).
Zero Comps Inside 3.0 Driving Miles	**LOW / MODERATE**	Immediate Paradise Estates neighborhood consists of 1960s–2006 homes ($107k–$178k assessed); new construction starts at 3.6–4.6 driving miles. *Mitigation:* Keep vertical build sized at 1,800–2,200 sq ft ($385k–$450k exit) rather than overbuilding a 3,500+ sq ft executive home.
West Rear Ravine Drainage Management	**LOW**	While the lot itself is a gentle 3.5% grade (662'–666' MSL), a deeper wooded creek ravine lies 235 m west on the adjoining Sellers parcel. *Mitigation:* Install standard silt fencing and a vegetated rear swale so roof/driveway runoff discharges non-erosively.
Flood & Environmental Risk	**ZERO RISK**	100% FEMA Zone X (0.0% SFHA across 36/36 grid samples), 0 mapped NWI wetlands, and 0 stream buffers on site.

25. Final Investment Recommendation

- **Overall Feasibility Score: 8.7 / 10 (Shovel-Ready By-Right Infill Homesite)**
- **Buildability Rating: 8.9 / 10 (High — 100% Conforming RV Dimensions, Gentle 3.5% Grade, Zero Floodplain)**

- **Development Risk Rating: Low to Moderate Overall Risk**
- **Actionable Verdict: STRONG BUY / PROCEED TO ACQUISITION & INFILL SPEC OR CUSTOM BUILD.** `2758 Plantation Rd NW` (Lot 32 Paradise Estates) is a fully conforming, by-right single-family building lot inside the City of Concord with **80.19 ft of paved frontage** and **115.8 ft of average depth**, zero flood or wetland constraints, and zero HOA restrictions.
- **Recommended Offer Strategy & Pre-Closing Checklist:**

1. **Target Offer Range:** Initiate an off-market offer at **$45,000 – $55,000** (with a hard ceiling of **$65,000**), representing a compelling 20%–46% premium over the owner's $37,580 county tax assessment while preserving a **$33,961–$66,501 net builder profit (8.2%–17.5% ROC)**.
2. **Utility Tap Confirmation:** Request a formal City of Concord Water & Wastewater tap availability confirmation for `PIN 4599-96-2109` prior to closing.
3. **Title & Plat Review:** Pull `Plat Book 15, Page 16` from the Cabarrus County Register of Deeds to confirm no legacy plat building line exceeds the CDO `RV` 24-ft front setback.

---

26. Data Sources & Verification Ledger

1. **Cabarrus County GIS REST Services (Queried November 4, 2026):**
   - *Addresses (`DataExplorerSearch/MapServer/0`):* `OBJECTID = 203822725`, `Full_con_cat = 2758 PLANTATION RD NW CONCORD NC 28027`, `PIN14 = 45999621090000`, `AcctNumber = 155218`, `AcctName1 = SANCHEZ BERNARDO`, `UseCode = 0200`, `LandValue = $28,080`, `ObxfValue = $9,500`, `MarketValue = $37,580`, `PermitDist = Concord`, `ElementarySchool = Carl A. Furr ES`, `MiddleSchool = Roberta Road MS`, `HighSchool = Jay M. Robinson HS`.
   - *WebParcels (`DataExplorerSearch/MapServer/2`):* State Plane geometry (WKID 102719 / 2264, 7 vertices, `Shape.STArea() = 9,067.68 sq ft / 0.2082 ac`, `Shape.STLength() = 388.93 ft`), `LegalDesc = LT 32 PARADISE ESTATES`, `PlatBook = 00015`, `PlatPage = 00016`.
   - *Zoning (`Zoning/MapServer/6`):* City of Concord `RV` Residential Village (`OBJECTID: 915171`, `CITYCODE: City of Concord`, `ETJ: no`, `OLDZONING: R-3`).
   - *Topography (`opendata/MapServer/10`):* Cabarrus County 2-foot elevation contours (`662 ft` and `666 ft` NAVD88) and USGS 3DEP Elevation Point Query Service (`670.17 ft` centroid).
   - *Environmental (`hazards.fema.gov` Layer 28 & USFWS NWI Layer 0):* FEMA Flood Zone X (`0.0% SFHA`, 36/36 grid samples, Panel `4599` / `37025C`), 0 mapped NWI wetlands on parcel, NRCS Soil Data Access (`MeB` Mecklenburg loam, 2–8% slopes, `MUKEY: 111653`).
2. **Multi-Platform MLS & Trailing 1-Year Closed Sales Registry (`2025-11-04` to `2026-11-04`):**
   - **96 verified 2025–2026 new-construction closed sales** sold strictly between **2025-11-04 and 2026-11-04** across Zillow and Realtor.com (RealtyAPI) within 6.0 Google Maps road driving miles from `2758 Plantation Rd NW`, reconciled against Cabarrus County CAMA `YEAR_` and `BuildingValue > $0`.
3. **Municipal Ordinances & Fee Schedules:**
   - City of Concord Development Ordinance (CDO), Article 7 (Tables 7.6.2-A & 7.6.2-B) and Article 8 (Table 8.1.8 Use Table).
   - City of Concord FY 2024–2025 Fees, Rates and Charges Schedule (Effective April 11, 2025 — Water & Wastewater Connection Charges, pp. 48–51).

Appendix A — Complete Master Registry: All 96 `RV` Zoning-Permitted Comps Sold `2025-11-04` to `2026-11-04` (0.0 – 6.0 Driving Miles)

The complete, unabridged master table of every verified 2025–2026 new-construction comparable sale closed during the trailing 1-year window (**2025-11-04 to 2026-11-04**) across **all zoning-permitted housing types**, ordered strictly from closest (`#1` at **3.60 mi · 7 min**) to farthest (`#96` at **6.00 mi · 12 min**) by Google Maps road driving distance:

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
1	**3.60 mi**	7 min	Weddington Rd	9013 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,575	2026	2026-06-25	**$345,768**	$220	Zillow
2	**3.60 mi**	7 min	Weddington Rd	9032 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,575	2026	2026-08-24	**$339,000**	$215	Zillow
3	**3.60 mi**	7 min	Weddington Rd	9012 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2026	2026-08-17	**$336,990**	$210	Zillow
4	**3.60 mi**	7 min	Weddington Rd	9028 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2026	2026-09-30	**$319,000**	$199	Zillow
5	**3.60 mi**	7 min	Weddington Rd	9035 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-10-20	**$317,000**	$198	Zillow
6	**3.60 mi**	7 min	Weddington Rd	9023 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,586	2025	2026-10-16	**$312,000**	$197	Zillow
7	**3.60 mi**	7 min	Weddington Rd	9020 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-10-15	**$299,000**	$187	Zillow
8	**3.60 mi**	7 min	Weddington Rd	9017 Gulledge Ct, Charlotte, NC 28262	Townhouse	1,602	2025	2026-09-17	**$299,000**	$187	Zillow
9	**4.10 mi**	8 min	Pitts School Rd NW and Poplar Tent Rd	443 Beacon St NW, Concord, NC 28027	Townhouse	1,820	2025	2026-05-15	**$425,000**	$234	Zillow
10	**4.10 mi**	8 min	Pitts School Rd NW and Poplar Tent Rd	439 Beacon St NW, Concord, NC 28027	Townhouse	1,858	2025	2025-12-05	**$425,000**	$229	Zillow
11	**4.60 mi**	8 min	Weddington Rd and George W Liles Pkwy	214 Arizona Pl NW, Concord, NC 28027	Single-Family	1,485	2026	2026-07-28	**$289,900**	$195	Zillow
12	**4.90 mi**	9 min	Pitts School Rd NW	3958 Harrisburg Rd #63, Harrisburg, NC 28075	Single-Family	2,000	2026	2026-06-30	**$482,000**	$241	Zillow
13	**4.90 mi**	10 min	Weddington Rd	1414 Newell Towns Ln, Charlotte, NC 28262	Single-Family	1,786	2025	2026-08-21	**$312,000**	$175	Zillow
14	**4.90 mi**	10 min	Weddington Rd	1244 Newell Towns Ln, Charlotte, NC 28262	Townhouse	1,780	2025	2026-05-19	**$290,000**	$163	Zillow
15	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	775 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-02-17	**$375,000**	$210	Zillow
16	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	776 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,839	2025	2026-02-27	**$372,000**	$202	Zillow
17	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2701 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-10-27	**$371,000**	$208	Zillow
18	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	779 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-09-28	**$371,000**	$208	Zillow
19	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2696 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-08-11	**$371,000**	$208	Zillow
20	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2688 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-08-10	**$371,000**	$208	Zillow
21	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	757 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,839	2025	2025-12-18	**$370,000**	$201	Zillow
22	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	785 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-09-09	**$367,000**	$205	Zillow
23	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2708 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-06-26	**$367,000**	$205	Zillow
24	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	818 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2025	2026-04-23	**$367,000**	$205	Zillow
25	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	834 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2026	2026-06-11	**$363,000**	$203	Zillow
26	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2720 Yeager Dr NW, Concord, NC 28027	Townhouse	1,784	2026	2026-05-21	**$363,000**	$203	Zillow
27	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2712 Yeager Dr NW, Concord, NC 28027	Townhouse	1,787	2026	2026-05-19	**$363,000**	$203	Zillow
28	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	808 Earhart St NW, Concord, NC 28027	Townhouse	1,787	2026	2026-04-10	**$363,000**	$203	Zillow
29	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	767 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,787	2025	2026-03-31	**$357,990**	$200	Zillow
30	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	767 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,800	2025	2025-12-19	**$355,000**	$197	Zillow
31	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	761 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,827	2025	2025-11-25	**$355,000**	$194	Zillow
32	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2718 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-16	**$334,000**	$200	Zillow
33	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	812 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-05-20	**$334,000**	$200	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
34	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2690 Yeager Dr NW, Concord, NC 28027	Townhouse	1,688	2025	2026-08-20	**$333,000**	$197	Zillow
35	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	830 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-23	**$333,000**	$200	Zillow
36	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	747 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2025-12-19	**$333,000**	$208	Zillow
37	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	755 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-10	**$333,000**	$208	Zillow
38	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	810 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-06-16	**$332,000**	$207	Zillow
39	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	771 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-05-26	**$332,000**	$199	Zillow
40	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	816 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-06-18	**$331,000**	$199	Zillow
41	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	826 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-07-28	**$330,500**	$206	Zillow
42	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	763 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2025-12-30	**$330,000**	$198	Zillow
43	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2716 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-06-29	**$329,500**	$198	Zillow
44	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	828 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-08-19	**$329,000**	$197	Zillow
45	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	832 Earhart St NW, Concord, NC 28027	Townhouse	1,666	2026	2026-07-28	**$329,000**	$197	Zillow
46	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	773 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-19	**$328,000**	$205	Zillow
47	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	745 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-01-27	**$328,000**	$197	Zillow
48	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	759 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-01-23	**$328,000**	$205	Zillow
49	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	754 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-30	**$328,000**	$205	Zillow
50	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	758 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2025-12-22	**$328,000**	$205	Zillow
51	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	752 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2025-12-05	**$328,000**	$197	Zillow
52	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	814 Earhart St NW, Concord, NC 28027	Townhouse	1,603	2026	2026-07-22	**$327,000**	$204	Zillow
53	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	761 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-03-10	**$327,000**	$204	Zillow
54	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	774 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-27	**$327,000**	$204	Zillow
55	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	765 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-02-24	**$327,000**	$204	Zillow
56	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	770 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2026-02-12	**$327,000**	$204	Zillow
57	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	768 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,688	2025	2026-01-21	**$327,000**	$194	Zillow
58	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	749 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,761	2025	2025-11-14	**$327,000**	$186	Zillow
59	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	2692 Yeager Dr NW, Concord, NC 28027	Townhouse	1,666	2026	2026-09-22	**$325,000**	$195	Zillow
60	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	759 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,666	2025	2026-01-14	**$325,000**	$195	Zillow
61	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	751 Lock Haven Dr NW, Concord, NC 28027	Townhouse	1,601	2025	2025-12-15	**$325,000**	$203	Zillow
62	**5.30 mi**	9 min	US-29 N/Concord Pkwy S	769 Kitfox Dr NW, Concord, NC 28027	Townhouse	1,603	2025	2026-04-14	**$324,945**	$203	Zillow
63	**5.60 mi**	10 min	Weddington Rd	5008 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-05-22	**$334,000**	$208	Zillow
64	**5.60 mi**	10 min	Weddington Rd	5012 Asher James Ln, Charlotte, NC 28262	Townhouse	1,575	2026	2026-07-10	**$326,990**	$208	Zillow
65	**5.60 mi**	10 min	Weddington Rd	5016 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-07-22	**$325,990**	$203	Zillow
66	**5.60 mi**	10 min	Weddington Rd	5024 Asher James Ln, Charlotte, NC 28262	Townhouse	1,602	2026	2026-08-31	**$309,900**	$193	Zillow

#	Google Maps Distance	Drive Time	Route via	Property Address	RV Permitted Housing Type	Heated SqFt	Year Built	Sold Date	Sold Price	$/SqFt	Platform Sources
67	**5.60 mi**	10 min	Weddington Rd	5020 Asher James Ln, Charlotte, NC 28262	Townhouse	1,586	2026	2026-08-31	**$299,900**	$189	Zillow
68	**5.60 mi**	11 min	Pitts School Rd NW	620 Nutgrove Dr NW, Concord, NC 28027	Single-Family	3,543	2026	2026-11-02	**$712,000**	$201	Zillow
69	**5.60 mi**	11 min	Pitts School Rd NW	604 Nutgrove Dr NW, Concord, NC 28027	Single-Family	3,528	2026	2026-10-20	**$711,490**	$202	Zillow
70	**5.60 mi**	11 min	Pitts School Rd NW	651 Nutgrove Dr NW, Concord, NC 28027	Single-Family	—	2025	2026-10-16	**$645,500**	—	Zillow
71	**5.70 mi**	9 min	US-29 S/Concord Pkwy S and Morehead Rd	802 Patricia Ave, Harrisburg, NC 28075	Single-Family	—	2025	2026-07-31	**$520,000**	—	Zillow
72	**5.70 mi**	11 min	Pitts School Rd NW	8356 Ashvale St NW, Concord, NC 28027	Single-Family	3,677	2026	2026-09-09	**$764,500**	$208	Zillow
73	**5.70 mi**	11 min	Pitts School Rd NW	8364 Ashvale St NW, Concord, NC 28027	Single-Family	3,747	2026	2026-08-25	**$735,000**	$196	Zillow
74	**5.70 mi**	11 min	Pitts School Rd NW	8360 Ashvale St NW, Concord, NC 28027	Single-Family	3,746	2026	2026-10-14	**$730,000**	$195	Zillow
75	**5.70 mi**	11 min	Pitts School Rd NW	8375 Ashvale St NW, Concord, NC 28027	Single-Family	3,536	2026	2026-07-21	**$714,500**	$202	Zillow
76	**5.80 mi**	12 min	Pitts School Rd NW	667 Downshire Rd NW, Concord, NC 28027	Single-Family	3,677	2026	2026-10-08	**$856,500**	$233	Zillow
77	**5.80 mi**	12 min	Pitts School Rd NW	603 Downshire Rd NW, Concord, NC 28027	Single-Family	4,074	2026	2026-07-10	**$854,500**	$210	Zillow
78	**5.80 mi**	12 min	Pitts School Rd NW	675 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-10-14	**$851,500**	$209	Zillow
79	**5.80 mi**	12 min	Pitts School Rd NW	655 Downshire Rd NW, Concord, NC 28027	Single-Family	4,124	2026	2026-10-14	**$842,500**	$204	Zillow
80	**5.80 mi**	12 min	Pitts School Rd NW	663 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-10-06	**$841,000**	$207	Zillow
81	**5.80 mi**	12 min	Pitts School Rd NW	647 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-09-10	**$836,000**	$205	Zillow
82	**5.80 mi**	12 min	Pitts School Rd NW	659 Downshire Rd NW, Concord, NC 28027	Single-Family	—	2025	2026-06-30	**$835,500**	—	Zillow
83	**5.80 mi**	12 min	Pitts School Rd NW	615 Downshire Rd NW, Concord, NC 28027	Single-Family	4,069	2026	2026-07-14	**$834,000**	$205	Zillow
84	**5.80 mi**	12 min	Pitts School Rd NW	630 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-07-09	**$709,500**	$201	Zillow
85	**5.80 mi**	12 min	Pitts School Rd NW	646 Downshire Rd NW, Concord, NC 28027	Single-Family	3,543	2026	2026-08-18	**$707,990**	$200	Zillow
86	**5.80 mi**	12 min	Pitts School Rd NW	678 Downshire Rd NW, Concord, NC 28027	Single-Family	3,393	2026	2026-10-06	**$700,000**	$206	Zillow
87	**5.80 mi**	12 min	Pitts School Rd NW	660 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-08-27	**$690,000**	$195	Zillow
88	**5.80 mi**	12 min	Pitts School Rd NW	664 Downshire Rd NW, Concord, NC 28027	Single-Family	3,536	2026	2026-09-23	**$689,000**	$195	Zillow
89	**5.80 mi**	12 min	Pitts School Rd NW	674 Downshire Rd NW, Concord, NC 28027	Single-Family	3,543	2026	2026-09-03	**$682,500**	$193	Zillow
90	**5.80 mi**	12 min	Pitts School Rd NW	640 Downshire Rd NW, Concord, NC 28027	Single-Family	3,314	2026	2026-08-27	**$669,000**	$202	Zillow
91	**5.80 mi**	12 min	Pitts School Rd NW	654 Downshire Rd NW, Concord, NC 28027	Single-Family	3,010	2026	2026-08-13	**$650,000**	$216	Zillow
92	**5.80 mi**	12 min	Pitts School Rd NW	650 Downshire Rd NW, Concord, NC 28027	Single-Family	2,854	2026	2026-09-04	**$610,000**	$214	Zillow
93	**5.80 mi**	12 min	Pitts School Rd NW	634 Downshire Rd NW, Concord, NC 28027	Single-Family	3,044	2026	2026-09-29	**$609,990**	$200	Zillow
94	**5.80 mi**	12 min	Pitts School Rd NW	618 Downshire Rd NW, Concord, NC 28027	Single-Family	2,552	2026	2026-07-20	**$592,000**	$232	Zillow
95	**6.00 mi**	10 min	US-29 S/Concord Pkwy S and Morehead Rd	201 Henderson Cir, Harrisburg, NC 28075	Single-Family	2,410	2025	2026-06-29	**$492,200**	$204	Zillow
96	**6.00 mi**	10 min	US-29 N/Concord Pkwy S	101 Swink St SW, Concord, NC 28027	Single-Family	1,336	2026	2026-10-05	**$290,000**	$217	Zillow