

MARKET ANALYSIS

Final Report --- Small Area Plan
Roberta Church Road & Highway 29
Concord, NC



Prepared for: City of Concord
Prepared by:
Kathleen Rose, CCIM
Diane Carter, CCIM
Final Report: February 11, 2005

1. - Introduction

- Purpose & Methodology
- Executive Summary
- Development Capacity & Absorption

2. - Market Overview

- Relational Review - Demographic Profiles
- Identification of Market & Sub-market
- Study Area Location
- Scope of Charrette – preliminary findings

3. - Market Analysis – Commercial Uses

- Demand Characteristics
- Supply Dynamics
- Gap Analysis
- Absorption
- Findings & Recommendations

4. - Market Analysis – Residential Uses

- Demand Characteristics
- Supply Dynamics
- Gap Analysis
- Absorption
- Findings & Recommendations

5. - Appendix

- Site and Area Map
- Demographic Reports
- Housing Data
- News Articles & Misc. Information

Purpose & Methodology

Rose & Associates Southeast, Inc. was retained by The Lawrence Group to complete a Market Analysis for the area study encompassing the parcels located in/around Highway 29 and Roberta Church Road, in the city of Concord, NC (“Site”). The purpose of this report is to evaluate the site and data including, but not limited to, demographic, zoning, infrastructure, market, social and political data. The report shall be presented in two stages:

- 1) **Written Summary Report** – The initial analysis evaluates public and proprietary data regarding the demographic profile of the community and the Study Area, from a macro to micro view. This assists the team in understanding the Study Area’s relationship to the community, both locally and regionally. Together with a site inspection, these findings assist the team during the Charrette process in determining trends, scope of design and appropriate land uses that are compatible with the current market conditions.
- 2) **Final Report** - Additional data and information gathered during the Charrette process will be integrated into the final report by The Lawrence Group. A presentation of the findings of the report will be included during the Charrette schedule. Socio-economic, political and local cultural views will add dimension to this presentation, and shall incorporate market conditions, community vision and current realities into the process, providing a more meaningful and useful result.

The conclusions set forth are based upon information provided by public records, town officials, business owners, market and demographic data obtained by Rose & Associates Southeast, Inc. Neither an appraisal nor title search was performed for the Study Area or any specific property in preparing this report. While the information included herein is believed to be accurate, no warranty or representation, expressed or implied, is made as to the information contained herein, and is submitted subject to omission, change of market conditions, or other factors outside the scope of this report or the author’s control. This report is the property of Rose & Associates Southeast Inc., and shall not be duplicated without written permission, all rights reserved, 2005.

A number of methodologies are utilized throughout this report, including but not limited to, Economic Base Analysis, Highest & Best Use Analysis and Central Place Theory. They are described as follows:

I. Economic Base Analysis is used to determine real estate demand. The underlying theme suggests that jobs drive demand for real estate: in other words, for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth. The corresponding growth (or decline) in jobs, population and income correspond to demand for commercial and residential uses of real estate.

II. Highest & Best Use is used to determine most appropriate use of land, given the underlying economic base.

Highest & Best Use, as defined in *The Dictionary of Real Estate Appraisal*¹, is

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest & Best Use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

Using the Highest & Best Use concept a site is analyzed “As if Vacant.” The premise of the concept is that an analysis of all reasonable alternative uses will identify the use that yields the highest present land value, after payments are made for labor, capital, and coordination, and, therefore, is the Highest & Best Use. The use of a property is based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

III. Central Place Theory (CPT)² is utilized to evaluate commercial feasibility and market area. The underlying theme of CPT is that the location decision of retail (and office) establishments is driven by rent maximizing forces. That is, providers of goods (retail) and services (office/retail) will locate where they believe they can maximize profits. CPT suggests that certain locations are more “desirable” than others, primarily due to the location of existing businesses that are already attracting customers. This means that there are “central places” with varying degrees of magnitude that attract such customers.

The fundamental theme of CPT is that commercial/retail locations are spatially interdependent, implying that growth is not random, but ordered and rational. Therefore, CPT relies on three basic concepts:

- Threshold population: Businesses need a certain number of customers to break even. The threshold refers to the number of persons or households of a target

¹ “The Dictionary of Real Estate Appraisal,” Third Edition, (Illinois), American Institute of Real Estate Appraisers, 1993, p. 171.

² Central Place Theory is primarily associated with two German geographers: Walter Christaller, the author of “Central Places in Southern Germany” in 1933 and August Losch, author of “The Economics of Location” in 1939. Source: Market Analysis for Commercial Investment Real Estate, Commercial Investment Real Estate Institute, copyright 1998.

customer group. When the population density is known, this can be expressed in terms of a trade or service area. Most retailers know what their threshold population is, and it is common for them to specify minimum site requirements in terms of population, households, and customer type (by age, income, occupation, etc.) within certain radial areas around a site. The trade area for this site includes a three-tier radius of 1, 3 and 5 miles, as typically seen in retail analysis.

- Higher vs. lower order of goods and services: Goods and services with low thresholds are called lower order of goods (i.e., gas stations, eating/drinking establishments, beauty salons, etc.), while those with high thresholds are called higher order of goods (i.e., shopping malls, hospitals, office parks, etc.). The location of higher order goods and services may influence the location of lower order goods and services. This is often seen where retail/office will cluster together around certain areas such as regional malls, large shopping centers, hospitals and business parks.
- Trade area or “range” of goods and services: Demand for a good or service is constrained to a limit or “range” (measured in terms of distance or drive time) beyond which customers will not travel to a specific store location. Therefore, demand for most goods/services decreases with distance from a retail/commercial location. The existence of competitors diminishes the range and more accurately determines the actual market area for a good or service. The market or trade area will also vary according to street patterns and population density. However, not all businesses seek to maximize distance from competitors, but rather cluster together to attract more customers per business than if they were to distance themselves from each other.

Together, these concepts determine that a business seeking to maximize accessibility and profits will select one location over another and be willing to pay higher (or lower) rents for a specific location.

Study Area Summary– Roberta Church Road & Highway 29

The subject Study Area is located along the Highway 29 corridor at Roberta Church Road, and encompasses approximately 1,000 acres on both the east and west side of Highway 29. Within the Study Area is a planned widening and connection of Roberta Church and George Lyles Boulevard, which would connect the southeastern area of town to Interstate 85 at exit #54.

Current land uses include agricultural, low-density residential and general commercial uses. Current zoning within the Study Area includes: CUI 1CD, and I1, as well as C2, CD zones. The area includes Christy’s Nursery and the area adjacent to the south side of the Phillip Morris facilities.

History & Perspective

Concord was settled in 1750 and officially became the county seat in 1796. It has its roots in textiles and banking, which formed its economic base through the 1800s. Today, Concord has a diverse economy that includes auto-racing, manufacturing, industrial and professional services.

Socio-Economic Considerations

A fast-growing community, Concord’s population has more than doubled since 1990, and the county seat of Cabarrus County is within close proximity to Charlotte. Feedback from civic leaders, government representatives and residents suggest that the community embraces its historic roots, quality of life and small town/rural character of the type found in suburban towns. Its challenge is to maintain its identity as the area grows, while creating a “sense of place” within a community that has developed over time in a sprawl fashion along its corridors.

Findings- Community

During discussions held with Stakeholders throughout the Charrette process, the following were noted:

- ❖ Opportunities exist for the area to grow its economic base, reducing its dependency on Charlotte and transition from a “bedroom community”;
- ❖ Employment growth will drive demand for office and industrial uses;
- ❖ Population and income growth resulting from targeted economic development opportunities will drive demand for a mix of housing types, together with support services and retail.

- ❖ Business growth related to motorsports/automotive industry and new technologies is targeted
- ❖ Community vision to provide opportunity and locations for business growth
- ❖ Leadership awareness of providing a range of benefits and opportunities for citizens to be able to work, live and play within the County boundaries
- ❖ City of Concord's Council and Cabarrus Regional Chamber of Commerce goals have established a viable framework to position the community for future growth and prosperity

Also discussed during the Charrette was the recent Community Assessment Report prepared on behalf of the Centralina Council of Governments (COG). This report provided an overview of the region's strengths, challenges and opportunities for improving its economy.

After reviewing this report, several of the major findings promote Cabarrus County's opportunity to create a business and mixed-use campus. The "target industries" identified were: defense and security, automotive, software development and security, bioinformatics, optoelectronics and fuel cell technology. The Charlotte Research Institute, in conjunction with the University of North Carolina at Charlotte, is currently pursuing five of the six industries.

These target industries and those specifically related to "increase the region's Research and Development for the motorsports and optoelectronics industries" offer Cabarrus County its opportunity for diversification of its economic base.

The area of study (the Roberta Church Road and Highway 29 site) is ideally positioned to take advantage of the motorsports industry growth and the industries that the Charlotte Research Institute is energetically pursuing. Additionally, benefiting this site is its access to an excellent regional transportation network.

Another important development in the area is the proposed Convention Center on Speedway Boulevard, scheduled to begin in February 2005. The convention center will have 32,000 square feet of meeting space. The City of Concord also is giving the developer 4.7 acres on which to build a 308-room hotel. This Convention Center complex will assist with the tourism associated with Lowe's Motor Speedway, Concord Mills and others. Additionally, it has the potential to serve area governmental functions, potential UNCC functions, a variety of regional needs and an array of community needs.

Conclusions/Recommendations:

Below is a summary the office, industrial, retail and residential conclusions. Detailed information can be found in the commercial and residential sections that follow the market overview.

Office:

- ❖ Identified demand for medical offices
- ❖ Increasing demand for general office space
- ❖ The current oversupply of office space is expected to be absorbed within 12-18 months
- ❖ Based on current job growth estimates 100,000 square feet of office space may be absorbed annually subject to projected employment growth estimates

Industrial:

- ❖ Current oversupply of warehouse and manufacturing space
- ❖ Approximately 30% of the existing industrial product is obsolete
- ❖ Future inventory requirements are contingent upon “new technology” business growth
- ❖ Approximately 120,000 square feet of new space may be added per year subject to projected employment growth estimates

Retail:

- ❖ 75,000-190,400 square feet in two phases is recommended based on a 3-5 year absorption
- ❖ A grocery anchored neighborhood shopping center is recommended to serve the proposed residential and office growth in the Study Area

Residential:

- ❖ 90 Residential lots and 1,390 Urban Residential Units are recommended for Study Area
- ❖ There is a current oversupply of single-family homes in the marketplace
- ❖ The Study Area presents an opportunity to create a variety of higher density housing product in a wider range of prices.
- ❖ Urban Residential should represent a variety of product types to serve young professionals, empty nesters, retired couples and individuals, as well as families.

Development Capacity & Absorption Summary

The following was determined to be the maximum development potential of the Study Area by The Lawrence Group. The analysis of the development potential in office, industrial and residential is shown in the table below. The summary of the development capacity in each product type and its estimated absorption time as it relates to either oversupply or gap for the different components are stated below.

Product Type	No. of Units/S.F.	Absorption Estimates *
Single-Family Homes	90	3-5 years
Urban Residential (ownership & rental)	1390	1-5 years
Subtotal-Residential	1,480	
Retail	190,400	3-5 years
Small Office	227,400	3-5 years
Office "Class A"	558,000	5-10 years
Flex Space	476,500	6-9 years
Mixed-use (commercial & multifamily residential)	1,634,600	10+ years
Total Commercial	3,086,900	
Civic/Institutional	309,400	

* *Estimates based upon demand data, current estimated vacancy and planned construction.*

Relational Review – Demographic Comparisons

To assist in gaining perspective and the relationship of the Study Area to its environs, the market is evaluated from a macro to micro view. There are four levels at which data is collected to achieve such perspective:

- 1) MSA – The Study Area lies within the Charlotte-Gastonia-Rock Hill MSA (Metropolitan Statistical Area)
- 2) County – The Study Area is located within Cabarrus County.
- 3) Municipality (Incorporated Village, Town, or City) – The Study Area is located in the city of Concord, NC
- 4) Study Area – This provides a comparison view of a radius of 1, 3 & 5-mile radius around the subject.

Charlotte-Gastonia-Rock Hill MSA

The subject site is located in the Charlotte MSA (Metropolitan Statistical Area), which ranks first in population and net worth, and second in household income compared to other MSAs in the state of North Carolina. There are currently approximately 719,259 housing units in the MSA, of which 64.5% are owner occupied, 28.8% are renter occupied and 6.7% are estimated as vacant. The 2000 census indicated that the median home value was \$115,421, an increase of 60% from the 1990 census estimates. Most notable is the rise in household income in segments above \$50,000 during that same period.

Cabarrus County

The County is located in the Charlotte MSA. Based upon 2000 census data, the County is comprised of a total population of 131,063 with a median age of 35.4 years (see Appendix for detailed report). The large majority of the population is educated, with approximately 50% having a high school diploma and some college (no degree), and only 26% having a degree.

53% have been in residence since 1995, while 26% are from a different county and 12% from a different state. Census data ranks the County as #13 in population and #62 in household income growth among the 100 counties in North Carolina.

The workforce is diverse in that 29% of the population is involved in management/professional occupations, 28% in sales, and 18% in production, transportation or material moving occupations. Primary industries, as reflected in the County's economic base, are in Manufacturing (19% are employed in this sector, which is above the national average), Education/Health (17.3%) and Retail Trade (12.8%). The median household income is \$46,140 with the largest percentage of

households in the \$50,000-\$75,000 range. Of the total households, 54% are below \$50,000.

Among households, 74% are family households, with 35% having children under the age of 18 years. The housing component includes approximately 94% occupied, with 75% being owner-occupied and 25% renter-occupied. The total housing stock includes 52,848 units, of which 72% are single-family detached housing, with the balance being a mix of attached multi-unit housing and manufactured (mobile) homes.

Current estimates for 2004 show continued growth and more moderate forecasts for 2009 (see Appendix for detailed report). These will be discussed further in the market analysis section of this report.

City of Concord

Based upon 2000 census data, the City is comprised of a total population of 55,977, or 43% of the County's population, with a median age of 34 years (see Appendix for detailed report). The demographic make-up of the City somewhat mirrors that of the County. The large majority of the population is educated, with 49% having a high school diploma and some college (no degree), and 30% having a degree. 46% have been in residence since 1995, while 31% are from a different county and 16% from a different state.

The workforce is largely made up of the same diverse characteristics as the county, with manufacturing and education/health/social services being the dominant industries, followed by retail trade. This is directly related to the location within the City of the hospital, Concord Mills Mall, Phillip Morris and other manufacturing. The median household income is \$46,094, with the largest percentage of households also in the \$50,000-\$75,000 range.

Households – There are 22,460 total housing units in the city, with 72% of them single-family detached housing. 72% are family households, with 35% having children under the age of 18 years. The housing component includes approximately 93% occupied, with 68% being owner-occupied and 32% renter-occupied. Aside from the single-family detached housing, the balance is a mix of (under 10% each) of attached multi-unit housing or manufactured housing.

Current estimates for 2004 show continued growth and more moderate forecasts for 2009 (see Appendix for detailed report). These will be discussed further in the market analysis section of this report.

Market Area – Subject Study Area

The Site was evaluated, using a 1, 3 and 5-mile radius. The profile indicates trends similar to that at the City level, with some notable exceptions. Growth was more dramatic in the 1-mile radius, than the outlying 3 and 5-mile radius levels; further, household incomes are substantially higher within the 1-mile boundary. Household growth from 1990-2000 was 204%, with 82% and 46% at the 1, 3, 5-mile radius, respectively. Population and income also grew significantly during that period. However, projections for

2009 show more modest growth over the next 5 years. The following demographic report outlining changes within the radii is shown below:

Current Geography Selection: 1, 3, 5 mile radii: ROBERTA CHURCH RD & US HWY
29, CONCORD, NC 28027

Your title for this geography: Concord NC

Demographic Trend Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Percent Change from 2004 to 2009:			
Population	7.60%	12.00%	12.80%
Household	13.50%	17.60%	18.60%
Median Age	2.20%	2.90%	3.20%
Owner Occupied Housing	13.70%	17.70%	19.20%
Renter Occupied Housing	12.10%	17.30%	17.20%

Percent Change from 1990 to 2000:			
Population	213.70%	85.80%	49.60%
Household	204.50%	82.20%	46.00%
Median Age	2.90%	2.50%	-1.20%
Owner Occupied Housing	246.10%	91.00%	46.50%
Renter Occupied Housing	43.10%	44.50%	44.80%

2004 Demographics:			
Total Population	2,083	24,826	69,560
Total Households	760	9,364	27,418
Female Population	1,046	12,375	34,945
% Female	50.20%	49.90%	50.20%
Male Population	1,037	12,451	34,615
% Male	49.80%	50.10%	49.80%

Age			
Age 0 - 4	9.00%	8.40%	8.10%
Age 5 - 14	17.90%	16.20%	14.60%
Age 15 - 19	6.60%	7.00%	6.70%
Age 20 - 24	4.00%	5.10%	7.00%
Age 25 - 34	15.50%	15.10%	15.60%
Age 35 - 44	19.30%	17.60%	16.10%
Age 45 - 54	13.90%	13.90%	13.00%
Age 55 - 64	8.20%	9.10%	8.90%
Age 65 - 74	3.70%	4.30%	5.20%
Age 75 - 84	1.40%	2.40%	3.40%
Age 85 +	0.40%	0.90%	1.40%
Median Age	33.4	34	33.8

Housing Units			
Total Housing Units	800	9,921	29,399
Owner Occupied Housing Units	86.00%	80.20%	65.90%
Renter Occupied Housing Units	9.00%	14.20%	27.40%
Vacant Housing Units	5.00%	5.60%	6.70%

Race and Ethnicity

American Indian, Eskimo, Aleut Population	0.40%	0.30%	0.30%
Asian	1.80%	1.50%	1.30%
Black Population	8.80%	8.90%	14.60%
Hawaiian or Pacific Islander Population	0.00%	0.00%	0.00%
Multi-Race Population	0.80%	1.10%	1.10%
Other Population	0.60%	1.80%	3.10%
White Population	87.50%	86.30%	79.50%
Hispanic Ethnicity	3.20%	5.70%	9.60%
Not of Hispanic Ethnicity	96.80%	94.30%	90.40%

Household Income

\$ 0 - \$ 14,999	6.61%	7.09%	10.55%
\$ 15,000 - \$24,999	5.05%	7.98%	10.33%
\$ 25,000 - \$34,999	6.51%	8.44%	11.48%
\$ 35,000 - \$49,999	13.19%	13.60%	16.59%
\$ 50,000 - \$74,999	25.73%	26.84%	23.91%
\$ 75,000 - \$99,999	18.37%	15.85%	12.53%
\$100,000 - \$124,999	11.09%	9.67%	7.08%
\$125,000 - \$149,999	6.54%	4.84%	3.29%
\$150,000 - \$200,000	4.73%	3.48%	2.36%
\$200,000 to \$249,999	1.25%	1.07%	0.77%
\$250,000 +	0.94%	1.15%	1.12%
Average Household Income	\$73,758	\$68,550	\$59,679
Median Household Income	\$66,714	\$60,832	\$51,000
Per Capita Income	\$27,051	\$25,705	\$23,627

2009 Demographics:

	1 Miles:	3 Miles:	5 Miles:
Total Population	2,241	27,808	78,454
Total Households	863	11,014	32,531
Female Population	1,116	13,762	39,131
% Female	49.80%	49.50%	49.90%
Male Population	1,125	14,047	39,323
% Male	50.20%	50.50%	50.10%

Age

Age 0 - 4	8.80%	8.10%	7.80%
Age 5 - 14	17.50%	15.80%	14.30%
Age 15 - 19	7.00%	7.40%	7.10%
Age 20 - 24	4.20%	5.20%	7.10%
Age 25 - 34	14.00%	13.50%	13.90%
Age 35 - 44	18.10%	16.40%	15.10%
Age 45 - 54	14.80%	14.70%	13.80%
Age 55 - 64	9.50%	10.50%	10.20%
Age 65 - 74	4.10%	4.90%	5.80%
Age 75 - 84	1.50%	2.50%	3.50%
Age 85 +	0.50%	0.90%	1.50%
Median Age	34.1	35	34.8

Housing Units Trend

Total Housing Units	908	11,658	34,851
---------------------	-----	--------	--------

Owner Occupied Housing Units	86.10%	80.40%	66.30%
Renter Occupied Housing Units	8.90%	14.10%	27.10%
Vacant Housing Units	5.00%	5.50%	6.70%

Race and Ethnicity

American Indian, Eskimo, Aleut Population	0.40%	0.30%	0.30%
Asian	1.80%	1.50%	1.30%
Black Population	9.00%	9.30%	14.70%
Hawaiian or Pacific Islander Population	0.00%	0.00%	0.00%
Multi-Race Population	0.80%	1.10%	1.10%
Other Population	0.60%	1.80%	3.00%
White Population	87.30%	86.00%	79.50%
Hispanic Ethnicity	3.20%	5.70%	9.60%
Not of Hispanic Ethnicity	96.80%	94.30%	90.40%

Household Income

\$ 0 - \$ 14,999	6.37%	6.79%	9.72%
\$ 15,000 to \$ 24,999	3.45%	6.22%	8.38%
\$ 25,000 to \$ 34,999	7.19%	8.67%	11.20%
\$ 35,000 to \$49,999	9.24%	10.77%	14.08%
\$ 50,000 to \$74,999	23.54%	24.51%	22.82%
\$ 75,000 to \$ 99,999	18.85%	17.50%	15.05%
\$100,000 to \$124,999	13.19%	10.77%	8.05%
\$125,000 to \$149,999	7.87%	6.74%	4.88%
\$150,000 to \$199,999	7.48%	5.32%	3.61%
\$200,000 to \$249,999	1.75%	1.42%	1.02%
\$250,000+	1.07%	1.28%	1.20%
Average Household Income	\$69,530	\$65,543	\$59,470
Median Household Income	\$75,263	\$68,517	\$56,567
Per Capita Income	\$26,735	\$25,832	\$24,809

2000 Census Demographics:

	1 Miles:	3 Miles:	5 Miles:
Total Population	1,939	22,241	61,856
Total Households	669	7,964	23,099
Female Population	982	11,169	31,306
% Female	50.60%	50.20%	50.60%
Male Population	957	11,072	30,550
% Male	49.40%	49.80%	49.40%

Age

Age 0 - 4	8.70%	8.10%	7.80%
Age 5 - 14	18.10%	16.30%	14.70%
Age 15 - 19	6.30%	6.80%	6.50%
Age 20 - 24	3.60%	4.60%	6.50%
Age 25 - 34	16.70%	16.40%	16.90%
Age 35 - 44	20.40%	18.60%	16.90%
Age 45 - 54	13.30%	13.40%	12.50%
Age 55 - 64	7.40%	8.20%	8.00%
Age 65 - 74	3.70%	4.40%	5.30%

Age 75 - 84	1.40%	2.50%	3.60%
Age 85 +	0.40%	0.80%	1.20%
Median Age	33.3	33.8	33.6

Housing Units Trend

Total Housing Units	704	8,430	24,751
Owner Occupied Housing Units	85.90%	80.30%	65.60%
Renter Occupied Housing Units	9.10%	14.20%	27.70%
Vacant Housing Units	4.90%	5.50%	6.70%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.40%	0.30%	0.30%
Asian, and Hawaiian or other Pacific Islander	1.80%	1.50%	1.30%
Black	8.60%	8.60%	14.50%
White	87.80%	86.70%	79.60%
Other	0.50%	1.80%	3.10%
Hispanic Ethnicity	2.30%	4.20%	7.20%
Not of Hispanic Ethnicity	97.70%	95.80%	92.80%

Household Income

\$ 0 - \$9,999	4.70%	4.80%	6.50%
\$ 10,000 - \$14,999	2.20%	2.60%	4.80%
\$ 15,000 - \$24,999	6.20%	9.10%	11.70%
\$ 25,000 - \$34,999	6.00%	8.60%	12.00%
\$ 35,000 - \$49,999	14.40%	15.10%	17.50%
\$ 50,000 - \$74,999	27.70%	28.40%	24.70%
\$ 75,000 - \$99,999	17.80%	14.20%	10.60%
\$100,000 - \$124,999	9.40%	8.40%	6.10%
\$125,000 - \$149,999	5.90%	4.00%	2.60%
\$150,000 - \$199,999	4.10%	2.80%	2.00%
\$200,000 or More	1.60%	2.00%	1.70%
Average Household Income	\$72,939	\$66,940	\$57,220
Median Household Income	\$62,505	\$56,875	\$47,646
Per Capita Income	\$25,168	\$23,970	\$21,367

1990 Demographics:

	1 Miles:	3 Miles:	5 Miles:
Total Population	618	11,973	41,334
Total Households	220	4,371	15,821
Female Population	313	5,924	21,424
% Female	50.60%	49.50%	51.80%
Male Population	306	6,049	19,910
% Male	49.40%	50.50%	48.20%

Age:

Total Population	618	11,973	41,334
Age 0 - 4	6.90%	6.90%	7.00%
Age 5 - 14	15.80%	14.70%	13.10%
Age 15 - 19	7.50%	8.30%	7.20%
Age 20 - 24	5.90%	6.30%	7.60%
Age 25 - 34	19.50%	17.30%	16.90%

Age 35 - 44	16.90%	16.80%	15.10%
Age 45 - 54	12.30%	12.60%	11.30%
Age 55 - 64	8.60%	8.30%	8.90%
Age 65 - 74	4.60%	5.60%	7.60%
Age 75 - 84	1.80%	2.60%	4.30%
Age 85 +	0.30%	0.50%	1.20%
Median Age	32.4	33	34

Housing Units Trend

Total Housing Units	233	4,567	16,827
Owner Occupied Housing Units	75.00%	77.60%	65.90%
Renter Occupied Housing Units	19.30%	18.10%	28.10%
Vacant Housing Units	5.70%	4.30%	6.00%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.70%	0.40%	0.30%
Asian	0.50%	0.90%	0.60%
Black	18.40%	7.60%	15.90%
White	79.70%	91.00%	83.00%
Other	0.80%	0.20%	0.10%
Hispanic Ethnicity	1.50%	0.80%	0.60%
Not of Hispanic Ethnicity	98.50%	99.20%	99.40%

Household Income

Less than \$5,000	3.50%	2.10%	4.66%
\$5,000 to \$9,999	5.77%	6.00%	8.82%
\$10,000 to \$14,999	10.01%	8.56%	9.55%
\$15,000 to \$24,999	15.99%	16.02%	19.24%
\$25,000 to \$34,999	18.26%	15.79%	15.62%
\$35,000 to \$49,999	24.58%	22.36%	19.44%
\$50,000 to \$74,999	15.50%	19.76%	15.25%
\$75,000 to \$99,999	3.92%	6.03%	4.44%
\$100,000 to \$149,999	1.24%	2.30%	1.89%
\$150,000 or More	1.66%	1.01%	1.10%
Average Household Income	\$38,623	\$40,787	\$36,559
Median Household Income	\$32,940	\$35,828	\$29,920
Per Capita Income	\$13,553	\$14,638	\$13,990

Subject Site – 1, 3 & 5 Mile Radius Map – Concord, NC



Scope of Charrette – Preliminary Findings

The following uses were recommended for the preliminary scope of the Charrette process:

Residential – Multifamily, primarily along the Highway 29 frontage (density in a range between 10-16 units per acre). Transition to single-family housing in areas adjacent to existing neighborhoods. A mix of residential in all market segments (affordable to luxury, in both rental and for-sale housing) should be considered. Attractive apartments and/or townhomes would provide harmony with the adjacent single-family neighborhoods and an appropriate transition from the commercial uses. Careful attention should be given to creating pedestrian and vehicular connections between recreational, residential and commercial areas.

Public Space - There is an opportunity to create an attractive recreational/public space along the floodplain areas, in a linear park fashion along the Concord Farms Road corridor, providing an appropriate buffer between residential and commercial areas for the existing power lines.

Commercial – Small neighborhood retail at the southeast corner of Highway 29 and Roberta Church Road is appropriate, given the future east-west connections with planned roadway widening and expansion. Small office/flex/warehouse uses in a business park/campus design along the Highway 29 corridor and on Concord Farms Road would be appropriate to service the surrounding manufacturing and motorsports uses.

Highest & Best Use

The Roberta Church Road and Highway 29 site was reviewed as to the primary factors for Highest & Best Use, as described herein:

- ❖ **Legal Permissibility** – The purpose and intent of the Charrette is to address issues regarding master planning and, ultimately, zoning and other land use ordinances. Therefore, no review of permissibility is included in this report.
- ❖ **Physical Possibility** – The physical characteristics and constraints are outlined in plans prepared by The Lawrence Group. The area includes both highway and right-of-way expansion with a road extension. As a result, transportation issues were a critical element of the analysis. The area includes topography that features slight to moderate slopes, and significant floodplain/wetland/watercourse areas. Also of note is the presence of high-tension power lines running through the site on Concord Farms Road. Therefore, physical constraints create some specific challenges with respect to development, which will vary depending upon land use.
- ❖ **Financial feasibility and maximum profitability** – Feasibility is dependent upon many factors, including, but not limited to land costs, site and development costs, the use, market conditions and the economic criteria of the user/developer. The issue of profitability will be addressed in the following sections as they relate to demand and supply. Where there are gaps in the market, then profit opportunities may exist.

Based upon the information gathered and resulting findings, the Highest & Best Use of the Study Area includes: recreational, office, service, flex warehouse and neighborhood retail uses, as well as limited single-family and urban multifamily residential. These components are examined in the following sections.

Demand Characteristics

Economic Base Analysis is utilized to evaluate real estate demand. The underlying theme suggests that jobs drive demand for real estate: in other words, for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth.

Over the past few years, Concord has enjoyed sustained prosperity and growth as a community. Concord benefits from its proximity to the Charlotte MSA, which has also shown substantial population and income growth. In addition to population growth, job growth in the non-manufacturing sectors has increased, demonstrating its transition from a manufacturing to a non-manufacturing (service-oriented) economy. As a result of this white-collar job growth, coupled with a quality of life that has attracted professionals and young families, growth in population and household income has occurred. This directly relates to real estate demand that includes residential housing (of a variety of types/styles) and commercial (office, service and retail).

The market opportunities for Concord should be viewed from a macro to micro view. The primary economic sectors providing employment in the region include financial institutions, healthcare and retail operations. Of the largest employers in the region, most are located in the city of Charlotte. They include:

Company	Number of Employees	Sector/Type of Business
Wachovia Corporation	18,000	Financial Services
Carolinas Health Care	15,679	Healthcare
Bank of America Corporation	12,000	Financial Services
Duke Energy	10,000	Energy
Delhaize America/Food Lion	8,658	Retail/Supermarket
Wal-Mart Stores	8,140	Retail
Ruddick Corp./Harris Teeter	6,894	Retail/Supermarket
US Airways Group	6,154	Airline

The largest employers in Cabarrus County are as follows:

Company	Number of Employees	Sector/Type of Business
NorthEast Medical	3,500	Hospital and healthcare
Cabarrus County Schools	2,950	Education
Phillip Morris	2,900	Manufacturing
Cabarrus County Government	1,000	Government

Like many other small towns and cities, the Concord town center or central business district has evolved over time and is now scattered along primary corridors. Local neighborhood shopping centers are prevalent, with regional shopping outside of the downtown area on other major arteries/intersections.

Based upon preliminary and subsequent findings, it is determined that the Concord market will continue to evolve from a suburban “bedroom” community, with the primary job base residing in the greater Mecklenburg County (Charlotte) area, to establishing its own economic base and job market. This will be largely due to the Concord Mills regional shopping venue, and three of the region’s top tourist attractions, which all focus on the motorsports industry: Lowe’s Motor Speedway, which is the region’s second largest tourist attraction with over 1,250,000 visitors per year; the Dirt Track at Lowe’s (ranked 12th); and Backing Up Classics (ranked 25th). Additionally, health services and the technology industry are contributing to job growth, as well as in retail in the rapidly growing shopping and entertainment venues located along primary corridors.

Employment within the community will continue to be primarily “non-basic” or service-related jobs. However, job growth in basic employment, together with transportation planning and expansion, will provide future opportunities for economic development. This will create demand for flex office, light assembly and distribution uses. As a result of the multiplier effect of basic job growth, additional residential housing, recreation, retail and other support uses would follow.

The overall population growth for Cabarrus County over the past decade was 33%. Similarly, income grew by 56% over the past decade. It is projected to increase at a more moderate pace of about 12% over the next five years. Evaluation from macro (MSA) to micro (1,3 and 5-mile radius around the subject) suggests that population and income growth trends are expected to continue in keeping with the expected overall county growth of approximately 12%.

Supply Dynamics

Office & Industrial

The Concord market has experienced substantial business growth. From 1996, there have been approximately 1,230 new and/or expanded businesses entering the marketplace, utilizing approximately 14,658,000 square feet of commercial space. Currently, there is an estimated 4,581,309 square feet of commercial space available in Concord, including manufacturing, warehouse and office space. However, the majority of vacancy is in the warehouse and manufacturing sectors.³ Rising unemployment rates have accounted for the climbing vacancies in the office and industrial sectors, attributable to the current economic cycle.

Office Space – With approximately 365,000 square feet of space, this is the smallest segment of the commercial market, totaling 8% of the overall commercial space.

Warehouse Space – With approximately 1,807,056 square feet of space, this is the largest segment of the commercial market, totaling over 39% of the overall commercial space.

Manufacturing Space – With approximately 1,511,862 square feet, this segment totals 33% of the commercial space.

More detailed information to assess the depth of the market follows, including planned projects gathered from the planning department.

Planned Office Business Parks

Name of Planned Commercial	Notes
Keith Corp. Office Park	50-60 acres available “for sale”
Oakmont Business Park	4 commercial lots for sale
Odell Professional Center	Sites for build to suit
Raley Miller Office Park	15 acres across from Harris Teeter site

Employment Base Multiplier--Minimum Requirements Method

Economic Base Analysis methodology is described at the beginning of this report. The minimum requirement method, which is utilized below, specifically compares data based on similar size counties. The comparable size North Carolina counties utilized to perform this analysis were Iredell, population 122,660; Gaston population; and Rowan, population 130,340. The analysis below forecasts demand for various real estate uses, based upon employment and population growth.

³ Concord Economic Development Commission

Economic Base Analysis -Minimum Requirements Method

	Primary County	Cabarrus Cty	Iredell Cty	Gaston Cty	Rowan Cty
	Population 2000	131,063	122,660	190,365	130,340
(SIC Conversion)	EBM	8.06	8.06	8.06	8.06
NAICS	2004 Summary Business Totals - Industry				
11	Forestry, fishing, hunting, agriculture support	616	483	995	461
21	Mining	73	13	20	165
22	Utilities	0	0	0	0
23	Construction	3,968	3,450	4,326	3,600
31	Manufacturing	10,113	12,132	20,152	11,649
42	Wholesale Trade	3,997	4,099	5,075	2,677
44	Retail Trade	19,610	13,674	20,872	11,530
48	Transportation & warehousing	2,215	1,761	2,789	2,162
51	Information	0	0	0	0
52	Finance & insurance	2,244	2,040	3,252	2,103
53	Real estate & rental & leasing	0	0	0	0
54	Professional, scientific & technical services	26,790	24,548	35,821	25,309
55	Management of companies & enterprises	0	0	0	0
56	Admin, support, waste mgt, remediation services	3,542	3,457	4,789	5,373
61	Educational services	0	0	0	0
62	Health care and social assistance	0	0	0	0
71	Arts, entertainment & recreation	0	0	0	0
72	Accommodation & food services	0	0	0	0
81	Other services (except public administration)	0	0	0	0
95	Auxiliaries (exc corporate, subsidiary & regional mgt)	0	0	0	0
99	Unclassified establishments	169	563	443	884
	Total	73,337	66,220	98,534	65,913
	Calculation of # of Basic Jobs				
11	Forestry, fishing, hunting, agriculture support	103	20	306	
21	Mining	59		1	152
22	Utilities				
23	Construction	748	543		706
31	Manufacturing		3,000	6,564	2,560
42	Wholesale Trade	1,018	1,410	1,073	
44	Retail Trade	6,781	2,090	3,636	
48	Transportation & warehousing	265		169	409
51	Information				
52	Finance & insurance		14	237	86
53	Real estate & rental & leasing				
54	Professional, scientific & technical services	129	474		1,347
55	Management of companies & enterprises				
56	Admin, support, waste mgt, remediation services		259	30	2,190
61	Educational services				
62	Health care and social assistance				
71	Arts, entertainment & recreation				
72	Accommodation & food services				
81	Other services (except public administration)				
95	Auxiliaries (exc corporate, subsidiary & regional mgt)				
99	Unclassified establishments		410	216	732
	Total Basic Jobs	9,104	8,220	12,231	8,182

Office Gap Analysis

Aggregate Forecast Gap for Office	#needed to fill	Data
1. Identify current basic employees:	9,104	Beginning basic employees
2. Identify current total employees:	73,337	Beginning total employees
3. Calculate EB ratio:	8.06	EBM
4. Ratio of off/total Employees:	.53%	% office/total employees
5. Office Employees:	38,869	Beginning office employees
6. Supply	355,971	SF
7. SF per employee	150	Average SF per employee
8. Projected forecast basic employees:	187	Forecast/ending basic employees
9. Projected forecast total employees:	1,506	Forecast/ending total employees
10. Project new office employees:	798	Forecast ending total office employees
11. New office DEMAND	119,757	SF Demand
12. Forecast vacant SUPPLY	139,777	SF Supply
13. Projected Gap	(20,020)	SF Gap

Source: Business and Neighborhood Services of the City of Concord supplied the data on the commercial buildings in the County that was use to formulate the analysis.

The office analysis reflects a current oversupply of space. After conversations with economic development officials, it is estimated that 10% of the current office product is obsolete, therefore, 10% was eliminated from the analysis. The absorption of the existing supply is expected to occur as the business climate improves.

The national average of office space per employee ranges from 150- 220 square feet per employee. It was noted in the preliminary report that 8% of the commercial product was attributable to office uses. One reason for this is that of the 36.53% employed in the Service sector, over 20% is employed at the NorthEast Medical Hospital Campus. NorthEast Medical has approximately 3,500 employees that work at the hospital campus or in its strategically placed centers in the County. Therefore, the largest employment in the Service sector being based at NorthEast Medical combined with 13.79% of the population employment in manufacturing and 26.74% in retail, the majority of employment is in sectors not directly attributable to office uses.

Through interviews in the Charrette, a unique opportunity unfolded for the Study Area due to its strategic location between two large hospitals. To the south of the site is University Hospital and to the north is NorthEast Medical Center. The population has grown substantially to the north of the Study Area, nearly the entire distance to Kannapolis. The County continues to grow significantly along the Harrisburg side as well. Both the University Hospital in Mecklenburg County and NorthEast Medical compete for market share of the medical industry. In discussions with NorthEast Medical, it was revealed that there is demand for medical office in this area.

Additionally, the office product existing in the Lowe's Motor Speedway complex is, according to its real estate advisor, full and a demand exists for additional space for ancillary motorsports businesses.

One of the primary thrusts of the economic development of the City of Cabarrus and the Cabarrus Regional Chamber of Commerce is to promote growth of small business within the area. This continues its plan to continue to diversify its economy and grow business within the community. The Study Area provides a perfect opportunity to advance this initiative. The “Southside Employment Area,” “Carriage Route,” “Concord Parkway Neighborhood Center,” “The Neighborhood” and “Weddington Neighborhood” on the proposed Master Plan developed by The Lawrence Group provides the opportunity to encourage entrepreneurial or small business growth as well as space to meet the medical office demand. One of the benefits of clustering the office space in this small area plan is ensuring ongoing value for the real estate that is developed, which will result in continued opportunity for growth and business investment.

Absorption Analysis – Office Recommendations

To estimate future inventory requirements for office space, first any oversupply must be absorbed. The current 20,000 square foot oversupply of office is expected to be absorbed within 12-18 months, as job growth continues. Future demand is estimated at approximately 120,000 square feet. With a stable office vacancy rate estimated at approximately 10%, approximately 100,000 per year could be absorbed, provided that job growth continues as estimated at 1500 total employment growth per year.

Industrial Gap Analysis

Aggregate Forecast Gap for Industrial	# needed to fill	Data
1. Identify current basic employees:	9,104	Beginning basic employees
2. Identify current total employees:	73,337	Beginning total employees
3. Calculate EB ratio:	8.06	EBM
4. Ratio of industrial Employees:	0.20	% industrial employees
5. Industrial Employees:	29,333	Beginning industrial employees
6. Supply (occupied)	2,377,263	SF
7. SF per employee	400	Average SF per employee
8. Projected forecast basic employees:	187	Forecast/ending basic employees
9. Projected forecast total employees:	1,506	Forecast/ending total employees
10. Project new industrial employees:	301	Forecast ending total industrial employees
11. New industrial DEMAND	120,510	SF Demand
12. Identify forecast/ending supply	2,012,432	SF Supply (less 30% obsolescence & Pillowtex)
13. Projected Gap	(1,891,922)	SF Gap

Source: Business and Neighborhood Services of the City of Concord supplied the data on the commercial buildings in the County that was used to formulate the analysis.

The industrial analysis above reflects an oversupply of this product type. After conversations with economic development officials, it is estimated that 30% of the current industrial product is obsolete. Due to this fact, 30% was eliminated from the analysis.

Eliminated from this analysis, is the Pillow Tex property totaling approximately 6,490,214 square feet. This property, given its size and obsolescence is considered to be a major re-adaptive reuse opportunity. Plans are currently being formulated for the redevelopment of this manufacturing complex.

The absorption of the existing space is expected to occur as the business climate continues to improve in the community. The space that is considered obsolete will lie dormant or be redeveloped. No new industrial space that is primarily manufacturing is expected to enter the supply in the near future, unless a specific user enters the market with plans for a build to suit project.

Flexible space is critical to the ability to adapt the business park as the market grows and changes. A one-story (18-22 feet) high-quality brick building with office in the front can offer an array of business arrangements. It can contain retail and/or business spaces in the front with a "drive-in" or "dock" capacity in the back to assist in the activities of a variety of businesses.

An example of well-designed flex product is found in Research Triangle Park, NC, which serves a variety of high-tech and development industries such as

pharmaceuticals and software. This type of product would be conducive to house the cleaner technology or “nano” type industry Cabarrus economic development seeks to encourage through the University of North Carolina at Charlotte. Additional examples of business that could utilize this type of space are the motorsports industry.

The “Southside Employment Area” and “Mixed-Use Campus” are designed to offer the development of flex space within the proposed small area plan.

Absorption Analysis – Industrial Recommendations

Future inventory requirements for industrial space will be commensurate with new technologies and issues facing the manufacturing industry. This includes just in time delivery, new technologies and other factors impacting industrial space. The national average of manufacturing employees is 11.7%, with North Carolina at 14%. Cabarrus County’s manufacturing employment is 14%, consistent with state estimates. However, economic development officials estimate that approximately 30% of the existing available inventory is obsolete. Therefore, demand estimates indicate that 120,000 square feet of new space may be added to the inventory per year subject to employment growth estimates. This space should provide for flexibility of operations to meet the changing markets.

Retail

The table below identifies retail centers in a 1, 3 and 5-mile radius around the Study Area.

Current Geography Selection: 1, 3, 5 mile radii: ROBERTA CHURCH RD & US HWY 29, CONCORD, NC 28027

Your title for this geography: Concord NC

County: Cabarrus County **Pop:** 144,236

Zip: 28027 Concord **Pop:** 42,856

Retail Centers

List is ordered by largest to smallest square footage, with the exception of radius and drive time geographies which are ordered by distance from the center point.

1, 3, 5 mile radii: ROBERTA CHURCH RD & US HWY 29, CONCORD, NC 28027						
Name	Address	County	Intersection	Sq. Feet	Construction Status (see legend below)	Dist.*
POPLAR CROSSING	5303 Poplar Tent Rd., Concord, NC 28027-9720	Cabarrus	Poplar Tent Rd. & Crisco Rd.	45,000	X	2.32
FLEETWOOD SHOPPING CENTER	Union Cemetery Rd., Concord, NC 28025	Cabarrus	Union Cemetery Rd.	18,860	X	2.52
CONCORD PARKADE	280 Hwy. 29 S., Concord, NC 28025	Cabarrus	U.S. 29 & U.S. 601 Bypass	230,000	X	2.61
CONCORD PLAZA	890 Hwy. 29, Concord, NC 28027	Cabarrus	Central Ave. & Hwy. 29N	49,834	X	3.44
CONCORD CROSSING SHOPPING CENTER	595 US 601 Bypass, Concord, NC 28025	Cabarrus	SEC US 601 Bypass & Mount Zion Church Rd	55,930	X	3.78
CONCORD MILLS	8111 Concord Mills Blvd, Concord, NC 28027	Cabarrus	I-85 & Concord Mills Blvd	1,362,850	X	4.09
HARRISBURG MARKET	4226 Hwy 49 S, Harrisburg, NC 28075	Cabarrus	NWC Hwy 49 S & Roberta Rd	57,158	X	4.19
SHOPPES AT DAVIDSON CORNER	Davidson Dr. & U.S. 29 N., Concord, NC 28025	Cabarrus	Davidson Dr. & U.S. 29 N.	65,000	X	4.24
CAROLINA MALL	1480 US Hwy 29 N, Concord, NC 28025	Cabarrus	NEC Hwy 85 & US Hwy 29 N & Hwy 601	600,000	X	4.59

BRANCHVIEW PLAZA	80 Branchview Dr NE, Concord, NC 28025	Cabarrus	Branchview Dr. @ Cabarrus Ave.	86,438	X	4.94
SOUTH UNION SHOPPING CENTER	834-860 Union St., S., Concord, NC 28025	Cabarrus		72,332	X	4.98

* Distance and Direction from the Radius/Drive Time center point.

Construction Status Legend:	R = Renovating
C = Proposed New Center	B = Both Expanding and Renovating
P = Planned New Center	X = No Current Construction Activity
N = New Center Under Construction	
E = Expanding	

The retail centers data used in this site is licensed by National Research Bureau (NRB).

Property data © 2004 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved.

The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.

Neither STDB, Inc. nor the CCIM Institute assumes any liability for errors or omissions.

Clearly, the largest commercial growth segment of the market has been retail, with a number of shopping venues in and around the Concord Mills on Speedway Boulevard at exit 49 off Interstate 85. This area hosts a number of local and regional shopping venues, with an array of local, regional and national retailers and restaurants. Combined, these retail centers total over 2,600,000 square feet of retail. With the construction of additional retail across from Concord Mills and other retail currently planned or under construction, the surrounding area (within a five-mile radius of the Study Area) will total over 3,000,000 square feet of retail, dominated by regional and national operators. It should be noted that while population and income in the MSA support this super-regional mall, Concord Mills is also drawing customers from a much larger area due to its appeal as a tourist attraction.

Additionally, a power center totaling approximately 700,000 square feet anchored by Target is rumored at the new interchange of I-85 and Cisco Road. This, together with Concord Mills and the “University City” shopping centers directly impact potential retail development for the Study Area.

The predominance of national and regional retail operators will preclude the development of many categories of retailers within the Study Area. However, the housing that currently surround the Study Area, combined with the recommended 1,390 multi-family units and 90 residential lots, will create the need for a neighborhood shopping center. Neighborhood retail will also serve the population working in the office, warehouse and flex product proposed to be developed within the Study Area as well. However, it should be pointed out that retail space demand is determined by local, regional and national operators based upon specific consumer expenditure patterns, economic and other site criteria.

According to the small area plan depicted by The Lawrence Group, the “Weddington Neighborhood Center” and the “Concord Parkway Neighborhood Center” locations offer the best opportunity for retail.

Retail Analysis- Recommendations

Appropriate uses for the Study Area include a grocery store anchored neighborhood center together with additional neighborhood services such as dry cleaners, restaurants, banks and other business to serve the resident and employee population basic needs. Retail of approximately 75,000-190,400 square feet in two phases is suggested, based on a 3-5 year absorption.

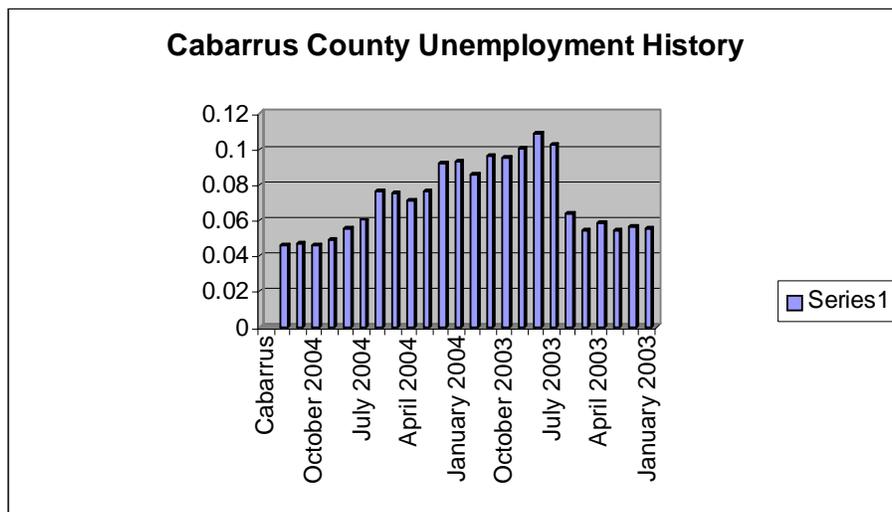
Demand Characteristics

Review of the data reveals that there is a low-density of existing resident population within the 1 and 3-mile radii in the Study Area. A substantial portion of the Study Area includes single-family residential housing.

According to data supplied by Charlotte Regional Realtors Association, there are 1,450 single-family homes currently listed in the county between the range of \$14,900 and \$2,000,000, with the average price at \$182,933. There are 125 townhome/condominium listings between the price range of \$35,000 and \$1,260,000, with the average price at \$147,105

In a study of the available housing product in Cabarrus County is little new product available designed as one-story and/or handicap accessible; therefore, this market segment in Concord may be underserved.

Employment and Job Growth



Job Growth History

Source: N.C. Employment Security Commission

Year	Persons Employed	New Jobs
1995	56,660	2,899
1996	59,760	2,731
1997	61,290	1,524
1998	61,770	2,351
1999	64,950	1,092
2000	67,590	1,584
2001	68,605	1,402
2002	70,340	1,452
2003	70,908	1,472
2004	73,337	Not available

Demand for new housing can be benchmarked by review of the E/P ratio, which is the ratio between employment and building permits for new homes. The E/P in the Charlotte MSA has been below 1.00 since the summer of 2000, with permits peaking in 1999 at almost 24,500. However, permits were up in 2004 over 2003, and latest figures show the E/P to be gaining momentum at 1.25 as of December 2004, exceeding the national average of .80.⁴ The Cabarrus County E/P ratio is .80. Therefore, based on 2003 data, it is consistent with the national average.

Historical data – Building Permits

1995	1996	1997	1998	2000	2001	2002	2003	2004
522	562	718	904	672	679	542	566	631**

Source: Cabarrus County data

** Through November 2004

Supply Dynamics – Planned/Under Construction Residential Communities:

APPROVED

Community Name	# Single Family	#TH/Multifamily	Totals
Cabarrus Crossing	281		281
Christenbury Farms	485	159	644
Hearthwood	99		99
Highland Creek	1,388		1,388
Metro Development Group	200		200
Morrison Creek	475		475
Moss Creek	1,430		1,430
Park Place	131		131
Pittenger Property	1,200		1,200
Simonini	20		20
Total	5,709	159	5,868

Note: The 159 units in the Christenbury development are anticipated to be “for sale” townhomes. No rental multifamily is currently in the pipeline of development.

⁴ Data from Robert L. Siegel & Associates, Research for the Building Industry, Kenner Louisiana 2005.

UNDER CONSTRUCTION

Community Name	# Single Family	#TH/Multifamily	Totals
Bethel Glen	61		61
Brandon Ridge	320		320
Moorecrest	90		90
Porters Landing IV & V	93		93
Ramsgate	224		224
Roberta Woods	41		41
Winding Walk	486		486
Total			1,315

PROPOSED

Community Name	# Single Family	#TH/Multifamily	Totals
Blackwelder Property	90		90
Cambridge Corner	250		250
Colonial Hills	20		20
Freeman Jones Property	375		375
MAG Development	708		708
Motley	207		207
Proposed One	152		152
Proposed Three	560		560
Proposed Two	284		284
Rocky River	426		426
Total			3,072

IN ANNEXATION

Community Name	# Single Family	#TH/Multifamily	Totals
Byrum	426		426

When completed, additional housing stock will impact Total Households as follows:

Residential Housing Units	Current (2004)	Planned/UC/Prpsd/ Annex	Total
Single Family (attached & detached) - ownership	43,768	10,681	54,449
Multifamily - rental	14,403	0	14,403
Total (excluding vacant)	58,171	10,681	68,852

Source: Experion/STDB data & Cabarrus County Planning Dept.

According to demographic data, the estimated housing units for Cabarrus County for 2004 totals 62,082, which includes vacant units of approximately 6.4%. However, the forecasted growth in housing is estimated in 2009 to total 72,831 units. Therefore, the future growth estimates are currently fulfilled with pipeline supply.

Housing Forecast

In the Forecast Table below the estimated demand for additional housing units based on projected growth, the total demand for additional housing is 9,319 units. Of that total, 74% is projected for single family (detached dwelling ownership units) and 26% is projected for multi-family units. Existing supply consists of estimated available units (per MLS estimates for available inventory) and planned/permitted new construction units. Therefore, it is estimated that the projected market gap for single family is an (5,316) oversupply and multifamily is an under-supply of 2,108 units.

Residential Gap Analysis - Forecast Growth

Cabarrus County			
Forecast Growth to 2009			
Forecasted Total Basic Jobs	1,500	Based on information supplied by EDC officials	
EBM (Min Req.)	8.06	Y	Based on comparison of similar counties
Total Employment P/ER	12,084	Based on	Based on comparison of similar counties
	2.01		
Total Population	24,229		
Residential Information			
People per Household	2.60	2000 US Census household average size	
Total Potential Households	9,319		
% Ownership	6,896	74%	2004 & 2009 estimated % averaged
% Renter	2,423	26%	2004 & 2009 estimated % averaged
Demand for Housing	9,319		
Supply for Housing	12,527		2004 total housing units available & proposed
GAP for Housing	(3,208)		
Demand for Single Family/ownership	6,896		
Supply for Single Family	12,212		
GAP for Single Family	(5,316)		
Demand for Multi Family	2,423		
Supply for Multi Family	315		
GAP for Multi Family	2,108		
Other Housing Information			
Median Rent	\$ 456		
Median Housing Value	\$ 108,163		

Findings - Residential

As suggested in the preliminary report, more detailed information was necessary to assess the depth of the market. The supply information was gathered from City of Concord staff.

The synthesis of the information concludes:

- ❖ **Oversupply of single-family housing in Cabarrus County**

The demonstrated oversupply of single-family homes in Cabarrus County merits caution with respect to adding additional product to the market, until such time as demand and infrastructure is created.

- ❖ **Gap in multifamily**

The gap in multifamily is attributed to projected job growth in a stable occupancy environment. However, due to current high vacancies, the existing supply of rental apartments in the marketplace is still being absorbed. Additionally, the historically low interest rates have made home buying more affordable for the population at large. These two facts should be considered as the multifamily product, both for rental and ownership is designed in the Study Area.

Residential Analysis - Recommendations

The number of single-family homes has now consumed 55% of the land area within Concord's city limits and annexed area. This significant amount indicates a need to seek a housing product of higher density to utilize the land in the area more efficiently. Due to this land use consideration combined with the current oversupply of single-family, the following Master Plan densities are recommended by The Lawrence Group and concurred with by Rose & Associates:

- ❖ **Residential lots**

90 units

- ❖ **Urban Residential**

1,390 units

The Study Area presents an opportunity to create a variety of higher density housing product in a wider range of prices. "Urban residential" should represent a variety of product types to serve young professionals, empty nesters, retired couples and individuals, as well as families.

For the suggested 1,390 units, following product types and price ranges are suggested:

Ownership

- ❖ Two-story with attached garages priced \$175,000-\$500,000.
- ❖ One-story with attached garages priced \$125,000- \$300,000
- ❖ Single-family detached in a “patio” or “courtyard” style with a ”zero” lot line and priced \$175,000-\$400,000
- ❖ Mid-rise condominium community for active adults and retired \$150,000-\$300,000

Rental

- ❖ An assisted living facility
- ❖ Class “A” apartment homes

In the plan envisioned by The Lawrence Group, there are three areas designed to include all types of residential product. The areas are “Carriage Route,” “The Neighborhood” and “Weddington Neighborhood Center.” Additionally, two other areas within the Master Plan that may accommodate attached residential product are in the mixed-use areas called “Concord Parkway Neighborhood Center” and the “Mixed-use Campus”.

Addendum

- **Site & Area Map**
- **Demographic Reports**
- **Housing Data**
- **News Articles & Miscellaneous**

Cabarrus County

Trends Profile

Reporting Quarter: 3rd Quarter 2004

Contact: PRSP (919) 715-6374

Demographics

Population, July 2004	146,852	14
Population, 2000 Census	131,063	14
Population, 1990 Census	98,935	19
Percent population change, 1990-2000	32.5	10
Percent population change, NC, 1990-2000	21.4	

County Rank



Workforce & Education

Employment, September 2004	72,732	11
Unemployed, September 2004	3,770	10
Percent unemployed, September 2004	4.9	41
Percent unemployed, 2003	8.0	34
Percent unemployed, NC, September 2004	4.4	
Percent unemployed, NC, 2003	6.5	
Percent high school graduates, 2000	78.2	25
Percent high school graduates, NC, 2000	78.1	
Average SAT score, 2004	1,018	23
Average SAT score, NC, 2004	1,006	
Percent bachelor's degree or higher, 2000	19.1	22
Percent bachelor's degree or higher, NC, 2000	22.5	

Taxes, Sales & Services

Property taxes/\$100 Value	\$0.5600
Gross retail sales (Mil \$, June 04)	\$205.6
Gross retail sales (Mil \$, FY 03-04)	\$2,326.6
Number of physicians, 2003	304
Population/physician ratio, 2003	471
Population/RN ratio, 2003	103
Population/dentist ratio, 2003	3,675
Tier designation, 2004	5
Partnership Region	Charlotte
Licensed Child Care Facilities	94
Child Care Capacity	6,347

Income, Housing & Poverty

Average weekly wage per employee, First Quarter 2004	\$611	8
Median household income, 2000	\$46,140	4
Per capita personal income, 1990	\$18,015	13
Per capita personal income, 2002	\$29,733	10
Per capita personal income, NC, 2002	\$27,785	
Median value of owner-occupied housing units, 2000	\$105,430	13
Median value of owner-occupied housing units, NC, 2000	\$108,300	
Percent in poverty, 2000	7.1	100
Percent in poverty, NC, 2000	12.3	

Notes: Data are the latest available at the date the profile was prepared. Demographics are from U.S. Census. Workforce & Education are from NC Employment Security Commission, U.S. Census, and NC Dept. of Public Instruction respectively; county unemployment rates are seasonally unadjusted. Average wage are from ESC's "Insured Employment and Wages in NC for Private Industry by Sector (2 digit)" which is based on the Current Population Survey. Income, Housing & Poverty are from U.S. Bureau of Economic Analysis and the U.S. Census, respectively. Jobs and Investments are from NC Dept. of Commerce. Closings & Layoffs are from the NC Employment Security Commission. Private Sector Employment are from NCESC's "Insured Employment and Wages in NC for Industry by Sector (2 digit)" series; * indicates data not available or suppressed for confidentiality reasons. Taxes, Sales & Services are from the NC Dept. of Revenue and the Cecil G. Sheps Center for Health Services Research, UNC-Chapel Hill, respectively. **County Ranking 1=highest.

Announced Jobs & Investments

Jobs announced, 2003	225
Jobs announced, Thru October 2004	400
Total investment announced, 2003	\$284,450,000
Total investment announced, Thru October 2004	\$375,875,000

Announced Closings & Layoffs

Number of affected establishments, 2003	16
Number of affected establishments, Thru October 2004	1
Job losses, 2003	4,973
Job losses, Thru October 2004	8

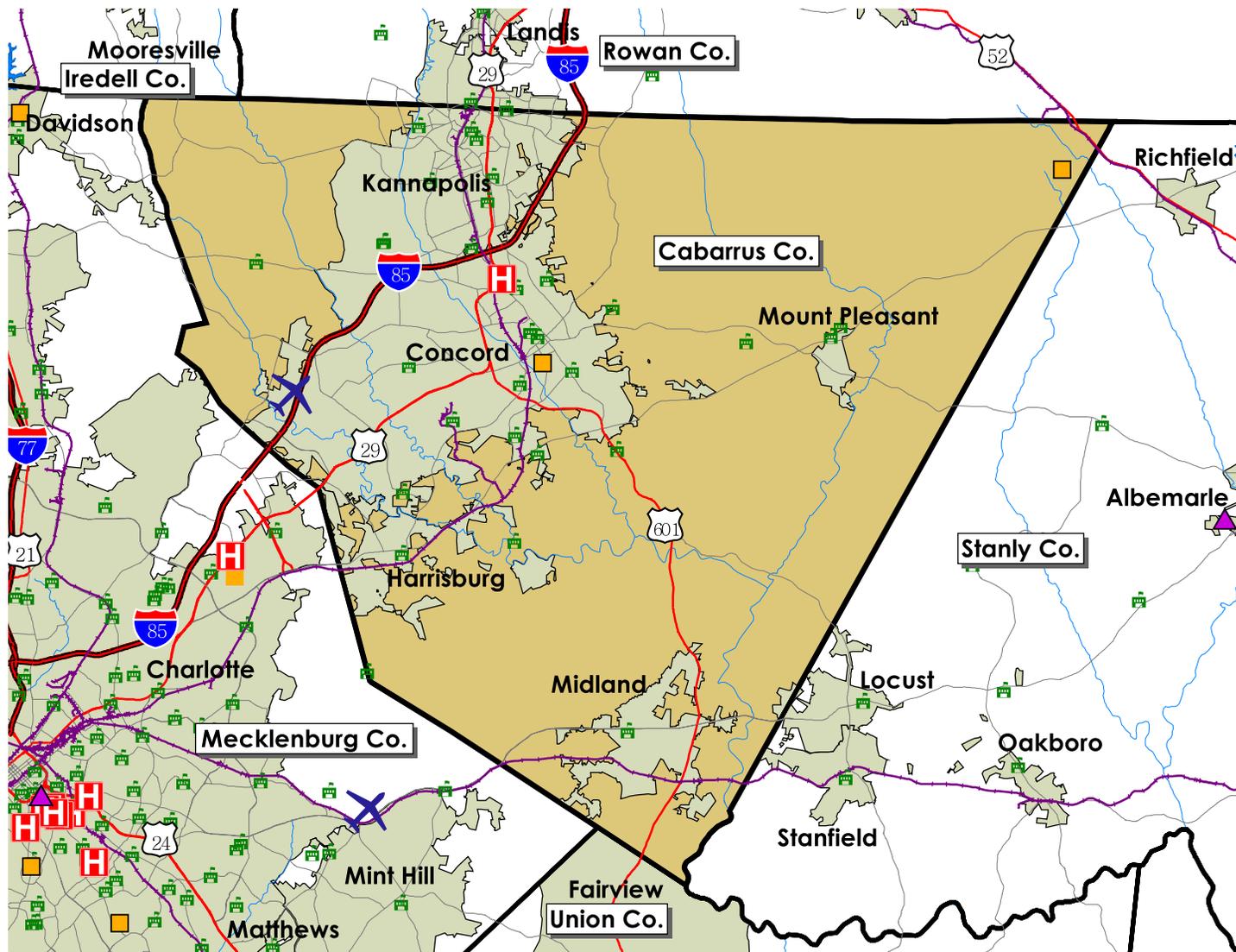
Cabarrus

North Carolina

Employment and Wages, by Sector (First Quarter 2004)

	Cabarrus			North Carolina		
	Avg Emp	% Total	Avg Wkly Wage	Avg Emp	% Total	Avg Wkly Wage
Total All Industries	56,997	100.0	\$611	3,695,015	100.0	\$670
Total Government	11,273	19.8	\$723	641,055	17.3	\$755
Total Private Industry	45,724	80.2	\$602	3,053,959	82.7	\$671
Agriculture Forestry Fishing & Hunting	112	0.2	\$431	25,922	0.7	\$465
Mining	*	*	*	3,485	0.1	\$969
Utilities	118	0.2	\$939	14,822	0.4	\$1,441
Construction	4,020	7.1	\$571	208,129	5.6	\$591
Manufacturing	7,861	13.8	\$853	577,612	15.6	\$802
Wholesale Trade	2,532	4.4	\$783	165,203	4.5	\$933
Retail Trade	9,228	16.2	\$385	429,490	11.6	\$416
Transportation and Warehousing	1,630	2.9	\$672	131,118	3.5	\$712
Information	708	1.2	\$1,095	74,413	2.0	\$1,034
Finance and Insurance	879	1.5	\$798	138,966	3.8	\$1,437
Real Estate and Rental and Leasing	553	1.0	\$587	45,798	1.2	\$570
Professional and Technical Services	1,656	2.9	\$865	154,755	4.2	\$919
Management of Companies and Enterprises	1,106	1.9	\$995	63,839	1.7	\$1,741
Administrative and Waste Services	2,835	5.0	\$468	204,944	5.5	\$433
Educational Services	4,579	8.0	\$542	342,172	9.3	\$603
Health Care and Social Assistance	7,969	14.0	\$706	460,576	12.5	\$637
Arts, Entertainment and Recreation	1,873	3.3	\$991	44,546	1.2	\$478
Accommodation and Food Services	5,276	9.3	\$221	287,554	7.8	\$229
Other Services Ex. Public Admin	1,471	2.6	\$395	95,972	2.6	\$428
Public Administration	2,361	4.1	\$643	214,153	5.8	\$677
Unclassified	159	0.3	\$481	11,546	0.3	\$540

Trends Profile Map Cabarrus County



Legend

- Public Schools
- Airports
- Hospitals
- Colleges and Universities
- Community Colleges
- Rail Lines
- Interstate highways
- US Highways
- State and County Highways
- Major Rivers and Streams
- Major Waterbodies
- Municipal Boundaries

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Cabarrus County, North Carolina

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	131,063	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	131,063	100.0
Male.....	64,541	49.2	Hispanic or Latino (of any race).....	6,620	5.1
Female.....	66,522	50.8	Mexican.....	5,192	4.0
Under 5 years.....	9,283	7.1	Puerto Rican.....	417	0.3
5 to 9 years.....	9,795	7.5	Cuban.....	110	0.1
10 to 14 years.....	9,309	7.1	Other Hispanic or Latino.....	901	0.7
15 to 19 years.....	8,409	6.4	Not Hispanic or Latino.....	124,443	94.9
20 to 24 years.....	7,541	5.8	White alone.....	106,030	80.9
25 to 34 years.....	20,251	15.5	RELATIONSHIP		
35 to 44 years.....	22,312	17.0	Total population	131,063	100.0
45 to 54 years.....	17,566	13.4	In households.....	128,894	98.3
55 to 59 years.....	6,488	5.0	Householder.....	49,519	37.8
60 to 64 years.....	4,945	3.8	Spouse.....	29,310	22.4
65 to 74 years.....	8,102	6.2	Child.....	38,216	29.2
75 to 84 years.....	5,366	4.1	Own child under 18 years.....	30,381	23.2
85 years and over.....	1,696	1.3	Other relatives.....	6,691	5.1
Median age (years).....	35.4	(X)	Under 18 years.....	2,592	2.0
18 years and over.....	97,281	74.2	Nonrelatives.....	5,158	3.9
Male.....	47,162	36.0	Unmarried partner.....	2,147	1.6
Female.....	50,119	38.2	In group quarters.....	2,169	1.7
21 years and over.....	92,775	70.8	Institutionalized population.....	1,400	1.1
62 years and over.....	18,049	13.8	Noninstitutionalized population.....	769	0.6
65 years and over.....	15,164	11.6	HOUSEHOLD BY TYPE		
Male.....	6,085	4.6	Total households	49,519	100.0
Female.....	9,079	6.9	Family households (families).....	36,526	73.8
RACE			With own children under 18 years.....	17,258	34.9
One race.....	129,770	99.0	Married-couple family.....	29,310	59.2
White.....	109,127	83.3	With own children under 18 years.....	13,268	26.8
Black or African American.....	15,961	12.2	Female householder, no husband present.....	5,216	10.5
American Indian and Alaska Native.....	443	0.3	With own children under 18 years.....	2,980	6.0
Asian.....	1,190	0.9	Nonfamily households.....	12,993	26.2
Asian Indian.....	299	0.2	Householder living alone.....	10,800	21.8
Chinese.....	161	0.1	Householder 65 years and over.....	3,950	8.0
Filipino.....	88	0.1	Households with individuals under 18 years.....	18,911	38.2
Japanese.....	40	-	Households with individuals 65 years and over.....	10,478	21.2
Korean.....	207	0.2	Average household size.....	2.60	(X)
Vietnamese.....	104	0.1	Average family size.....	3.03	(X)
Other Asian ¹	291	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	32	-	Total housing units	52,848	100.0
Native Hawaiian.....	9	-	Occupied housing units.....	49,519	93.7
Guamanian or Chamorro.....	12	-	Vacant housing units.....	3,329	6.3
Samoan.....	3	-	For seasonal, recreational, or		
Other Pacific Islander ²	8	-	occasional use.....	128	0.2
Some other race.....	3,017	2.3	Homeowner vacancy rate (percent).....	1.8	(X)
Two or more races.....	1,293	1.0	Rental vacancy rate (percent).....	8.2	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	110,199	84.1	Occupied housing units	49,519	100.0
Black or African American.....	16,381	12.5	Owner-occupied housing units.....	36,998	74.7
American Indian and Alaska Native.....	817	0.6	Renter-occupied housing units.....	12,521	25.3
Asian.....	1,449	1.1	Average household size of owner-occupied units.....	2.64	(X)
Native Hawaiian and Other Pacific Islander.....	74	0.1	Average household size of renter-occupied units.....	2.50	(X)
Some other race.....	3,503	2.7			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Cabarrus County, North Carolina

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population	131,063	100.0
Nursery school, preschool.....	32,182	100.0	Native.....	124,943	95.3
Kindergarten.....	2,261	7.0	Born in United States.....	124,096	94.7
Elementary school (grades 1-8).....	1,734	5.4	State of residence.....	82,858	63.2
High school (grades 9-12).....	15,952	49.6	Different state.....	41,238	31.5
College or graduate school.....	7,207	22.4	Born outside United States.....	847	0.6
	5,028	15.6	Foreign born.....	6,120	4.7
EDUCATIONAL ATTAINMENT			Entered 1990 to March 2000.....	4,222	3.2
Population 25 years and over			Naturalized citizen.....	1,304	1.0
Less than 9th grade.....	86,732	100.0	Not a citizen.....	4,816	3.7
9th to 12th grade, no diploma.....	6,579	7.6	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency).....	12,312	14.2	Total (excluding born at sea)		
Some college, no degree.....	26,101	30.1	Europe.....	6,120	100.0
Associate degree.....	18,978	21.9	Asia.....	461	7.5
Bachelor's degree.....	6,188	7.1	Africa.....	774	12.6
Graduate or professional degree.....	12,503	14.4	Oceania.....	154	2.5
Percent high school graduate or higher.....	4,071	4.7	Latin America.....	-	-
Percent bachelor's degree or higher.....	78.2	(X)	Latin America.....	4,563	74.6
	19.1	(X)	Northern America.....	168	2.7
MARITAL STATUS			LANGUAGE SPOKEN AT HOME		
Population 15 years and over			Population 5 years and over		
Never married.....	102,429	100.0	English only.....	121,743	100.0
Now married, except separated.....	21,468	21.0	Language other than English.....	112,950	92.8
Separated.....	62,315	60.8	Speak English less than "very well".....	8,793	7.2
Widowed.....	2,653	2.6	Spanish.....	5,134	4.2
Female.....	6,796	6.6	Speak English less than "very well".....	6,776	5.6
Divorced.....	5,567	5.4	Other Indo-European languages.....	4,367	3.6
Female.....	9,197	9.0	Speak English less than "very well".....	1,236	1.0
	5,082	5.0	Asian and Pacific Island languages.....	363	0.3
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	688	0.6
Grandparent living in household with one or more own grandchildren under 18 years			383	0.3	
Grandparent responsible for grandchildren.....	2,490	100.0	ANCESTRY (single or multiple)		
	1,062	42.7	Total population		
VETERAN STATUS			<i>Total ancestries reported</i>	131,063	100.0
Civilian population 18 years and over			Arab.....	109,847	83.8
Civilian veterans.....	97,030	100.0	Czech ¹	130	0.1
	12,696	13.1	Danish.....	251	0.2
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			Dutch.....	287	0.2
Population 5 to 20 years			English.....	2,334	1.8
With a disability.....	28,567	100.0	French (except Basque) ¹	10,343	7.9
	2,284	8.0	French Canadian ¹	1,845	1.4
Population 21 to 64 years			German.....	587	0.4
With a disability.....	77,201	100.0	Greek.....	18,101	13.8
Percent employed.....	14,705	19.0	Hungarian.....	220	0.2
No disability.....	62,496	81.0	Irish ¹	230	0.2
Percent employed.....	82.8	(X)	Italian.....	11,277	8.6
Population 65 years and over			Lithuanian.....	3,342	2.5
With a disability.....	14,495	100.0	Norwegian.....	113	0.1
	6,949	47.9	Polish.....	357	0.3
RESIDENCE IN 1995			Portuguese.....	1,413	1.1
Population 5 years and over			Russian.....	117	0.1
Same house in 1995.....	121,743	100.0	Scotch-Irish.....	197	0.2
Different house in the U.S. in 1995.....	64,953	53.4	Scottish.....	5,179	4.0
Same county.....	54,266	44.6	Slovak.....	2,794	2.1
Different county.....	22,174	18.2	Subsaharan African.....	80	0.1
Same state.....	32,092	26.4	Swedish.....	816	0.6
Different state.....	16,903	13.9	Swiss.....	550	0.4
Elsewhere in 1995.....	15,189	12.5	Ukrainian.....	141	0.1
	2,524	2.1	United States or American.....	76	0.1
			Welsh.....	20,889	15.9
			West Indian (excluding Hispanic groups).....	630	0.5
			Other ancestries.....	232	0.2
				27,316	20.8

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Cabarrus County, North Carolina

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	52,848	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	49,519	100.0
1-unit, detached	39,208	74.2	1.00 or less	48,005	96.9
1-unit, attached	681	1.3	1.01 to 1.50	982	2.0
2 units	1,468	2.8	1.51 or more	532	1.1
3 or 4 units	900	1.7			
5 to 9 units	1,360	2.6	Specified owner-occupied units	29,526	100.0
10 to 19 units	1,188	2.2	VALUE		
20 or more units	1,481	2.8	Less than \$50,000	1,451	4.9
Mobile home	6,544	12.4	\$50,000 to \$99,999	9,768	33.1
Boat, RV, van, etc	18	-	\$100,000 to \$149,999	8,960	30.3
			\$150,000 to \$199,999	4,996	16.9
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	3,359	11.4
1999 to March 2000	3,030	5.7	\$300,000 to \$499,999	841	2.8
1995 to 1998	8,091	15.3	\$500,000 to \$999,999	126	0.4
1990 to 1994	5,672	10.7	\$1,000,000 or more	25	0.1
1980 to 1989	8,699	16.5	Median (dollars)	118,200	(X)
1970 to 1979	7,138	13.5			
1960 to 1969	5,016	9.5	MORTGAGE STATUS AND SELECTED		
1940 to 1959	10,264	19.4	MONTHLY OWNER COSTS		
1939 or earlier	4,938	9.3	With a mortgage	21,668	73.4
			Less than \$300	95	0.3
ROOMS			\$300 to \$499	995	3.4
1 room	254	0.5	\$500 to \$699	2,661	9.0
2 rooms	812	1.5	\$700 to \$999	6,036	20.4
3 rooms	2,680	5.1	\$1,000 to \$1,499	7,773	26.3
4 rooms	9,604	18.2	\$1,500 to \$1,999	2,934	9.9
5 rooms	14,058	26.6	\$2,000 or more	1,174	4.0
6 rooms	11,130	21.1	Median (dollars)	1,061	(X)
7 rooms	6,238	11.8	Not mortgaged	7,858	26.6
8 rooms	4,002	7.6	Median (dollars)	256	(X)
9 or more rooms	4,070	7.7			
Median (rooms)	5.4	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	49,519	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	10,016	33.9
1999 to March 2000	9,357	18.9	15.0 to 19.9 percent	6,099	20.7
1995 to 1998	15,084	30.5	20.0 to 24.9 percent	4,619	15.6
1990 to 1994	7,342	14.8	25.0 to 29.9 percent	3,025	10.2
1980 to 1989	7,080	14.3	30.0 to 34.9 percent	1,854	6.3
1970 to 1979	4,515	9.1	35.0 percent or more	3,706	12.6
1969 or earlier	6,141	12.4	Not computed	207	0.7
VEHICLES AVAILABLE			Specified renter-occupied units	12,381	100.0
None	2,970	6.0	GROSS RENT		
1	13,895	28.1	Less than \$200	478	3.9
2	21,380	43.2	\$200 to \$299	546	4.4
3 or more	11,274	22.8	\$300 to \$499	3,116	25.2
			\$500 to \$749	5,604	45.3
HOUSE HEATING FUEL			\$750 to \$999	1,467	11.8
Utility gas	19,468	39.3	\$1,000 to \$1,499	422	3.4
Bottled, tank, or LP gas	3,085	6.2	\$1,500 or more	18	0.1
Electricity	21,652	43.7	No cash rent	730	5.9
Fuel oil, kerosene, etc	4,435	9.0	Median (dollars)	566	(X)
Coal or coke	-	-			
Wood	616	1.2	GROSS RENT AS A PERCENTAGE OF		
Solar energy	15	-	HOUSEHOLD INCOME IN 1999		
Other fuel	160	0.3	Less than 15.0 percent	2,673	21.6
No fuel used	88	0.2	15.0 to 19.9 percent	2,353	19.0
			20.0 to 24.9 percent	1,639	13.2
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	1,265	10.2
Lacking complete plumbing facilities	138	0.3	30.0 to 34.9 percent	880	7.1
Lacking complete kitchen facilities	213	0.4	35.0 percent or more	2,664	21.5
No telephone service	938	1.9	Not computed	907	7.3

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Concord city, North Carolina

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	55,977	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	55,977	100.0
Male.....	27,345	48.9	Hispanic or Latino (of any race).....	4,369	7.8
Female.....	28,632	51.1	Mexican.....	3,527	6.3
Under 5 years.....	4,399	7.9	Puerto Rican.....	244	0.4
5 to 9 years.....	4,291	7.7	Cuban.....	73	0.1
10 to 14 years.....	3,833	6.8	Other Hispanic or Latino.....	525	0.9
15 to 19 years.....	3,537	6.3	Not Hispanic or Latino.....	51,608	92.2
20 to 24 years.....	3,599	6.4	White alone.....	41,985	75.0
25 to 34 years.....	9,581	17.1	RELATIONSHIP		
35 to 44 years.....	9,203	16.4	Total population	55,977	100.0
45 to 54 years.....	6,908	12.3	In households.....	54,631	97.6
55 to 59 years.....	2,520	4.5	Householder.....	20,962	37.4
60 to 64 years.....	1,895	3.4	Spouse.....	11,680	20.9
65 to 74 years.....	3,121	5.6	Child.....	16,287	29.1
75 to 84 years.....	2,283	4.1	Own child under 18 years.....	13,232	23.6
85 years and over.....	807	1.4	Other relatives.....	3,131	5.6
Median age (years).....	33.6	(X)	Under 18 years.....	1,137	2.0
18 years and over.....	41,308	73.8	Nonrelatives.....	2,571	4.6
Male.....	19,887	35.5	Unmarried partner.....	971	1.7
Female.....	21,421	38.3	In group quarters.....	1,346	2.4
21 years and over.....	39,189	70.0	Institutionalized population.....	756	1.4
62 years and over.....	7,314	13.1	Noninstitutionalized population.....	590	1.1
65 years and over.....	6,211	11.1	HOUSEHOLD BY TYPE		
Male.....	2,321	4.1	Total households	20,962	100.0
Female.....	3,890	6.9	Family households (families).....	14,979	71.5
RACE			With own children under 18 years.....	7,370	35.2
One race.....	55,318	98.8	Married-couple family.....	11,680	55.7
White.....	44,128	78.8	With own children under 18 years.....	5,503	26.3
Black or African American.....	8,450	15.1	Female householder, no husband present.....	2,403	11.5
American Indian and Alaska Native.....	168	0.3	With own children under 18 years.....	1,414	6.7
Asian.....	684	1.2	Nonfamily households.....	5,983	28.5
Asian Indian.....	210	0.4	Householder living alone.....	4,939	23.6
Chinese.....	101	0.2	Householder 65 years and over.....	1,669	8.0
Filipino.....	54	0.1	Households with individuals under 18 years.....	8,067	38.5
Japanese.....	27	-	Households with individuals 65 years and over ..	4,146	19.8
Korean.....	152	0.3	Average household size.....	2.61	(X)
Vietnamese.....	47	0.1	Average family size.....	3.08	(X)
Other Asian ¹	93	0.2	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	14	-	Total housing units	22,485	100.0
Native Hawaiian.....	5	-	Occupied housing units.....	20,962	93.2
Guamanian or Chamorro.....	8	-	Vacant housing units.....	1,523	6.8
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	1	-	occasional use.....	60	0.3
Some other race.....	1,874	3.3	Homeowner vacancy rate (percent).....	2.4	(X)
Two or more races.....	659	1.2	Rental vacancy rate (percent).....	7.3	(X)
Race alone or in combination with one or more other races: ³			HOUSING TENURE		
White.....	44,671	79.8	Occupied housing units	20,962	100.0
Black or African American.....	8,669	15.5	Owner-occupied housing units.....	14,179	67.6
American Indian and Alaska Native.....	336	0.6	Renter-occupied housing units.....	6,783	32.4
Asian.....	801	1.4	Average household size of owner-occupied units.....	2.65	(X)
Native Hawaiian and Other Pacific Islander.....	32	0.1	Average household size of renter-occupied units.....	2.52	(X)
Some other race.....	2,163	3.9			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Concord city, North Carolina

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school			Total population		
Nursery school, preschool	1,290	9.1	Native	51,954	92.9
Kindergarten	697	4.9	Born in United States	51,453	92.0
Elementary school (grades 1-8)	6,810	48.2	State of residence	32,152	57.5
High school (grades 9-12)	2,812	19.9	Different state	19,301	34.5
College or graduate school	2,529	17.9	Born outside United States	501	0.9
EDUCATIONAL ATTAINMENT			Foreign born		
Population 25 years and over			Entered 1990 to March 2000		
Less than 9th grade	2,979	8.2	Naturalized citizen	751	1.3
9th to 12th grade, no diploma	4,614	12.6	Not a citizen	3,236	5.8
High school graduate (includes equivalency)	9,696	26.6	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree	8,221	22.5	Total (excluding born at sea)		
Associate degree	2,660	7.3	Europe	255	6.4
Bachelor's degree	6,168	16.9	Asia	443	11.1
Graduate or professional degree	2,168	5.9	Africa	61	1.5
Percent high school graduate or higher	79.2	(X)	Oceania	-	-
Percent bachelor's degree or higher	22.8	(X)	Latin America	3,117	78.2
MARITAL STATUS			Northern America		
Population 15 years and over			111		
Never married	9,634	22.2	LANGUAGE SPOKEN AT HOME		
Now married, except separated	25,498	58.8	Population 5 years and over		
Separated	1,284	3.0	English only		
Widowed	2,915	6.7	46,572		
Female	2,422	5.6	Language other than English		
Divorced	4,062	9.4	4,995		
Female	2,226	5.1	Speak English less than "very well"		
GRANDPARENTS AS CAREGIVERS			3,135		
Grandparent living in household with one or more own grandchildren under 18 years			Spanish		
Grandparent responsible for grandchildren	412	38.3	4,049		
VETERAN STATUS			Speak English less than "very well"		
Civilian population 18 years and over			2,762		
Civilian veterans	5,130	12.5	Other Indo-European languages		
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			569		
Population 5 to 20 years			Speak English less than "very well"		
With a disability	805	6.7	188		
Population 21 to 64 years			Asian and Pacific Island languages		
With a disability	5,316	16.2	342		
Percent employed	62.3	(X)	Speak English less than "very well"		
No disability	27,533	83.8	176		
Percent employed	82.3	(X)	ANCESTRY (single or multiple)		
Population 65 years and over			Total population		
With a disability	2,744	47.2	55,941		
RESIDENCE IN 1995			Total ancestries reported		
Population 5 years and over			48,867		
Same house in 1995	24,133	46.8	Arab		
Different house in the U.S. in 1995	25,880	50.2	74		
Same county	9,784	19.0	Czech ¹		
Different county	16,096	31.2	148		
Same state	7,813	15.2	Danish		
Different state	8,283	16.1	135		
Elsewhere in 1995	1,554	3.0	Dutch		
			868		
			English		
			4,413		
			French (except Basque) ¹		
			922		
			French Canadian ¹		
			220		
			German		
			7,858		
			Greek		
			149		
			Hungarian		
			113		
			Irish ¹		
			4,741		
			Italian		
			1,750		
			Lithuanian		
			86		
			Norwegian		
			151		
			Polish		
			579		
			Portuguese		
			67		
			Russian		
			55		
			Scotch-Irish		
			2,153		
			Scottish		
			1,201		
			Slovak		
			42		
			Subsaharan African		
			405		
			Swedish		
			246		
			Swiss		
			81		
			Ukrainian		
			42		
			United States or American		
			7,887		
			Welsh		
			316		
			West Indian (excluding Hispanic groups)		
			175		
			Other ancestries		
			13,990		

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Concord city, North Carolina

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over			Households		
In labor force	42,550	100.0	Less than \$10,000	20,917	100.0
Civilian labor force	29,819	70.1	\$10,000 to \$14,999	1,456	7.0
Employed	29,775	70.0	\$15,000 to \$24,999	1,036	5.0
Unemployed	28,167	66.2	\$25,000 to \$34,999	2,555	12.2
Percent of civilian labor force	1,608	3.8	\$35,000 to \$49,999	2,570	12.3
Armed Forces	5.4	(X)	\$50,000 to \$74,999	3,628	17.3
Not in labor force	44	0.1	\$75,000 to \$99,999	5,033	24.1
Females 16 years and over	12,731	29.9	\$100,000 to \$149,999	1,938	9.3
In labor force	22,198	100.0	\$150,000 to \$199,999	1,868	8.9
Civilian labor force	13,853	62.4	\$200,000 or more	434	2.1
Employed	13,846	62.4	Median household income (dollars)	399	1.9
Own children under 6 years	13,051	58.8	With earnings	46,094	(X)
All parents in family in labor force	4,956	100.0	Mean earnings (dollars) ¹	17,977	85.9
COMMUTING TO WORK	3,010	60.7	With Social Security income	57,520	(X)
Workers 16 years and over	27,895	100.0	Mean Social Security income (dollars) ¹	4,553	21.8
Car, truck, or van -- drove alone	23,228	83.3	With Supplemental Security Income	454	2.2
Car, truck, or van -- carpooled	3,475	12.5	Mean Supplemental Security Income (dollars) ¹	5,239	(X)
Public transportation (including taxicab)	84	0.3	With public assistance income	279	1.3
Walked	304	1.1	Mean public assistance income (dollars) ¹	2,267	(X)
Other means	255	0.9	With retirement income	2,910	13.9
Worked at home	549	2.0	Mean retirement income (dollars) ¹	11,586	(X)
Mean travel time to work (minutes) ¹	26.1	(X)	Families	15,134	100.0
Employed civilian population			Less than \$10,000	582	3.8
16 years and over	28,167	100.0	\$10,000 to \$14,999	512	3.4
OCCUPATION			\$15,000 to \$24,999	1,390	9.2
Management, professional, and related occupations	9,177	32.6	\$25,000 to \$34,999	1,636	10.8
Service occupations	3,040	10.8	\$35,000 to \$49,999	2,592	17.1
Sales and office occupations	7,817	27.8	\$50,000 to \$74,999	4,214	27.8
Farming, fishing, and forestry occupations	293	1.0	\$75,000 to \$99,999	1,749	11.6
Construction, extraction, and maintenance occupations	3,370	12.0	\$100,000 to \$149,999	1,679	11.1
Production, transportation, and material moving occupations	4,470	15.9	\$150,000 to \$199,999	381	2.5
INDUSTRY			\$200,000 or more	399	2.6
Agriculture, forestry, fishing and hunting, and mining	237	0.8	Median family income (dollars)	53,571	(X)
Construction	2,189	7.8	Per capita income (dollars) ¹	21,523	(X)
Manufacturing	5,086	18.1	Median earnings (dollars):		
Wholesale trade	1,443	5.1	Male full-time, year-round workers	37,030	(X)
Retail trade	3,614	12.8	Female full-time, year-round workers	26,044	(X)
Transportation and warehousing, and utilities	1,510	5.4			
Information	872	3.1			
Finance, insurance, real estate, and rental and leasing	2,439	8.7			
Professional, scientific, management, administrative, and waste management services	2,012	7.1			
Educational, health and social services	5,090	18.1			
Arts, entertainment, recreation, accommodation and food services	1,903	6.8			
Other services (except public administration)	1,088	3.9			
Public administration	684	2.4			
CLASS OF WORKER					
Private wage and salary workers	23,851	84.7			
Government workers	3,143	11.2			
Self-employed workers in own not incorporated business	1,152	4.1			
Unpaid family workers	21	0.1			
			POVERTY STATUS IN 1999		
			Families	875	5.8
			With related children under 18 years	693	8.6
			With related children under 5 years	485	15.0
			Families with female householder, no husband present	444	18.6
			With related children under 18 years	380	22.9
			With related children under 5 years	234	40.1
			Individuals	4,463	8.2
			18 years and over	2,963	7.4
			65 years and over	740	12.7
			Related children under 18 years	1,435	10.0
			Related children 5 to 17 years	832	8.2
			Unrelated individuals 15 years and over	1,553	19.0

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Concord city, North Carolina

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	22,460	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	20,895	100.0
1-unit, detached	16,148	71.9	1.00 or less	20,125	96.3
1-unit, attached	368	1.6	1.01 to 1.50	407	1.9
2 units	811	3.6	1.51 or more	363	1.7
3 or 4 units	514	2.3			
5 to 9 units	726	3.2	Specified owner-occupied units	12,426	100.0
10 to 19 units	984	4.4	VALUE		
20 or more units	1,279	5.7	Less than \$50,000	646	5.2
Mobile home	1,612	7.2	\$50,000 to \$99,999	3,860	31.1
Boat, RV, van, etc	18	0.1	\$100,000 to \$149,999	3,833	30.8
			\$150,000 to \$199,999	2,054	16.5
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	1,543	12.4
1999 to March 2000	1,252	5.6	\$300,000 to \$499,999	432	3.5
1995 to 1998	4,131	18.4	\$500,000 to \$999,999	58	0.5
1990 to 1994	2,780	12.4	\$1,000,000 or more	-	-
1980 to 1989	3,369	15.0	Median (dollars)	120,600	(X)
1970 to 1979	2,416	10.8			
1960 to 1969	1,732	7.7	MORTGAGE STATUS AND SELECTED		
1940 to 1959	4,465	19.9	MONTHLY OWNER COSTS		
1939 or earlier	2,315	10.3	With a mortgage	9,367	75.4
			Less than \$300	17	0.1
ROOMS			\$300 to \$499	312	2.5
1 room	167	0.7	\$500 to \$699	1,060	8.5
2 rooms	598	2.7	\$700 to \$999	2,337	18.8
3 rooms	1,485	6.6	\$1,000 to \$1,499	3,468	27.9
4 rooms	4,216	18.8	\$1,500 to \$1,999	1,530	12.3
5 rooms	5,807	25.9	\$2,000 or more	643	5.2
6 rooms	4,267	19.0	Median (dollars)	1,123	(X)
7 rooms	2,208	9.8	Not mortgaged	3,059	24.6
8 rooms	1,804	8.0	Median (dollars)	283	(X)
9 or more rooms	1,908	8.5			
Median (rooms)	5.3	(X)	SELECTED MONTHLY OWNER COSTS		
			AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	20,895	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	3,885	31.3
1999 to March 2000	4,712	22.6	15.0 to 19.9 percent	2,647	21.3
1995 to 1998	7,001	33.5	20.0 to 24.9 percent	2,050	16.5
1990 to 1994	2,985	14.3	25.0 to 29.9 percent	1,295	10.4
1980 to 1989	2,457	11.8	30.0 to 34.9 percent	863	6.9
1970 to 1979	1,516	7.3	35.0 percent or more	1,629	13.1
1969 or earlier	2,224	10.6	Not computed	57	0.5
VEHICLES AVAILABLE			Specified renter-occupied units	6,706	100.0
None	1,453	7.0	GROSS RENT		
1	6,365	30.5	Less than \$200	290	4.3
2	9,241	44.2	\$200 to \$299	251	3.7
3 or more	3,836	18.4	\$300 to \$499	1,361	20.3
			\$500 to \$749	3,434	51.2
HOUSE HEATING FUEL			\$750 to \$999	926	13.8
Utility gas	11,531	55.2	\$1,000 to \$1,499	205	3.1
Bottled, tank, or LP gas	530	2.5	\$1,500 or more	12	0.2
Electricity	7,524	36.0	No cash rent	227	3.4
Fuel oil, kerosene, etc	1,173	5.6	Median (dollars)	586	(X)
Coal or coke	-	-			
Wood	83	0.4	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	28	0.1	Less than 15.0 percent	1,414	21.1
No fuel used	26	0.1	15.0 to 19.9 percent	1,347	20.1
			20.0 to 24.9 percent	891	13.3
SELECTED CHARACTERISTICS			25.0 to 29.9 percent	640	9.5
Lacking complete plumbing facilities	56	0.3	30.0 to 34.9 percent	615	9.2
Lacking complete kitchen facilities	129	0.6	35.0 percent or more	1,467	21.9
No telephone service	447	2.1	Not computed	332	5.0

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Date: February 14, 2005
Current Geography Selection: 1, 3, 5 mile radii: ROBERTA
 CHURCH RD US HWY 29, CONCORD, NC 28027

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Consumer Expenditure Summary Report

Consumer Expenditure Totals (Average Household Annual Expenditures)

	2004 Estimate	2009 Projection	% Change 04-09
Total Households	27,418	32,531	18.6%
Total Avg Household Expenditure	\$47,733	\$51,099	7.1%
Total Avg Retail Expenditure	\$20,275	\$21,690	7.0%

Consumer Expenditure Detail (Average Household Annual Expenditures)

	2004 Estimate	% of Total	2009 Projection	% of Total	% Change 04-09
Airline Fares	\$323.27	0.7%	\$346.62	0.7%	7.2%
Alcoholic Beverages	\$450.64	0.9%	\$482.39	0.9%	7.0%
Alimony Child Support	\$143.55	0.3%	\$153.21	0.3%	6.7%
Apparel	\$2,568.63	5.4%	\$2,751.37	5.4%	7.1%
Apparel Services Acces	\$334.24	0.7%	\$358.69	0.7%	7.3%
Audio Equipment	\$71.95	0.2%	\$77.30	0.2%	7.4%
Babysitting Elderly Care	\$263.44	0.6%	\$282.18	0.6%	7.1%
Books	\$86.57	0.2%	\$92.70	0.2%	7.1%
Books Supplies	\$127.54	0.3%	\$136.37	0.3%	6.9%
Boys Apparel	\$138.38	0.3%	\$147.99	0.3%	6.9%
Cellular Phone Service	\$78.46	0.2%	\$83.96	0.2%	7.0%
Cigarettes	\$393.78	0.8%	\$420.82	0.8%	6.9%
Computer Hardware	\$369.01	0.8%	\$394.99	0.8%	7.0%
Computer Information Svcs	\$38.79	0.1%	\$42.01	0.1%	8.3%
Computer Software	\$49.09	0.1%	\$52.59	0.1%	7.1%
Contributions	\$1,431.08	3.0%	\$1,531.69	3.0%	7.0%
Coolant Other Fluids	\$11.05	0.0%	\$11.84	0.0%	7.1%
Cosmetics Perfume	\$103.17	0.2%	\$110.64	0.2%	7.2%
Deodorants Other Pers Care	\$34.32	0.1%	\$36.70	0.1%	6.9%
Education	\$800.02	1.7%	\$855.14	1.7%	6.9%
Electricity	\$1,465.92	3.1%	\$1,567.85	3.1%	7.0%
Entertainment	\$2,461.90	5.2%	\$2,636.66	5.2%	7.1%
Fees Admissions	\$610.09	1.3%	\$653.92	1.3%	7.2%
Finance Chgs Exc Mort Veh	\$210.64	0.4%	\$225.53	0.4%	7.1%
Floor Coverings	\$73.18	0.2%	\$78.52	0.2%	7.3%
Food Beverages	\$7,724.50	16.2%	\$8,269.82	16.2%	7.1%
Food At Home	\$4,598.96	9.6%	\$4,920.06	9.6%	7.0%
Food Away From Home	\$2,674.91	5.6%	\$2,867.38	5.6%	7.2%
Footwear	\$479.09	1.0%	\$513.22	1.0%	7.1%
Fuel Oil Other Fuels	\$87.84	0.2%	\$93.73	0.2%	6.7%
Funeral Cemetery	\$117.77	0.2%	\$125.05	0.2%	6.2%
Furniture	\$465.23	1.0%	\$499.66	1.0%	7.4%
Gasoline Oil	\$1,692.12	3.5%	\$1,815.27	3.6%	7.3%
Gifts	\$1,413.05	3.0%	\$1,512.41	3.0%	7.0%
Girls Apparel	\$168.23	0.4%	\$179.96	0.4%	7.0%
Hair Care	\$66.77	0.1%	\$71.39	0.1%	6.9%
Hard Surface Flooring	\$12.52	0.0%	\$13.35	0.0%	6.6%
Health Care	\$3,046.25	6.4%	\$3,256.04	6.4%	6.9%
Health Care Insurance	\$1,471.45	3.1%	\$1,571.90	3.1%	6.8%
Health Care Services	\$919.03	1.9%	\$981.69	1.9%	6.8%
Health Care Supplies Equip	\$655.77	1.4%	\$702.45	1.4%	7.1%
Household Services	\$353.09	0.7%	\$376.65	0.7%	6.7%

STDBonline Report – Consumer Expenditure Summary Report

Household Supplies	\$738.84	1.5%	\$794.18	1.6%	7.5%
Household Textiles	\$113.16	0.2%	\$121.07	0.2%	7.0%
Housewares Small App	\$992.62	2.1%	\$1,063.63	2.1%	7.2%
Indoor Plants Fresh Flowers	\$77.92	0.2%	\$83.35	0.2%	7.0%
Infants Apparel	\$118.20	0.2%	\$126.53	0.2%	7.1%
Jewelry	\$118.74	0.2%	\$127.48	0.2%	7.4%
Legal Accounting	\$101.78	0.2%	\$109.27	0.2%	7.4%
Magazines	\$53.57	0.1%	\$57.34	0.1%	7.0%
Major Appliances	\$219.58	0.5%	\$235.51	0.5%	7.3%
Mass Transit	\$101.29	0.2%	\$108.59	0.2%	7.2%
Men's Apparel	\$477.34	1.0%	\$511.21	1.0%	7.1%
Mortgage Interest	\$2,745.38	5.8%	\$2,946.46	5.8%	7.3%
Natural Gas	\$450.32	0.9%	\$480.79	0.9%	6.8%
New Car Purchased	\$1,199.30	2.5%	\$1,283.00	2.5%	7.0%
New Truck Purchased	\$908.74	1.9%	\$972.03	1.9%	7.0%
New Vehicle Purchase	\$2,108.05	4.4%	\$2,255.03	4.4%	7.0%
Newspapers	\$110.96	0.2%	\$118.65	0.2%	6.9%
Oral Hygeine Products	\$30.82	0.1%	\$32.96	0.1%	6.9%
Other Lodging	\$976.41	2.0%	\$1,040.05	2.0%	6.5%
Other Miscellaneous Expenses	\$108.81	0.2%	\$116.55	0.2%	7.1%
Other Repairs Maint	\$100.02	0.2%	\$106.94	0.2%	6.9%
Other Tobacco Products	\$43.46	0.1%	\$46.50	0.1%	7.0%
Other Transportation Costs	\$784.86	1.6%	\$839.85	1.6%	7.0%
Other Utilities	\$380.05	0.8%	\$406.80	0.8%	7.0%
Paint Wallpaper	\$45.87	0.1%	\$49.12	0.1%	7.1%
Personal Care Products	\$182.23	0.4%	\$195.20	0.4%	7.1%
Personal Care Services	\$523.44	1.1%	\$561.22	1.1%	7.2%
Personal Insurance	\$538.83	1.1%	\$577.88	1.1%	7.2%
Pet Supplies Svcs	\$256.95	0.5%	\$274.95	0.5%	7.0%
Photographic Equip Supplies	\$118.49	0.2%	\$127.02	0.2%	7.2%
Plumbing Heating	\$65.37	0.1%	\$69.98	0.1%	7.0%
Property Taxes	\$521.62	1.1%	\$557.29	1.1%	6.8%
Public Transportation	\$512.62	1.1%	\$549.50	1.1%	7.2%
Records/Tapes/CD Purchases	\$123.58	0.3%	\$132.25	0.3%	0.0%
Recreational Equip Supplies	\$936.80	2.0%	\$1,002.96	2.0%	7.1%
Rental Costs	\$3,759.71	7.9%	\$4,012.56	7.9%	6.7%
Roofing Siding	\$77.05	0.2%	\$82.34	0.2%	6.9%
Satellite Dishes	\$8.68	0.0%	\$9.33	0.0%	7.4%
Shaving Needs	\$13.91	0.0%	\$14.90	0.0%	7.1%
Shelter	\$8,764.33	18.4%	\$9,371.20	18.3%	6.9%
Telephone Svc Excl Cell	\$1,217.11	2.5%	\$1,304.56	2.6%	7.2%
Televisions	\$107.39	0.2%	\$115.10	0.2%	7.2%
Transportation	\$9,925.38	20.8%	\$10,636.56	20.8%	7.2%
Tuition	\$672.48	1.4%	\$718.77	1.4%	6.9%
Used Car Purchase	\$1,411.78	3.0%	\$1,516.69	3.0%	7.4%
Used Truck Purchase	\$813.22	1.7%	\$871.97	1.7%	7.2%
Used Vehicle Purchase	\$2,225.00	4.7%	\$2,388.67	4.7%	7.4%
VCRs Related Equipment	\$47.78	0.1%	\$51.20	0.1%	7.1%
Vehicle Insurance	\$1,111.74	2.3%	\$1,191.84	2.3%	7.2%
Vehicle Repair	\$1,082.75	2.3%	\$1,158.48	2.3%	7.0%
Vehicle Repair Maintenance	\$1,093.81	2.3%	\$1,170.32	2.3%	7.0%
Video Audio Equipment	\$915.01	1.9%	\$979.78	1.9%	7.1%
Video Game Hardware Software	\$31.49	0.1%	\$33.69	0.1%	7.0%
Watches	\$23.34	0.0%	\$25.10	0.0%	7.6%
Women's Apparel	\$853.17	1.8%	\$913.78	1.8%	7.1%

Consumer Expenditure Categories contain overlapping information and will therefore NOT add up to Total Household Expenditure

STDBonline Report – Consumer Expenditure Summary Report

The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.
Neither STDB, Inc. nor the CCIM Institute assumes any liability for errors or omissions.



This site is brought to you by [STDB, Inc.](#) Powered by [SRC, LLC.](#)
© 2004 All Rights Reserved.

Concord Small Area Plan

1, 3, 5 mile radii: ROBERTA CHURCH RD & US HWY 29, CONCORD, NC 28027

Prepared For:

City of Concord

Prepared By:

Kathleen Rose, CCIM
Rose & Associates Southeast, Inc.

February 10, 2005

The information contained herein is from sources believed reliable, but neither the CCIM Institute nor its members, including the author of this report, have confirmed this information. Any warranty or representation of accuracy is expressly disclaimed. The Recipient of this report is cautioned that it is the Recipient's responsibility to confirm the accuracy and completeness of the information provided, including such independent investigation of this information as may appear necessary to determine its suitability for Recipient's needs.

Geography: 1, 3, 5 mile radii: ROBERTA CHURCH RD US
HWY 29, CONCORD, NC 28027
Your title for this geography: Concord NC

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Executive Demographic Summary Report

Population

The current year population in this selected geography is 69,560. The 2000 Census revealed a population of 61,856, and in 1990 it was 41,334 representing a 49.65% change. It is estimated that the population in this area will be 78,454 in 2009, representing a change of 12.79% from 2004. The current population is 49.76% male and 50.24% female. In 2004, the median age of the population in this area was 33.8, compared to the MSA_1520 median age which was 35.3. The population density in your area is 885.7 people per square mile.

Households

There are currently 27,418 households in this selected geography. The Census revealed household counts of 23,099 in 2000, up from 15,821 in 1990, representing a change of 46.00%. It is estimated that the number of households in this area will be 32,531 in 2009, representing a change of 18.65% from the current year. For the current year, the average household size in this area is 2.54 persons.

In 2004, the median number of years in residence in this geography's population is 3.01. The average household size in this geography was 2.49 people and the average family size was 2.95 people. The average number of vehicles per household in this geography was 1.9.

Income

In 2004, the median household income in this selected geography was \$51,000, compared to the MSA_1520 median which was \$50,221. The Census revealed median household incomes of \$47,646 in 2000 and \$29,920 in 1990 representing a change of 70.45%. It is estimated that the median household income in this area will be \$56,567 in 2009, which would represent a change of 10.92% from the current year.

In 2004, the per capita income in this area was \$23,627, compared to the MSA_1520 per capita, which was \$26,407. The 2004 average household income for this area was \$59,679, compared to the MSA_1520 average which was \$64,377.

Race Ethnicity

In 2004, the racial makeup of this selected area was as follows: 79.55% White; 14.62% Black; 0.33% Native American; 1.28% Asian/Pacific Islander; and 3.05% Other. Compare these to the MSA_1520 racial makeup which was: 73.48% White, 20.69% Black, 0.40% Native American, 1.87% Asian/Pacific Islander and 2.30% Other.

People of Hispanic ethnicity are counted independently of race. People of Hispanic origin make up 9.56% of the current year population in this selected area. Compare this to the MSA_1520 makeup of 7.13%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 49.2% American Indian, Eskimo, Aleut Population; 219.1% Asian, Pacific Islander; 36.3% Black; 1,622.6% Hispanic Ethnicity; 3,622.6% Other; White 43.6%.

Housing

The median housing value in this area was \$66,528 in 1990, compare this to the MSA_1520 median of \$72,174 for the same year. The 2000 Census median housing value was \$114,768, which is a 72.5% change from 1990. In 1990, there were 11,089 owner occupied housing units in this area vs. 23,099 in 2000. Also in 1990, there were 4,732 renter

occupied housing units in this area vs. 6,850 in 2000. The average rent in 1990 was \$290 vs. \$482 in 2000.

Employment

In 2004, there were 52,686 people over the age of 16 in the labor force in your geography. Of these 94.72% were employed, 5.14% were unemployed, 29.25% were not in the labor force and 0.13% were in the armed forces. In 1990, unemployment in this area was 2.40% and in 2000 it was 3.69%.

In 2004, there were 34,541 employees in this selected area (daytime population) and there were 2,859 establishments.

For this area in 1990, 50.55% of employees were employed in white-collar occupations and 49.45% were employed in blue-collar occupations. In 2000, white collar workers made up 59.87% of the population, and those employed in blue collar occupations made up 40.13%. In 1990, the average time traveled to work was 14 minutes and in 2000 it was 23 minutes.

Geography: 1, 3, 5 mile radii: ROBERTA CHURCH RD US
 HWY 29, CONCORD, NC 28027
Your title for this geography: Concord NC

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	2,083	24,826	69,560
Male Population	49.8%	50.1%	49.8%
Female Population	50.2%	49.9%	50.2%
Median Age	33.4	34.0	33.8
Population Density (per sq. mi.)	662.9	878.1	885.7
Employees	555	11,585	34,541
Establishments	30	652	2,859
Income:			
Median HH Income	\$66,714	\$60,832	\$51,000
Per Capita Income	\$27,051	\$25,705	\$23,627
Average HH Income	\$73,758	\$68,550	\$59,679
Households:			
Total Households	760	9,364	27,418
Average Household Size	2.74	2.62	2.49
Household Growth 1990 – 2000	204.5%	82.2%	46.0%
Housing:			
Owner Occupied Housing Units	86.0%	80.2%	65.9%
Renter Occupied Housing Units	9.0%	14.2%	27.4%
Vacant Housing Units	5.0%	5.6%	6.7%
Race:			
White	87.5%	86.3%	79.5%
Black	8.8%	8.9%	14.6%
American Indian, Eskimo, Aleut	0.4%	0.3%	0.3%
Asian	1.8%	1.5%	1.3%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%
Other	0.6%	1.8%	3.1%
Multirace	0.8%	1.1%	1.1%
Ethnicity:			
Hispanic	3.2%	5.7%	9.6%
Non-Hispanic	96.8%	94.3%	90.4%



Geography: 1, 3, 5 mile radii: ROBERTA CHURCH RD US
 HWY 29, CONCORD, NC 28027
Your title for this geography: Concord NC

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Household Detail Report

	1 Miles:	3 Miles:	5 Miles:
1990 Household Income:			
Total Households	220	4,371	15,821
1990 Household Income:			
Income \$ 0 – \$9,999	9.3%	8.1%	13.5%
Income \$ 10,000 – \$19,999	17.0%	16.2%	19.3%
Income \$ 20,000 – \$29,999	15.3%	16.2%	17.4%
Income \$ 30,000 – \$39,999	21.7%	17.0%	15.2%
Income \$ 40,000 – \$49,999	14.9%	13.4%	12.1%
Income \$ 50,000 – \$59,999	11.1%	8.9%	7.6%
Income \$ 60,000 – \$74,999	4.4%	10.9%	7.7%
Income \$ 75,000 – \$99,999	3.9%	6.0%	4.4%
Income \$100,000 – \$124,999	0.8%	1.8%	1.4%
Income \$125,000 – \$149,999	0.5%	0.5%	0.5%
Income \$150,000 +	1.7%	1.0%	1.1%
2000 Census Household Income:			
Total Households	669	7,964	23,099
2000 Census Household Income:			
Income \$ 0 – \$9,999	4.7%	4.8%	6.5%
Income \$ 10,000 – \$19,999	3.4%	6.0%	9.7%
Income \$ 20,000 – \$29,999	8.8%	10.1%	13.0%
Income \$ 30,000 – \$39,999	6.9%	8.9%	11.9%
Income \$ 40,000 – \$49,999	9.7%	10.4%	11.3%
Income \$ 50,000 – \$59,999	13.7%	14.3%	11.9%
Income \$ 60,000 – \$74,999	14.0%	14.2%	12.8%
Income \$ 75,000 – \$99,999	17.8%	14.2%	10.6%
Income \$100,000 – \$124,999	9.4%	8.4%	6.1%
Income \$125,000 – \$149,999	5.9%	4.0%	2.6%
Income \$150,000 +	5.7%	4.8%	3.6%
2004 Household Income:			
Total Households	760	9,364	27,418
Median Hhld Disposable Income	\$55,167	\$50,423	\$43,169
2004 Household Income:			

Income \$ 0 – \$9,999	4.5%	4.7%	6.2%
Income \$ 10,000 – \$19,999	3.2%	5.5%	8.8%
Income \$ 20,000 – \$29,999	7.7%	9.4%	11.8%
Income \$ 30,000 – \$39,999	5.7%	7.9%	10.9%
Income \$ 40,000 – \$49,999	10.1%	9.7%	11.3%
Income \$ 50,000 – \$59,999	10.1%	11.7%	10.8%
Income \$ 60,000 – \$74,999	15.6%	15.1%	13.1%
Income \$ 75,000 – \$99,999	18.4%	15.8%	12.5%
Income \$100,000 – \$124,999	11.1%	9.7%	7.1%
Income \$125,000 – \$149,999	6.5%	4.8%	3.3%
Income \$150,000 +	6.9%	5.7%	4.3%

2009 Household Income:

Total Households	863	11,014	32,531
Median Hhld Disposable Income	\$60,934	\$56,268	\$47,172

2009 Household Income:

Income \$ 0 – \$9,999	4.5%	4.7%	6.2%
Income \$ 10,000 – \$19,999	3.2%	5.5%	8.8%
Income \$ 20,000 – \$29,999	7.7%	9.4%	11.8%
Income \$ 30,000 – \$39,999	5.7%	7.9%	10.9%
Income \$ 40,000 – \$49,999	10.1%	9.7%	11.3%
Income \$ 50,000 – \$59,999	10.1%	11.7%	10.8%
Income \$ 60,000 – \$74,999	15.6%	15.1%	13.1%
Income \$ 75,000 – \$99,999	18.4%	15.8%	12.5%
Income \$100,000 – \$124,999	11.1%	9.7%	7.1%
Income \$125,000 – \$149,999	6.5%	4.8%	3.3%
Income \$150,000 +	6.9%	5.7%	4.3%

1990 Housing Units:

Total Housing Units:	233	4,567	16,827
Owner–Occupied	75.0%	77.6%	65.9%
Renter–Occupied	19.3%	18.1%	28.1%
Vacant	5.7%	4.3%	6.0%

2000 Census Housing Units:

Total Housing Units:	704	8,430	24,751
Owner–Occupied	85.9%	80.3%	65.6%
Renter–Occupied	9.1%	14.2%	27.7%
Vacant	4.9%	5.5%	6.7%
Vacant Housing Units	35	465	1,652
Vacant, For Migrant Workers	0.0%	0.0%	0.0%
Vacant, For Rent	13.5%	18.0%	36.6%
Vacant, For Sale Only	48.1%	41.2%	22.8%
Vacant, For Seasonal, Recreation, or Occ	4.2%	5.0%	4.0%

Concord Small Area Plan – Prepared by Kathleen Rose, CCIM on February 10, 2005

Vacant, Other	21.8%	27.0%	28.6%
Vacant, Rented or Sold, Not Occupied	12.4%	8.8%	8.0%

Owner Occupied Home Value:

\$ 0 – \$24,999	5.7%	8.0%	6.0%
\$ 25,000 – \$34,999	2.8%	3.0%	2.9%
\$ 35,000 – \$49,999	0.7%	2.0%	3.7%
\$ 50,000 – \$79,999	5.4%	9.2%	15.0%
\$ 80,000 – \$99,999	9.0%	10.7%	13.2%
\$100,000 – \$149,999	25.7%	28.7%	28.3%
\$150,000 – \$199,999	26.7%	19.1%	16.3%
\$200,000 – \$299,999	19.2%	14.4%	11.1%
\$300,000 – \$399,999	2.8%	3.2%	2.2%
\$400,000 – \$499,999	1.5%	1.2%	0.6%
\$500,000 – \$749,999	0.0%	0.1%	0.4%
\$750,000 – \$999,999	0.0%	0.2%	0.1%
\$1,000,000 or more	0.5%	0.2%	0.2%

Median Home Value	\$151,170	\$131,133	\$114,768
-------------------	-----------	-----------	-----------

Monthly Contract Rent:

\$ 0 – \$100	0.2%	1.8%	2.0%
\$ 100 – \$199	0.4%	1.7%	3.9%
\$ 200 – \$299	6.2%	10.5%	8.1%
\$ 300 – \$399	4.4%	14.6%	15.9%
\$ 400 – \$499	13.8%	23.8%	23.7%
\$ 500 – \$599	6.6%	11.0%	18.4%
\$ 600 – \$699	27.2%	16.1%	15.1%
\$ 700 – \$799	0.5%	3.0%	3.5%
\$ 800 – \$899	2.1%	2.7%	2.1%
\$ 900 – \$999	0.4%	2.3%	1.6%
\$1,000 – \$1,249	13.8%	2.7%	1.0%
\$1,250 – \$1,499	8.8%	1.2%	0.6%
\$1,500 – \$1,999	2.5%	0.3%	0.1%
\$2,000 or more	0.0%	0.0%	0.0%

Average Monthly Contract Rent	\$731	\$509	\$482
-------------------------------	-------	-------	-------

2004 Housing Units:

Total Housing Units	800	9,921	29,399
Owner–Occupied	86.0%	80.2%	65.9%
Renter–Occupied	9.0%	14.2%	27.4%
Vacant	5.0%	5.6%	6.7%

2009 Housing Units:

Total Housing Units	908	11,658	34,851
Owner–Occupied	86.1%	80.4%	66.3%
Renter–Occupied	8.9%	14.1%	27.1%
Vacant	5.0%	5.5%	6.7%

Geography: 1, 3, 5 mile radii: ROBERTA CHURCH RD US
 HWY 29, CONCORD, NC 28027
Your title for this geography: Concord NC

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Income Report

	1 Miles:	3 Miles:	5 Miles:
Median Household Income			
1990 Median HH Income	\$32,940	\$35,828	\$29,920
2000 Median HH Income	\$62,505	\$56,875	\$47,646
Current Year Median HH Income	\$66,714	\$60,832	\$51,000
5Y Projected Median HH Income	\$75,263	\$68,517	\$56,567
Change 1990 to 2000	89.8%	58.7%	59.2%
Change 2000 to CY	6.7%	7.0%	7.0%
Change CY to 5Y Projection	12.8%	12.6%	10.9%
Per Capita Income			
1990 Per Capita Income	\$13,553	\$14,638	\$13,990
2000 Per Capita Income	\$25,168	\$23,970	\$21,367
Current Year Per Capita Income	\$27,051	\$25,705	\$23,627
5Y Projected Per Capita Income	\$26,735	\$25,832	\$24,809
Change 1990 to 2000	85.7%	63.7%	52.7%
Change 2000 to CY	7.5%	7.2%	10.6%
Change CY to 5Y Projection	-1.2%	0.5%	5.0%
Average Household Income			
1990 Average HH Income	\$38,623	\$40,787	\$36,559
2000 Average HH Income	\$72,939	\$66,940	\$57,220
Current Year Average HH Income	\$73,758	\$68,550	\$59,679
5Y Projected Average HH Income	\$69,530	\$65,543	\$59,470
Change 1990 to 2000	88.8%	64.1%	56.5%
Change 2000 to CY	1.1%	2.4%	4.3%
Change CY to 5Y Projection	-5.7%	-4.4%	-0.4%



Geography: 1, 3, 5 mile radii: ROBERTA CHURCH RD US
 HWY 29, CONCORD, NC 28027
Your title for this geography: Concord NC

Latitude: 35.382280 **Longitude:** -80.647780
City: Concord city **Pop:** 61,862
County: Cabarrus County **Pop:** 144,236
Zip: 28027 Concord **Pop:** 42,856

Population and Education Report

	1 Miles:	3 Miles:	5 Miles:
Population			
1990 Population	618	11,973	41,334
2000 Population	1,939	22,241	61,856
Current Year Population	2,083	24,826	69,560
5 Year Projected Population	2,241	27,808	78,454
Change 1990 to 2000	213.7%	85.8%	49.6%
Change 2000 to CY	7.4%	11.6%	12.5%
Change CY to 5Y	7.6%	12.0%	12.8%
Households			
1990 Census	220	4,371	15,821
2000 Census	669	7,964	23,099
Current Year	760	9,364	27,418
5 Year Projected	863	11,014	32,531
Change 1990 to 2000	204.5%	82.2%	46.0%
Change 2000 to CY	13.6%	17.6%	18.7%
Change CY to 5Y	13.5%	17.6%	18.6%
Median Age			
1990 Median Age	32	33	34
2000 Median Age	33	34	34
CY Median Age	33	34	34
5Y Median Age	34	35	35
Change 1990 to 2000	2.9%	2.5%	-1.2%
Change 2000 to CY	0.2%	0.5%	0.5%
Change CY to 5Y	2.2%	2.9%	3.2%
Group Quarters			
1990 Census	0	203	1,126
2000 Census	0	325	1,372
Current Year	0	312	1,316
5 Year Projected	0	312	1,316
Population Density			
1990 Census	196.8	423.5	526.3
2000 Census	617.2	786.6	787.6
Current Year	662.9	878.0	885.7
5 Year Projected	713.3	983.5	998.9
Female Population			
1990 Female Population	313	5,924	21,424
2000 Female Population	982	11,169	31,306

Current Year Female Population	1,046	12,375	34,945
5Y Projected Female Population	1,116	13,762	39,131
Change 1990 to 2000	214.2%	88.5%	46.1%
Change 2000 to CY	6.5%	10.8%	11.6%
Change CY to 5Y	6.7%	11.2%	12.0%

Female Population – Percent

1990 Female Population	50.56%	49.48%	51.83%
2000 Female Population	50.64%	50.22%	50.61%
Current Year Female Population	50.22%	49.85%	50.24%
5Y Projected Female Population	49.79%	49.49%	49.88%

Female Median Age

1990 Female Median Age	33.1	34.4	35.5
2000 Female Median Age	33.7	34.5	34.7
Current Year Female Median Age	33.8	34.6	34.8
5Y Projected Female Median Age	33.1	33.4	32.4

Male Population

1990 Male Population	306	6,049	19,910
Current Year Male Population	1,037	12,451	34,615
5 Year Projected Male Population	1,125	14,047	39,323
Change 90–CY	239.2%	105.8%	73.9%
Change CY–5Y Projection	8.5%	12.8%	13.6%

Male Population – Percent

1990 Male Population	49.44%	50.52%	48.17%
2000 Male Population	49.36%	49.78%	49.39%
Current Year Male Population	49.78%	50.15%	49.76%
5 Year Projected Male Population	50.21%	50.51%	50.12%

Male Median Age

1990 Male Median Age	31.7	31.6	32.5
2000 Male Median Age	32.9	33.1	32.5
Current Year Male Median Age	33.0	33.3	32.8
5Y Projected Male Median Age	32.3	32.1	31.6

Hispanic Population

1990 Hispanic Population	9	93	258
2000 Hispanic Population	44	936	4,452
Current Year Hispanic Population	67	1,416	6,651
5 Year Projected Hispanic Population	95	2,049	9,484
Change 1990 to 2000	371.9%	901.3%	1,622.6%
Change 2000 to CY	50.8%	51.3%	49.4%
Change CY to 5Y	42.3%	44.7%	42.6%

Hispanic Population

1990 Hispanic Population	1.52%	0.78%	0.63%
2000 Hispanic Population	2.29%	4.21%	7.20%
Current Year Hispanic Population	3.22%	5.70%	9.56%
5 Year Projected Hispanic Population	4.26%	7.37%	12.09%

% 1990 Pop. by Age

Total Population	618	11,973	41,334
------------------	-----	--------	--------

Concord Small Area Plan – Prepared by Kathleen Rose, CCIM on February 10, 2005

Age 0 – 4	6.9%	6.9%	7.0%
Age 5 – 13	14.3%	13.1%	11.8%
Age 14 – 17	6.0%	7.0%	5.4%
Age 18 – 20	4.5%	4.3%	4.6%
Age 21 – 24	4.4%	4.9%	6.0%
Age 25 – 34	19.5%	17.3%	16.9%
Age 35 – 44	16.9%	16.8%	15.1%
Age 45 – 54	12.3%	12.6%	11.3%
Age 55 – 64	8.6%	8.3%	8.9%
Age 65 – 74	4.6%	5.6%	7.6%
Age 75 – 84	1.8%	2.6%	4.3%
Age 85+	0.3%	0.5%	1.2%
Median Age	32	33	34

% 2000 Pop. by Age

Total Population	1,939	22,241	61,856
Age 0 – 4	8.7%	8.1%	7.8%
Age 5 – 13	16.8%	14.8%	13.4%
Age 14 – 17	5.8%	6.3%	5.4%
Age 18 – 20	2.4%	2.9%	3.7%
Age 21 – 24	3.0%	3.7%	5.2%
Age 25 – 34	16.7%	16.4%	16.9%
Age 35 – 44	20.4%	18.6%	16.9%
Age 45 – 54	13.3%	13.4%	12.5%
Age 55 – 64	7.4%	8.2%	8.0%
Age 65 – 74	3.7%	4.4%	5.3%
Age 75 – 84	1.4%	2.5%	3.6%
Age 85+	0.4%	0.8%	1.2%
Median Age	33	34	34

% CY Pop. by Age

Total Population	2,083	24,826	69,560
Age 0 – 4	9.0%	8.4%	8.1%
Age 5 – 13	16.6%	14.6%	13.2%
Age 14 – 17	5.8%	6.2%	5.4%
Age 18 – 19	2.2%	2.3%	2.8%
Age 20 – 24	4.0%	5.1%	7.0%
Age 25 – 34	15.5%	15.1%	15.6%
Age 35 – 44	19.3%	17.6%	16.1%
Age 45 – 54	13.9%	13.9%	13.0%
Age 55 – 64	8.2%	9.1%	8.9%
Age 65 – 74	3.7%	4.3%	5.2%
Age 75 – 84	1.4%	2.4%	3.4%
Age 85+	0.4%	0.9%	1.4%
Median Age	33	34	34

% 5Y Pop. by Age

Total Population	2,241	27,808	78,454
Age 0 – 4	8.8%	8.1%	7.8%
Age 5 – 13	16.2%	14.3%	13.0%
Age 14 – 17	6.0%	6.3%	5.5%
Age 18 – 19	2.3%	2.5%	2.9%
Age 20 – 24	4.2%	5.2%	7.1%
Age 25 – 34	14.0%	13.5%	13.9%

Concord Small Area Plan – Prepared by Kathleen Rose, CCIM on February 10, 2005

Age 35 – 44	18.1%	16.4%	15.1%
Age 45 – 54	14.8%	14.7%	13.8%
Age 55 – 64	9.5%	10.5%	10.2%
Age 65 – 74	4.1%	4.9%	5.8%
Age 75 – 84	1.5%	2.5%	3.5%
Age 85+	0.5%	0.9%	1.4%
Median Age	34	35	35

Educational Attainment – 2004

Total Population Age 25+	1,301	15,721	44,202
Grade K – 9	4.5%	6.5%	7.8%
Grade 9 – 12	3.5%	10.3%	12.7%
High School Graduate	24.1%	25.2%	27.0%
Associates Degree	8.8%	7.9%	7.6%
Bachelor's Degree	23.0%	19.2%	16.6%
Graduate Degree	12.0%	7.0%	5.4%
Some College, No Degree	24.0%	23.9%	22.9%

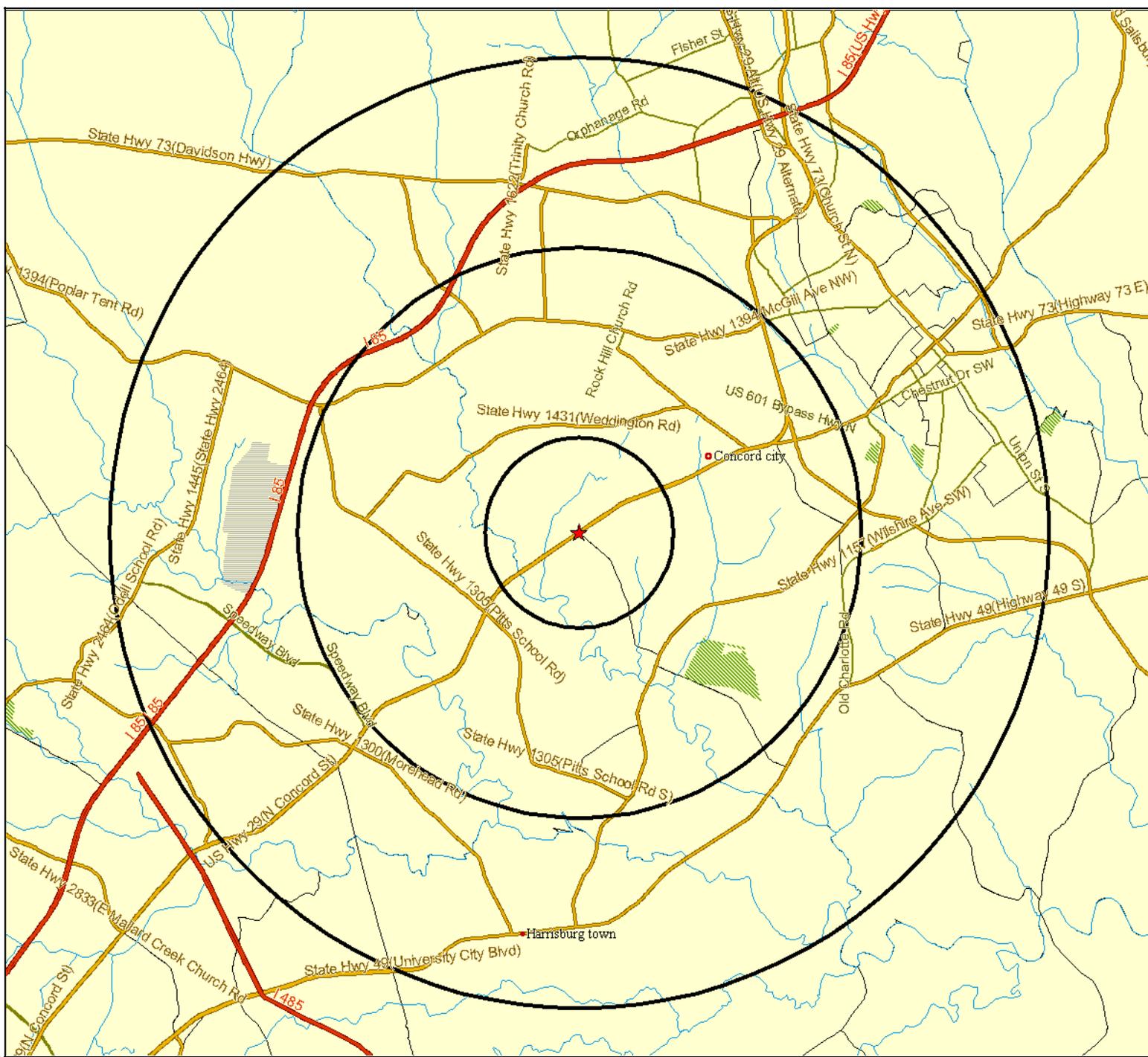
2004 Aggregate Household Net Worth
ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027
Map Legend

(map is displaying Block Groups)

- Above 187500000000
- 118750000000 to 187500000000
- 75000000000 to 118750000000
- 47000000000 to 75000000000
- Below 47000000000
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

February 14, 2005



2004 Employee Density

ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027

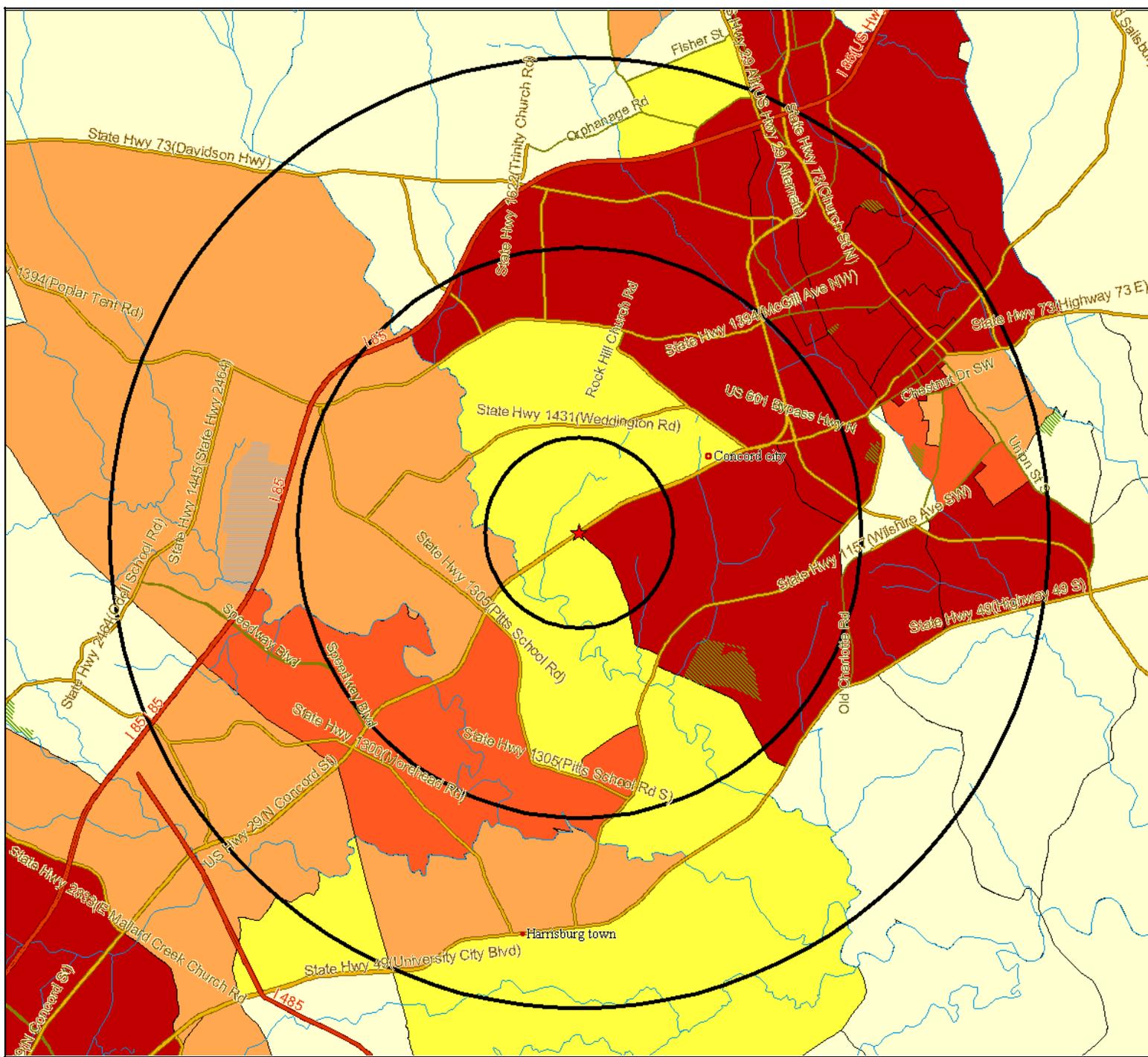
Map Legend

(map is displaying Block Groups)

- Above 440
- 280 to 440
- 175 to 280
- 110 to 175
- Below 110
- No Data

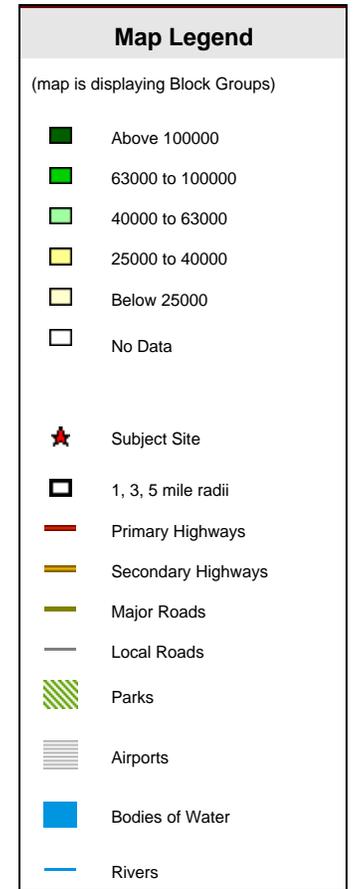
- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

February 14, 2005

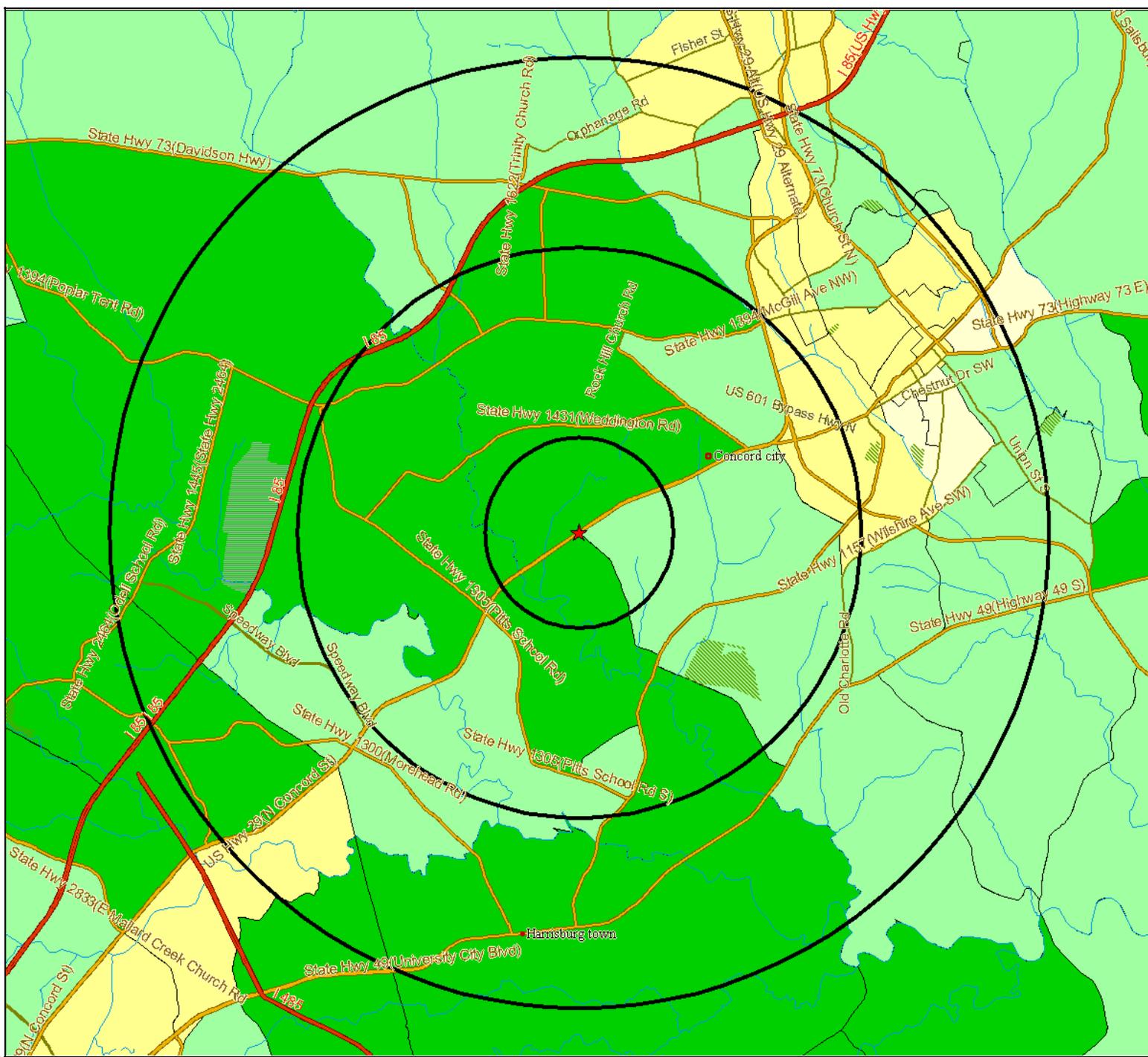


2004 Median Household Income

ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027

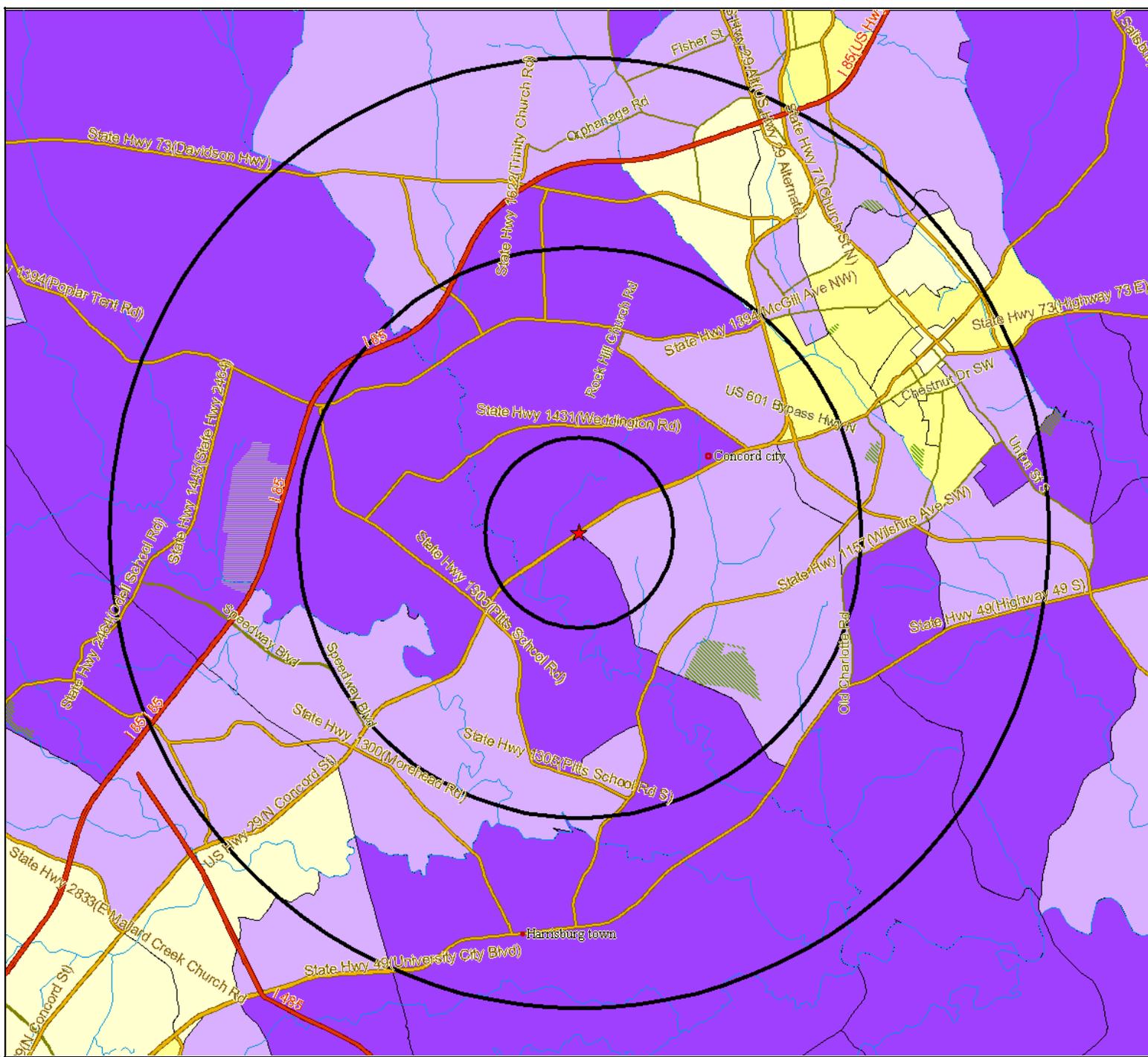


February 14, 2005



2004 Owner Occupied Units
ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027

Map Legend	
(map is displaying Block Groups)	
	Above 130
	81 to 130
	51 to 81
	32.5 to 51
	Below 32.5
	No Data
	Subject Site
	1, 3, 5 mile radii
	Primary Highways
	Secondary Highways
	Major Roads
	Local Roads
	Parks
	Airports
	Bodies of Water
	Rivers



February 14, 2005



2004 Population Density

ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027

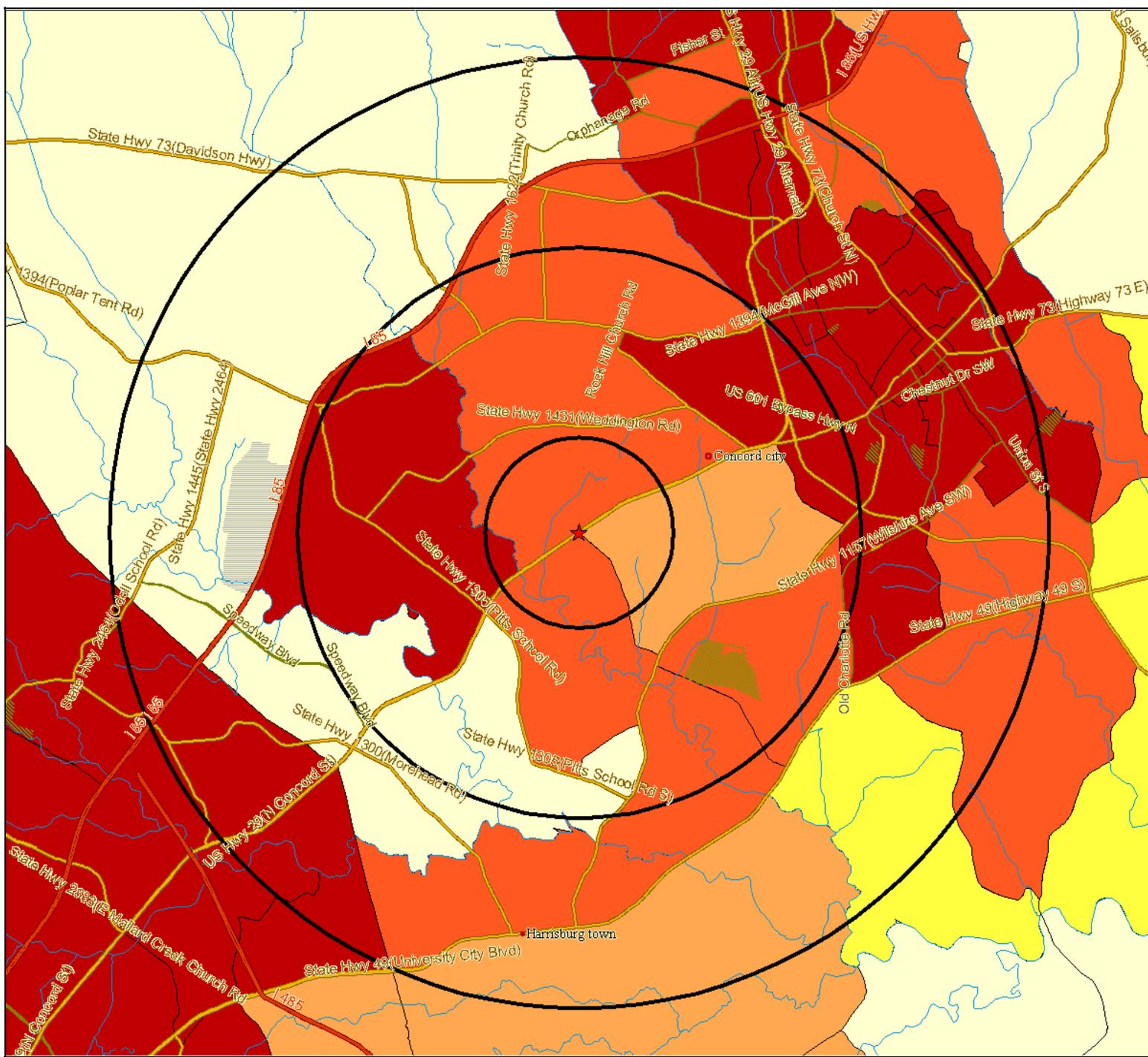
Map Legend

(map is displaying Block Groups)

- Above 960
- 600 to 960
- 380 to 600
- 240 to 380
- Below 240
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

February 14, 2005



2009 Population Density

ROBERTA CHURCH RD US HWY 29, CONCORD, NC 28027

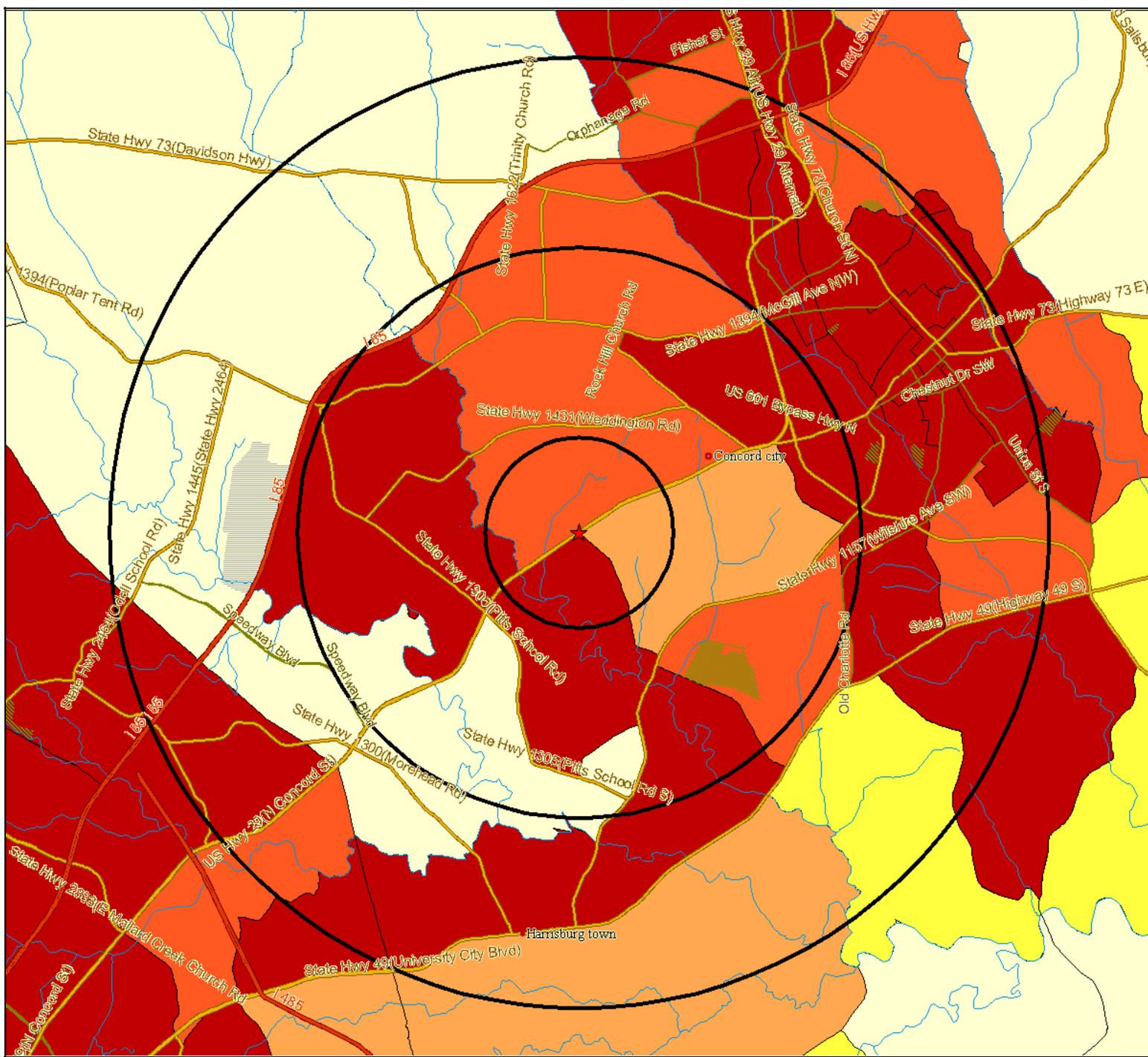
Map Legend

(map is displaying Block Groups)

- Above 1062.5
- 670 to 1062.5
- 420 to 670
- 265 to 420
- Below 265
- No Data

- Subject Site
- 1, 3, 5 mile radii
- Primary Highways
- Secondary Highways
- Major Roads
- Local Roads
- Parks
- Airports
- Bodies of Water
- Rivers

February 14, 2005



Addendum Data Methodology

The demographic data used in STDBonline are developed by Experian/Applied Geographic Solutions (AGS) using a variety of source data sets, including, but not limited to information from AGS's household level data file, current year estimates from the Census Bureau and Postal Service, and economic forecasts from private sources. In addition:

- * These are the only US Estimates and Projections based on the most extensive household database available, summarized at the block group level. This is the demographic equivalent to an ongoing national census.
- * This unique bottom-up approach using household data is complemented by a rigorous, standard demographic cohort-component technique at the county level and above. AGS control totals are based on Census Bureau estimates advanced methodically to the current year and projected out five years. AGS takes the position that 10-year projections introduce unacceptable levels of uncertainty.
- * Migration effects, the most difficult to quantify for small area estimates, are taken into account through the Census Bureau's extensive analysis of IRS tax return data (maintaining strict confidentiality of individual records). From this, detailed county-to-county migration trends are established. AGS also takes into account undocumented immigration.
- * AGS methods make use of the current census MARS (modified age, race, sex) tabulation that corrects the current census for errors in age reporting (for example, grouping around age 21 and 65) and reallocates Hispanics from the "other race" category to more specific race groups. Any current analysis of opportunities in emerging ethnic markets should take this into account.
- * AGS list resources, GDT cartographic expertise, and Compusearch's years of demographic modeling experience represent a unique combination of leadership in the fields required for accurate estimates and projections.

The information contained herein is from sources believed reliable, but neither the CCIM Institute nor its members, including the author of this report, have confirmed this information. Any warranty or representation of accuracy is expressly disclaimed. The Recipient of this report is cautioned that it is the Recipient's responsibility to confirm the accuracy and completeness of the information provided, including such independent investigation of this information as may appear necessary to determine its suitability for Recipient's needs.

Your STDBonline Site ProFile was produced with technology from SRC, LLC Copyright 1997- 2003, All rights reserved. Current year data is for the year 2003. Current year and projected data provided by Experian/Applied Geographic Solutions. Copyright 2003 All Rights Reserved.