



132+ Acre Industrial Site

Harrisburg , North Carolina

Site Details

2061 Mulberry Rd, Concord NC 28025

- Property to be served by Town of Harrisburg
- Cabarrus County PINs: 55179938000000 & 55179860090000
- Site is available for Industrial Development
- Current Zoning: OI
- Price per acre negotiable
- All utilities located at or near site
- Less than 1 mile from HWY 49 Corridor (4 lane divided hwy)
- Located 7 miles from Interstate 485/85
- Located 27 miles from Charlotte Douglas International Airport

**For more information,
please contact:**

Samantha Grass

704-490-4973

sgrass@cabarrusedc.com

cabarrusedc.com

Cabarrus Economic Development

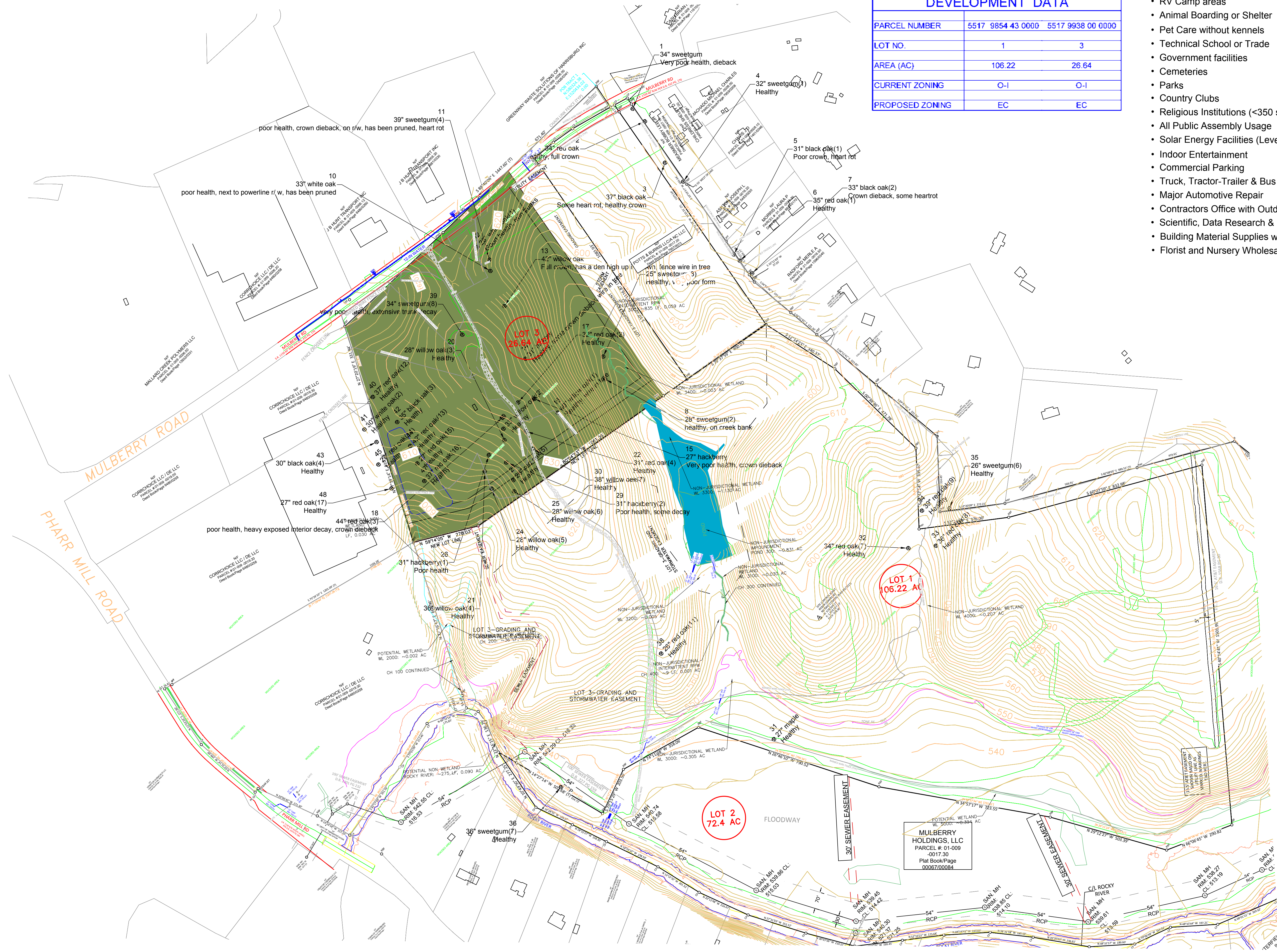


Property Information	
LOCATION	
Site Name	Mulberry Employment Center
City and state	Harrisburg, NC
Metropolitan statistical area (MSA)	Charlotte, NC
County	Cabarrus
Address (if available)	P.O. Box 790, Corneliu, NC 28031
Coordinates (latitude, longitude)	35.334, -80.6079
FUNDAMENTALS	
Size (acres)	205.2
Indicate if land can be subdivided	Yes See Attached -Lots 1, 2, and 3
Number of buildable acres	125
Plot shape (i.e. rectangle, irregular)	Rectangle
Current state of topography (i.e. graded, rolling)	rolling
Name of closest major city	Harrisburg, NC
Driving distance to closest major city (miles)	1
Linear distance to closest residential zone (miles)	0.25
Current land use zoning designation	Office Institutional
If not currently zoned as industrial, please provide a timeline to meet the requirement	4 months
TRANSPORTATION	
Name of nearest 4-lane highway	HWY 49
Driving distance to nearest 4-lane highway onramp (miles)	1
Describe access to rail/spur	Adjoining-Easement required
If not on site, please provide distance to existing infrastructure	
If not on site, please provide a timeline to meet the requirement	
Describe access to barge	Wilmington, NC
If not on site, please provide distance to existing infrastructure	
If not on site, please provide a timeline to meet the requirement	
UTILITY INFRASTRUCTURE	
Power provider	Union Power
Describe access to power	3-Phase Power on property
If not on site, please provide distance to existing infrastructure	
Current power capacity (MW)	4 MW
If not currently available at the required capacity, please provide a timeline to meet the requirement	2 Yr
Natural gas provider	Enbridge
Describe access to natural gas	Available at property
If not on site, please provide distance to existing infrastructure	
Current natural gas capacity (MCF)	67
If not currently available at the required capacity, please provide a timeline to meet the requirement	
Water provider	Town of Harrisburg
Describe access to water	12-in Water Line at property
If not on site, please provide distance to existing infrastructure	
Wastewater provider	Town of Harrisburg
Current water capacity (GPD)	>100,000 GPD
If not currently available at the required capacity, please provide a timeline to meet the requirement	
Describe access to wastewater	54-in Sewe Main At property
If not on site, please provide distance to existing infrastructure	
Current wastewater capacity (GPD)	>100,000 GPD
If not currently at the required capacity, please provide a timeline to meet the requirement	
Telecom and fiber provider(s)	
Describe access to fiber	Fiber Optic at Railroad
If not on site, please provide distance to existing infrastructure	1 mile
If not on site, please provide a timeline to meet the requirement	2 Yr
ENVIRONMENTAL IMPACT	
Wetland impact (% of site covered)	<1%
If available, please provide map	Army Corp-Jurisdictional Determination Completed 2025
Floodplain impact (% of site covered)	25
If available, please provide map	Survey Attached
Describe suspected/confirmed environmental issues	Phase I and Phase II ESA completed
Indicate if an Environmental Site Assessment has been completed. If so, please attach	Yes
Describe suspected/confirmed soil issues	diesel spillage at above ground farm tank-Limited Soil Impact
Indicate if a Geotechnical Report has been completed. If so, please attach	Yes

Describe encumbrances (% of site affected)	0
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EMPLOYMENT CENTER ZONING USES

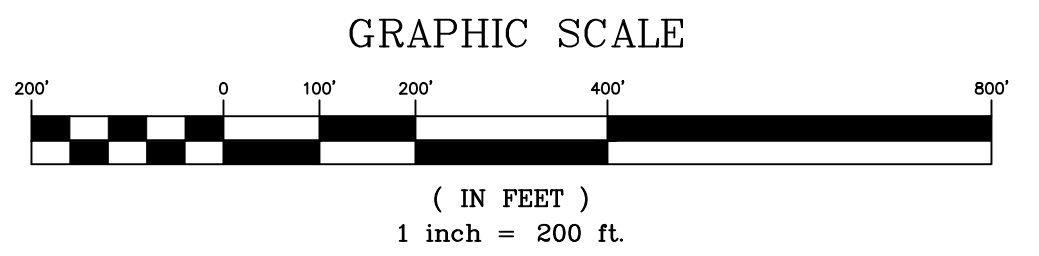
- RV Camp areas
- Animal Boarding or Shelter
- Pet Care without kennels
- Technical School or Trade
- Government facilities
- Cemeteries
- Parks
- Country Clubs
- Religious Institutions (<350 seats)
- All Public Assembly Usage
- Solar Energy Facilities (Level 1)
- Indoor Entertainment
- Commercial Parking
- Truck, Tractor-Trailer & Bus Parking
- Major Automotive Repair
- Contractors Office with Outdoor Storage
- Light Industrial Manufacturing
- Packaging & Bottling
- Scientific Data, Research & Development
- Publishing Industry
- Warehousing, Distribution & Storage
- Self-Storage
- Waste Related Services
- Wholesale Trade
- Building Material Supplies with Outdoor Storage
- Florist and Nursery Wholesale Trade with Outdoor Storage



DEVELOPMENT DATA		
PARCEL NUMBER	5517 9854 43 0000	5517 9938 00 0000
LOT NO.	1	3
AREA (AC)	106.22	26.64
CURRENT ZONING	O-I	O-I
PROPOSED ZONING	EC	EC

- EMPLOYMENT CENTER ZONING USES**
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 - Contractors Office with Outdoor Storage
 - Scientific, Data Research & Development
 - Building Material Supplies with Outdoor Storage
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 - Packaging and Bottling
 - Publishing Industry
 - Warehousing, Distribution & Storage
 - Self Storage
 - Waste Related Services
 - Wholesale Trade

PLAN SUBJECT TO APPROVAL



DATE	DESCRIPTION

OWNER
MULBERRY HOLDINGS, LLC

MEADE GUNNELL
 ENGINEERING, P.C.
 P.O. Box 730
 CORNELIUS, NC 28001
 704-655-7260 Firm C0984

DATE
 06/04/2026

PROPOSED EMPLOYMENT CENTER
 2061-2173 MULBERRY ROAD
 HARRISBURG, NC 28025

HARRISBURG INDUSTRIAL PARK

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JOB NUMBER
 170702

SHEET NUMBER
 C-105