

# 11.3 Acres of Land Available



## ► Highway 3 Land

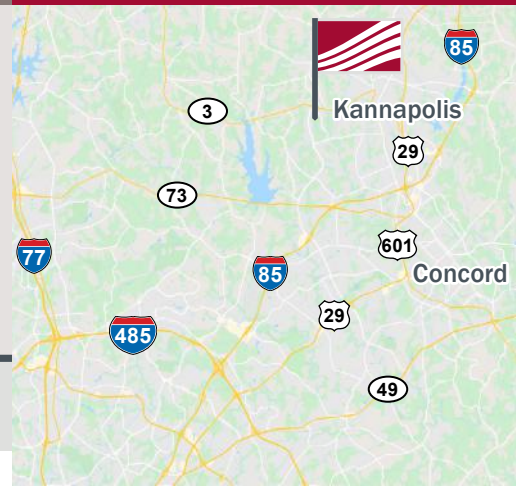
Mooreville Rd & Boy Scout Camp Rd, Kannapolis, NC 28081



### Land for Sale

- 11.3 acres available for future townhome or mixed-use development.
- Zoned Residential Village – Conditional Zoning. Call for details
- Near the North Carolina Research Campus and downtown Kannapolis
- Site is identified as a Target Growth Area in the Kannapolis Future Land Use Plan

### For Sale



### Pricing

\$1,657,900

Demographics	1 mile	3 mile	5 mile
2022 Population	1,202	28,688	78,777
2020 - 2022 Growth Rate	1.28%	3.05%	2.60%
2022 Avg. HH Income	\$126,687	\$97,730	\$91,333

Traffic Count	ADT
Mooreville Rd (Hwy 3)	17,500 (2021)
Kannapolis Pkwy	14,000 (2016)

### ► Contact

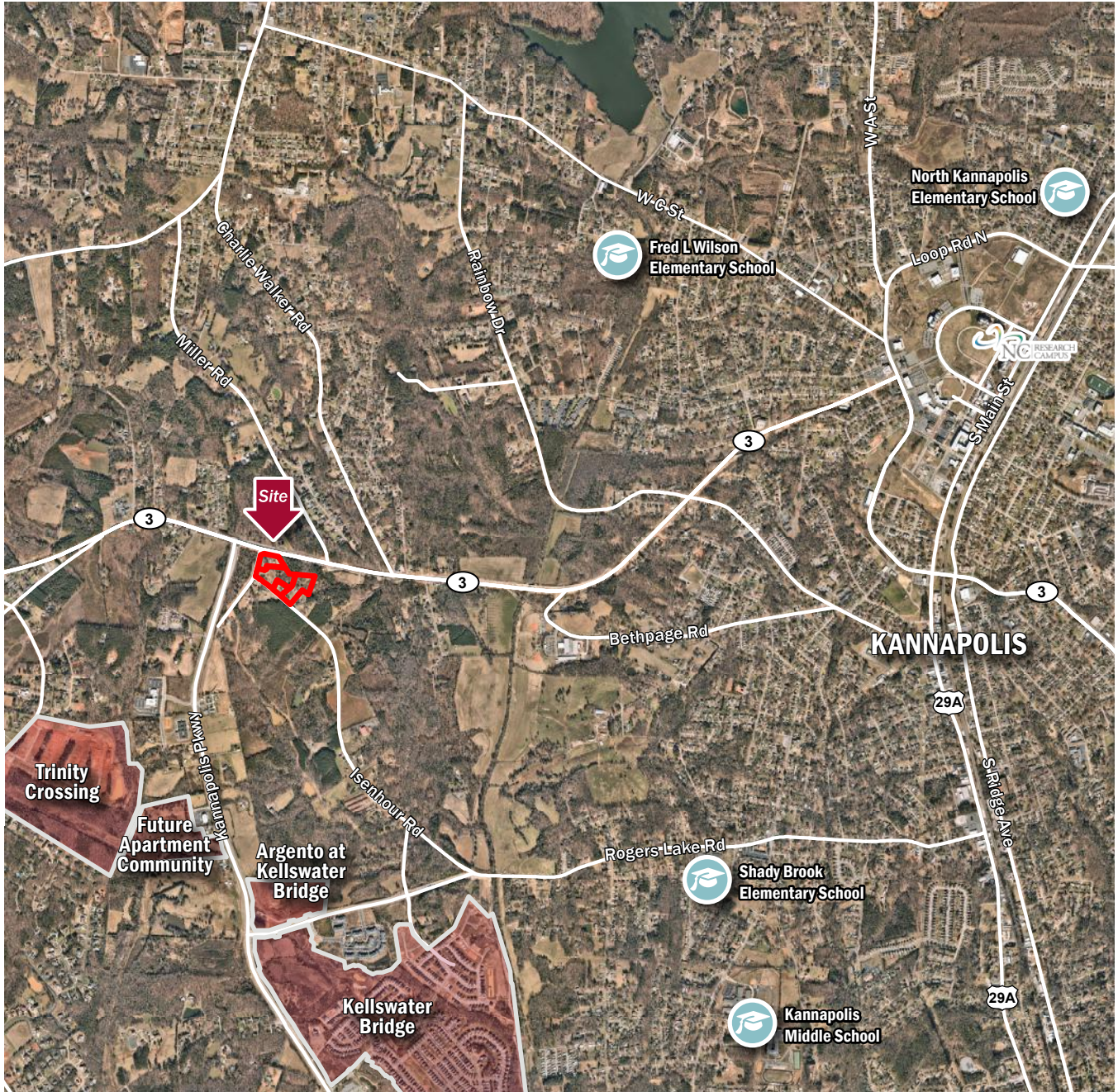
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# ▶ Market Aerial

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# ► Site Topography

Highway 3 Land  
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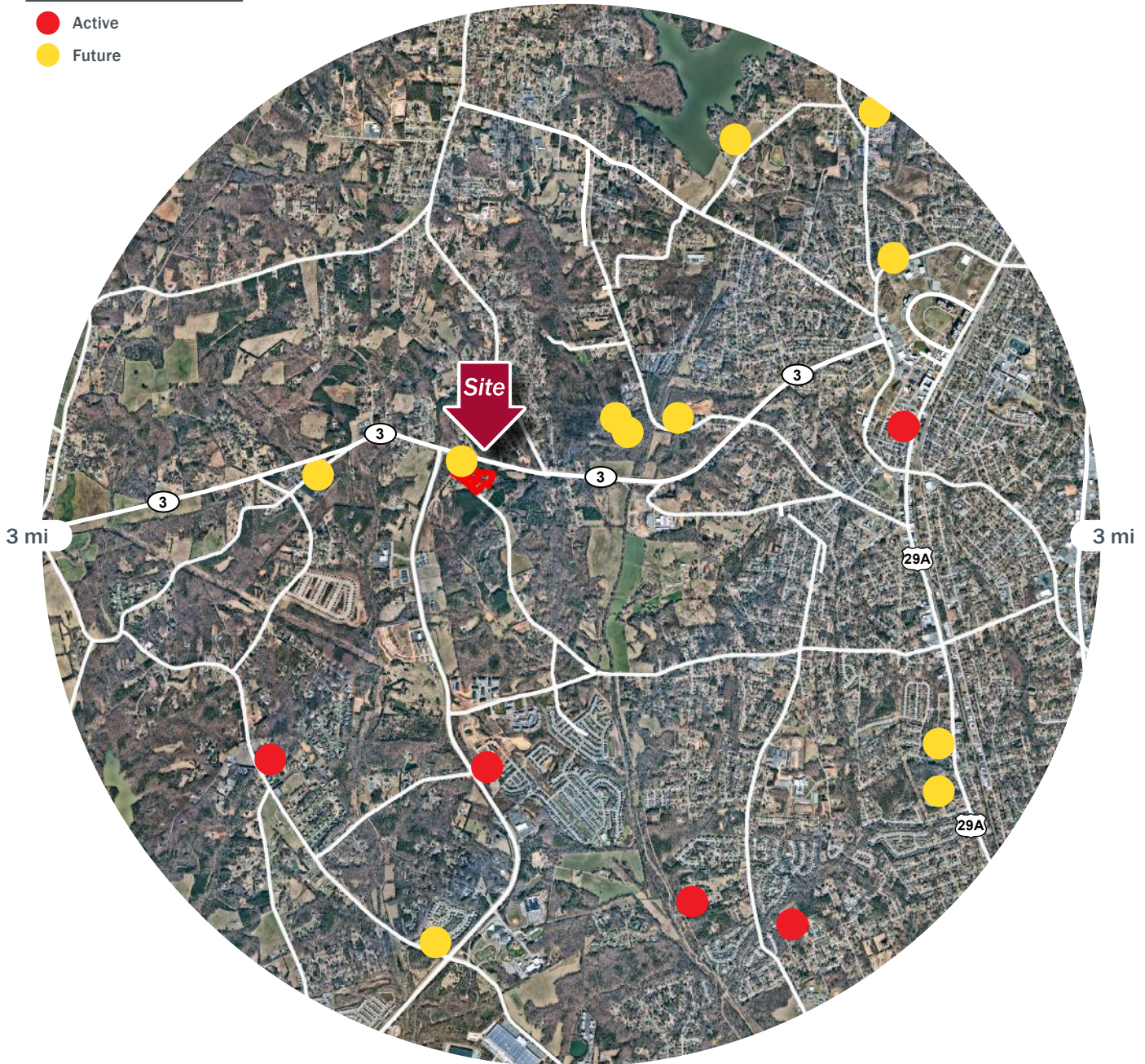


# ► Residential Activity

Highway 3 Land  
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## Subdivision Status

- Active
- Future



### Residential Activity – 3 miles

Active Units Under Construction	51
Future Units	1,053
<b>Total</b>	<b>1,155</b>

# 28,688

TOTAL POPULATION  
WITHIN 3 MILES

Source: Zonda 2023 Q2. Homes built prior to 2000 not shown. Apartments not included.

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