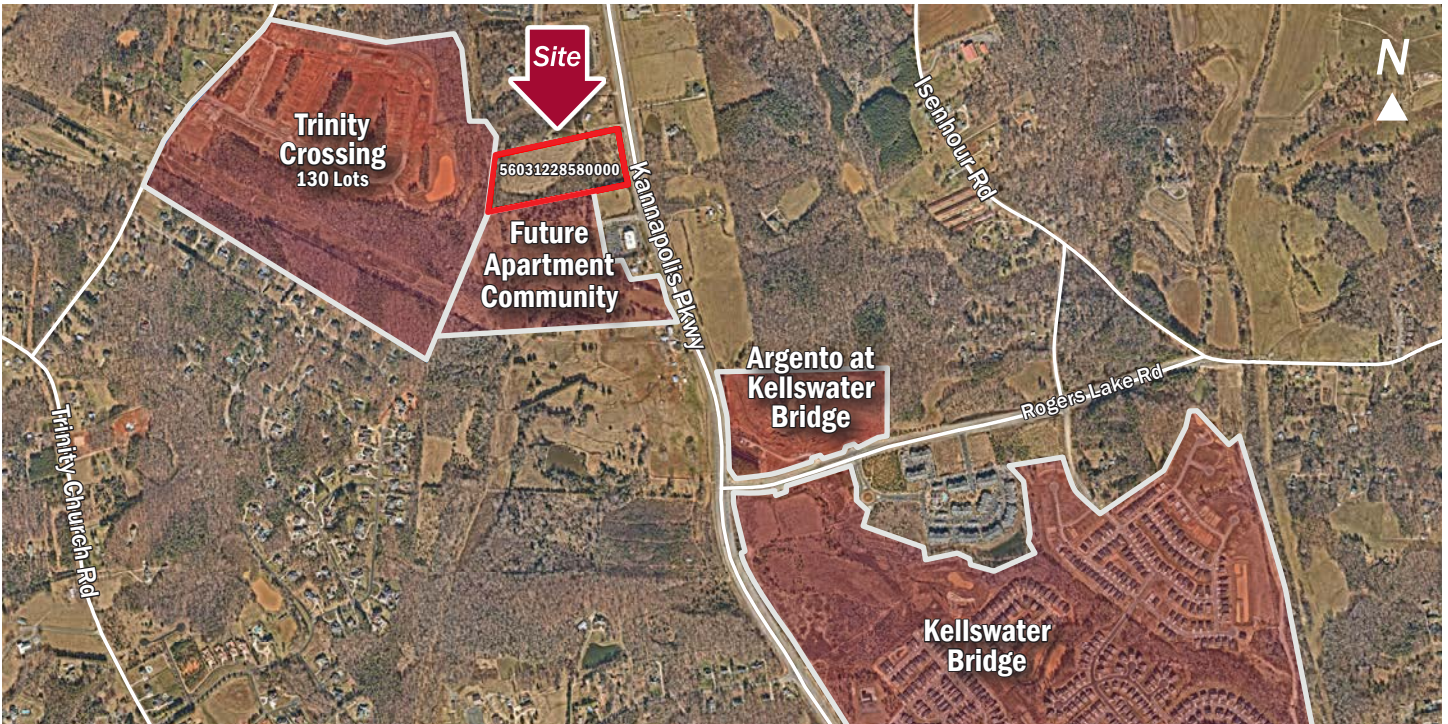


13.5± Acres of Land Available



► Kannapolis Pkwy Land

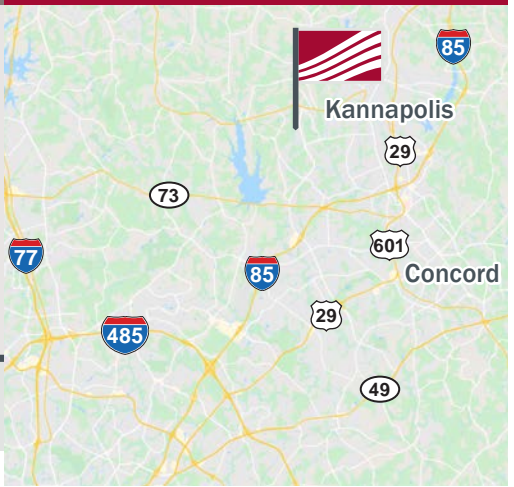
Kannapolis Pkwy, Kannapolis, NC 28081



Land for Sale

- 13.5 acres available for future residential development
- Located in the fast growing Cabarrus County
- Near the North Carolina Research Campus and downtown Kannapolis
- Close proximity to Kellswater Bridge residential community (370 acres) and the future Kellswater Commons shopping center

For Sale



Pricing

Call For Details

Demographics	1 mile	3 mile	5 mile
2020 Population	893	26,647	74,163
2010 - 2020 Growth Rate	0.47%	1.47%	1.52%
2020 Avg. HH Income	\$84,556	\$74,599	\$75,017

Traffic Count	ADT
Kannapolis Pkwy	14,000 (2016)

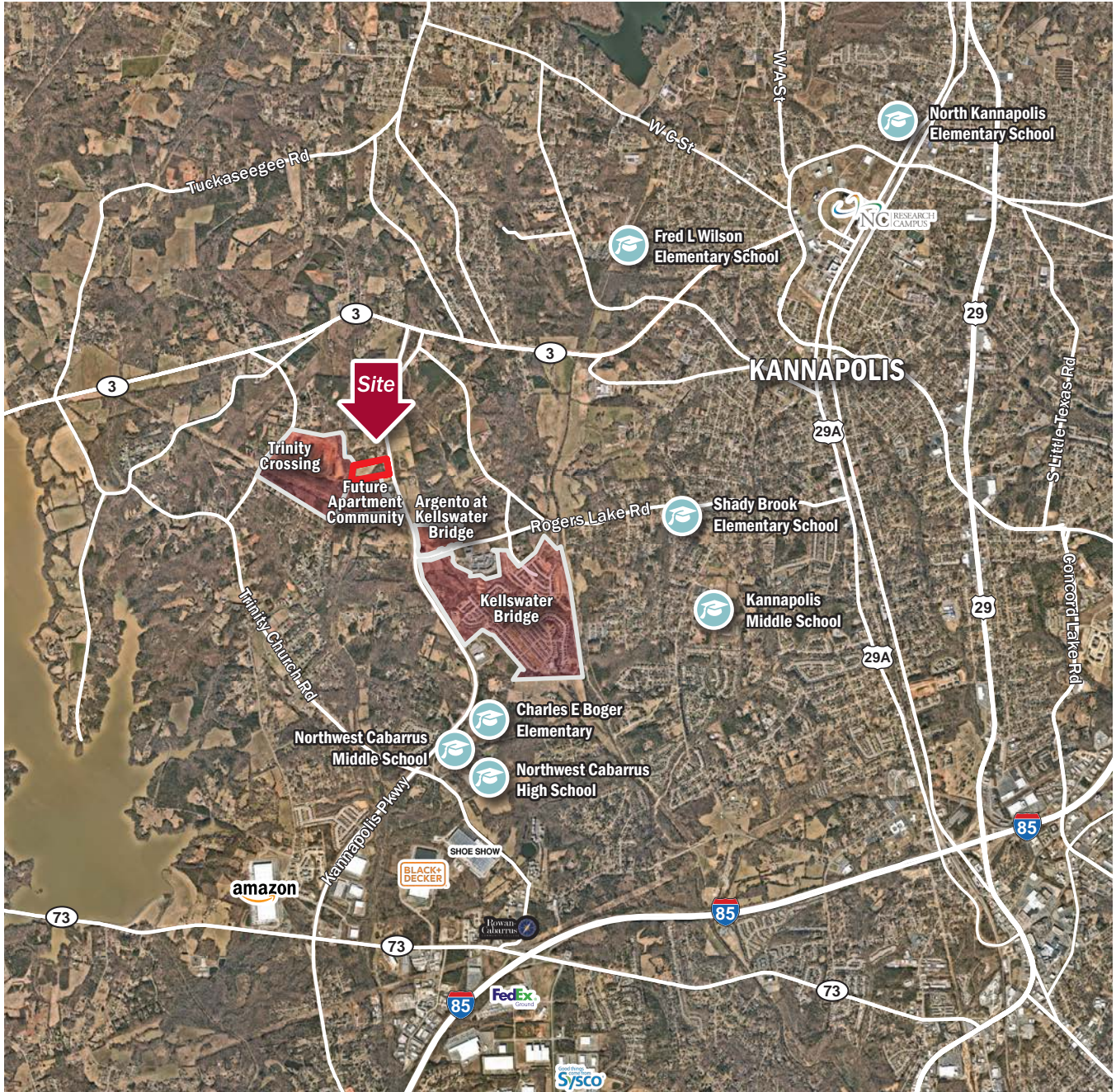
► Contact

Clark Alcorn
704.367.5005
calcorn@mpvre.com

Justin Holofchak
704.248.2107
jholofchak@mpvre.com

Market Aerial

Kannapolis Pkwy Land
Kannapolis Pkwy, Kannapolis, NC 28081



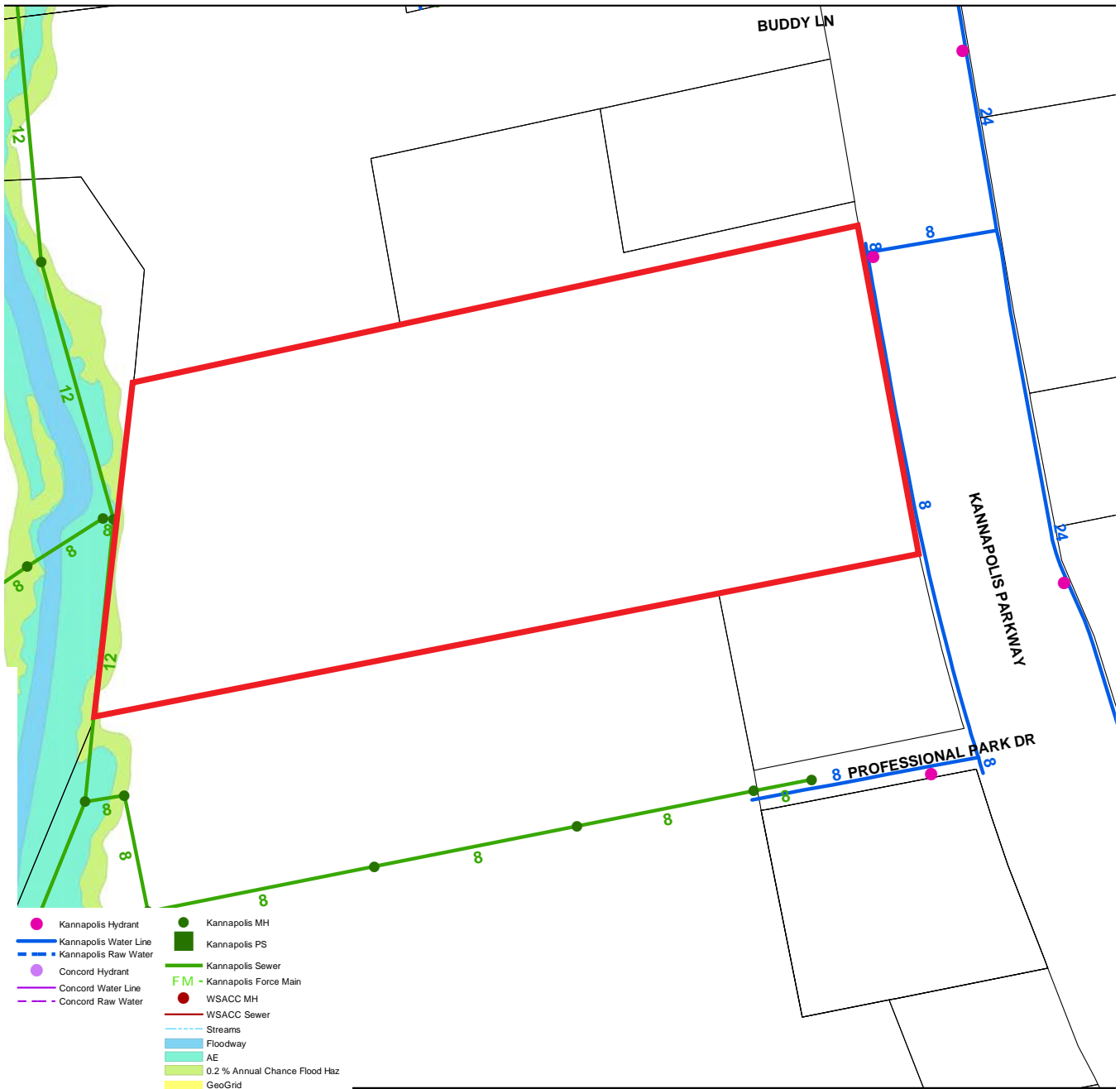
► Site Topography

Kannapolis Pkwy Land
Kannapolis Pkwy, Kannapolis, NC 28081



► Site Utilities

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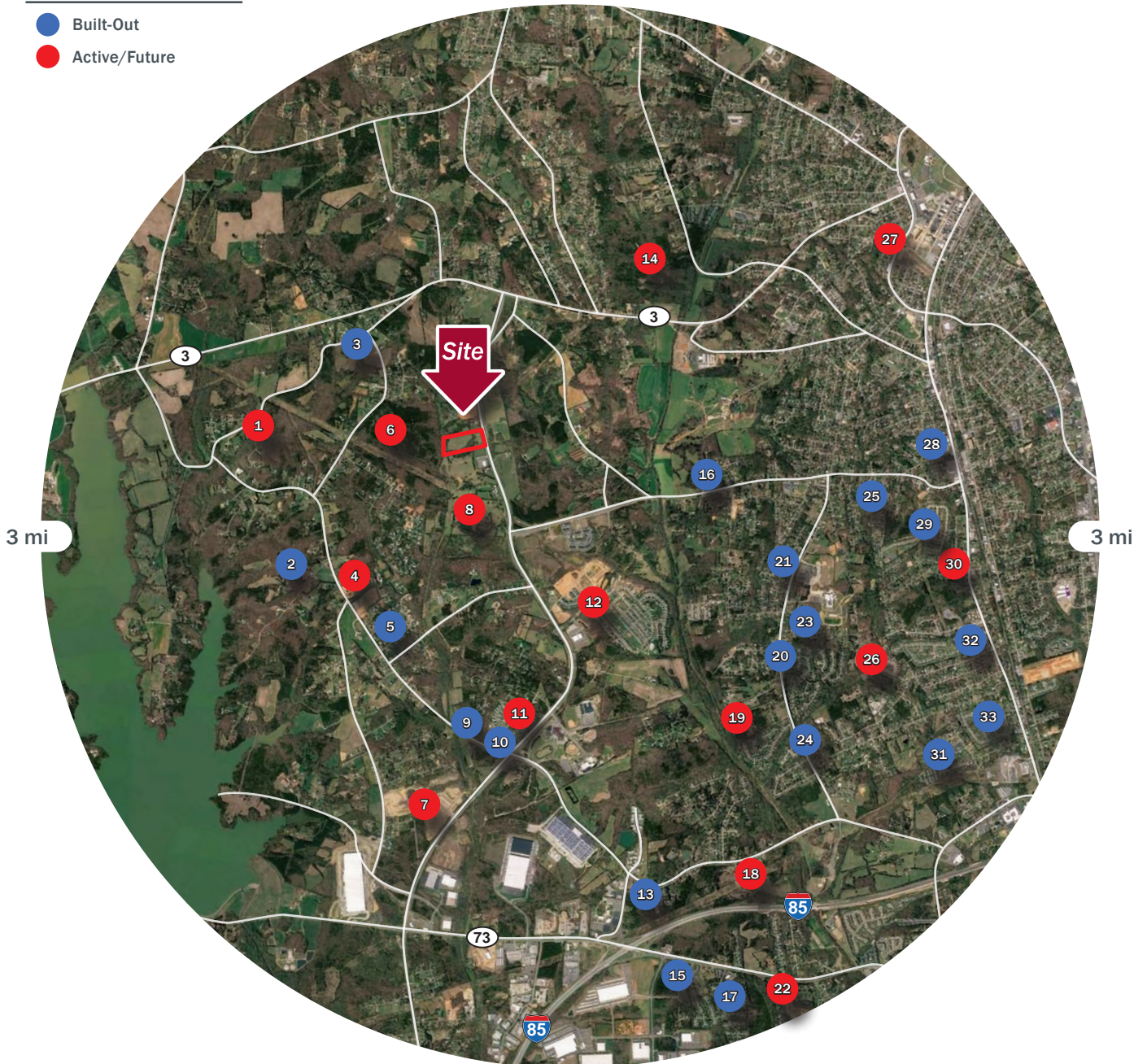


► Residential Activity

Kannapolis Pkwy Land
Kannapolis Pkwy, Kannapolis, NC 28081

Subdivision Status

- Built-Out
- Active/Future



Residential Activity - 3 miles

Existing Units <small>Source: ESRI</small>	13,761
Active/Future Units	3,073
Total	*17,056

26,647

TOTAL RESIDENTIAL
POPULATION WITHIN 3 MILES

Source: MetroStudy 2019 Q4. Homes built prior to 2000 not shown. Apartments not included.

► Residential Activity

Kannapolis Pkwy Land
Kannapolis Pkwy, Kannapolis, NC 28081

Subdivision activity within 3 miles of site (since 2000)

Subdivision Status ● Built-Out ● Active/Future

No.	Subdivision	Status	Price Range	Existing	Active/Future	Total Units
1	Jacobs Ridge	Active 1Q06	\$1250 - \$1597	19	8	27
2	Highgrove Estates	Builtout 1Q06	-	8	0	8
3	Palace Chase	Builtout 1Q09	\$295 - \$350	6	0	6
4	Pine Creek	Active 4Q02	\$750 - \$1750	43	26	69
5	Whispering Winds	Builtout 2Q10	\$550 - \$750	33	0	33
6	Trinity Crossing	Future	-	0	121	121
7	Austin Corners	Active 3Q18	\$274 - \$341	41	97	138
8	Sherwood Development	Future	-	0	257	257
9	Tranquility Estates	Builtout 2Q07	\$350 - \$698	55	0	55
10	Stonewood TH	Future	-	0	22	22
11	Trinity Crest	Builtout 3Q17	\$300 - \$514	57	0	57
12	Kellswater Bridge	Active 3Q06	\$235 - \$529	344	656	1,000
13	Wightman Oaks TH	Builtout 2Q11	\$250 - \$250	5	0	5
14	Mooresville Road Site	Future	-	0	390	390
15	Kenton Glenn TH	Builtout 3Q06	\$119 - \$120	27	0	27
16	Moss Acres	Builtout 2Q03	\$94 - \$99	11	0	11
17	Oak Park	Builtout 2Q06	\$100 - \$285	390	0	390
18	Childers Park at Buffalo Creek	Future	-	0	277	277
19	Newman Manor	Active 4Q06	\$419 - \$513	13	16	29
20	Windsor	Builtout 1Q19	\$235 - \$373	55	0	55
21	Lynnhaven Estates	Builtout 1Q05	\$137 - \$150	17	0	17
22	Woodbridge	Active 3Q17	\$322 - \$398	23	26	49
23	Sidneys Grove	Builtout 1Q08	\$230 - \$240	22	0	22
24	Cambrook	Builtout 1Q06	\$189 - \$235	22	0	22
25	Wildwood Ridge	Builtout 1Q15	\$110 - \$182	36	0	36
26	Azalea Estates	Active 2Q07	\$151 - \$224	37	4	41
27	Vance Street	Future	-	0	11	11
28	Evergreen Heights	Builtout 1Q05	\$120 - \$180	12	0	12
29	Settlers Ridge	Builtout 4Q08	\$114 - \$168	101	0	101
30	Evans TH	Future	-	0	26	26
31	Highland Street Commons	Builtout 4Q09	\$159 - \$159	10	0	10
32	Manchester Place	Builtout 2Q08	\$124 - \$191	161	0	161
33	Remington Estates	Builtout 3Q05	\$107 - \$161	105	0	105

Total Units

1,997

3,295

***17,056**

*Because MetroStudy does not include housing information prior to 2000 or multi-family units, total units are calculated by adding developing and proposed units (MetroStudy) with current households units (Esri).

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