

# Kannapolis Commercial Land



COLDWATER RIDGE DRIVE, KANNAPOLIS, NC 28083

Land	FOR	SIZE	PRICE
	Sale	±10 Acres	Call



## Overview

±10 acres of pad-ready land for future commercial development opportunity; adjacent to major retail centers

In the heart of recent and active developments (page 3)

City of Kannapolis Zoning: General Commercial (GC) : May subdivide or sell subject to rezoning

Multiple pad-ready parcels included within ±10 acre site

- PIDs: 04-086G-0001 (2.34 Acres)
- 04-086G-0002 (2.18 Acres)
- 04-086G-0003 (1.34 Acres)
- 04-086G-0004 (1.11 Acres)
- 04-086G-0005 (1.28 Acres)
- 04-086G-0006 (1.67 Acres)

## ±10 Acres for Future Commercial Development



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[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

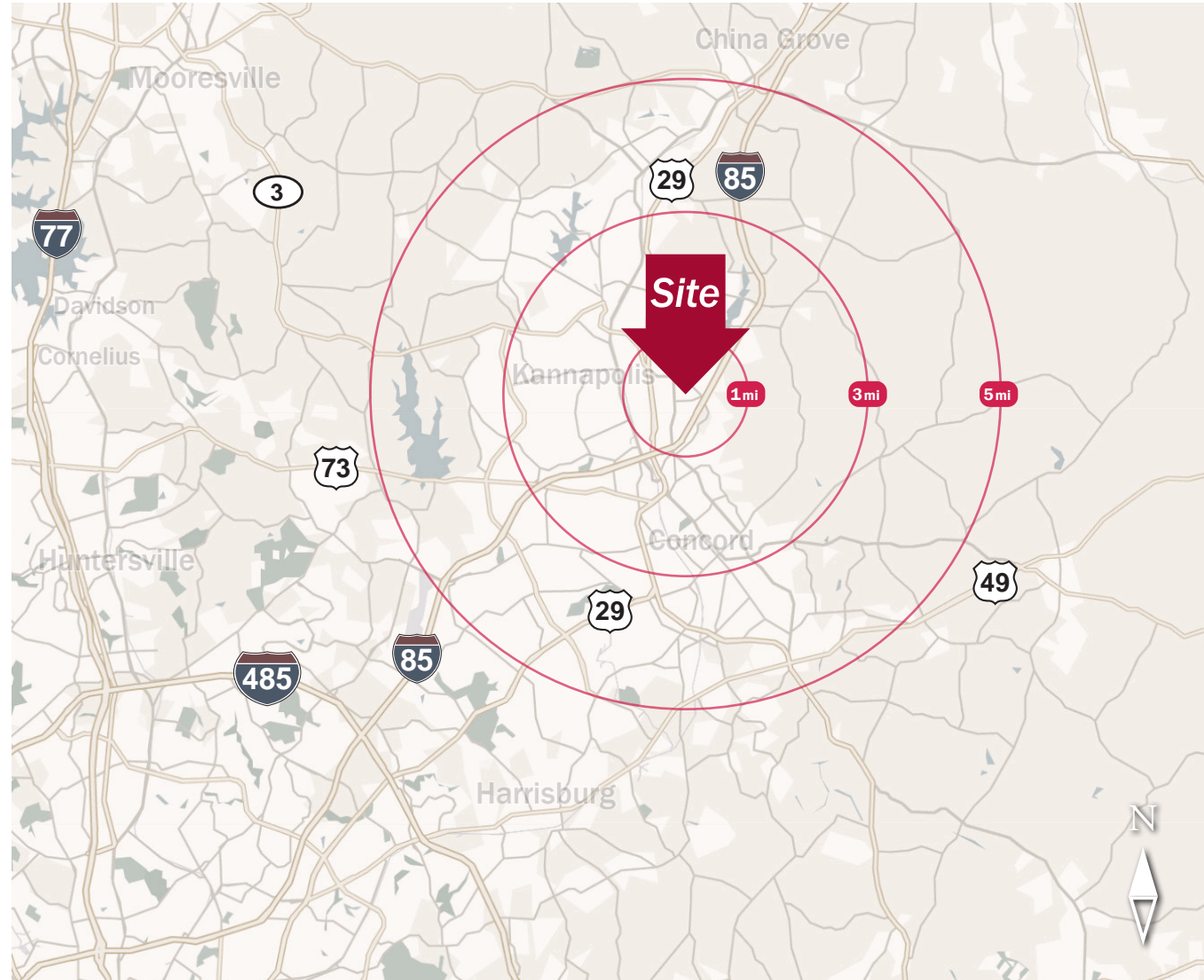
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	5,044	46,853	97,292
Avg. HH Income	\$59,459	\$77,266	\$82,049
Growth Rate	2.55%	2.87%	2.97%

### Traffic Count

Source: NCDOT

	AADT
Dale Earnhardt Blvd	18,000 (2023)



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## Surrounding Developments



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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